



Sunningwell Parish

Neighbourhood Development Plan – 2026-41

Regulation 14 Pre-submission Consultation

Appendix 7 – Important Views & Vistas



July 2026

Prepared by: Neighbourhood Plan Steering Group on behalf of Sunningwell Parish Council

Contents

1. Introduction.....	3
2. Context and Panoramas	3
3. Methodology for Assessing Important Views	5
Consultation	5
Assessment, Collation and Categorisation of Views	6
4. Important Views.....	8

1. Introduction

1.1 Sunningwell Parish, as a rural oasis, is dependent on its countryside, accessed through a network of footpaths and bridleways, each offering views, both long and local.

1.2 These views are of immense value to residents, but also to the significant number of visitors who come from adjacent urban areas specifically to enjoy them.

1.3 Preservation of these important views is crucial for maintaining the character of this well-loved region.

2. Context and Panoramas

2.1 It is a cherished feature of Sunningwell Parish that the settlements within it are distinct and separated by rural landscape.

2.2 This is evident from the population centroids shown in Figure 2.1 and is well illustrated by the aerial panoramas in Figure 2.2.

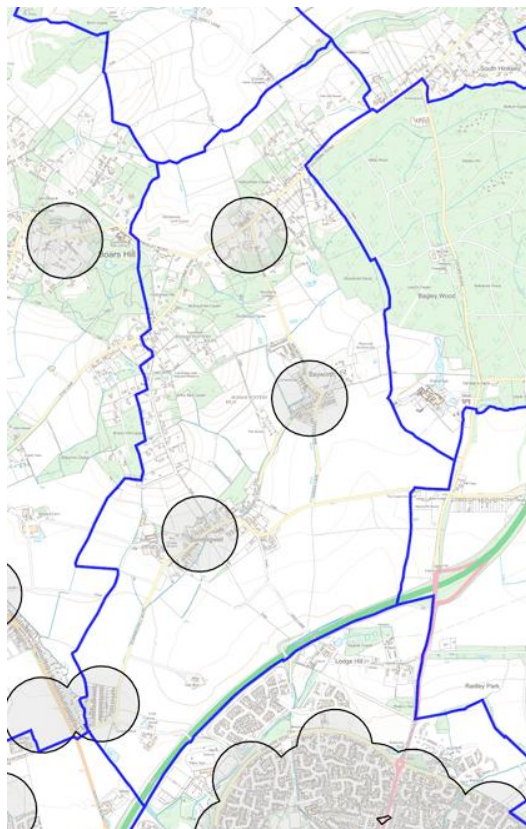


Figure 2.1 - Population Centroids within Sunningwell Parish

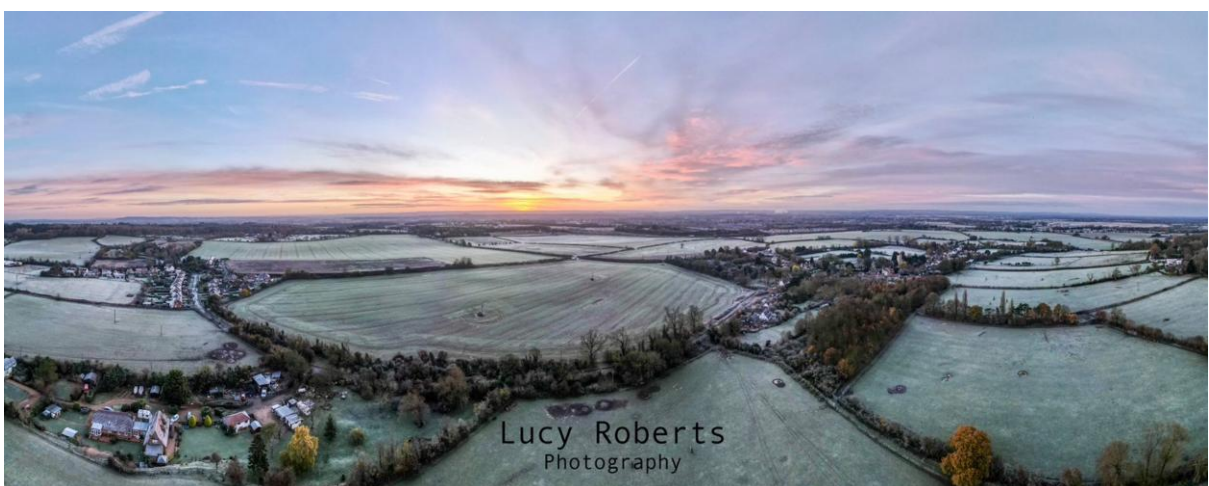
2.3 Although this does not in itself define distinct views, it is important context for the identified views in Section 4.



Gaps between Sunningwell (foreground) and Abingdon (background)



Gap between Sunningwell (right foreground) and Boars Hill (left background)



Gaps between Bayworth (left background), the Quarry (left foreground), and Sunningwell village (right) with Abingdon in the distance

Figure 2.2 - All images © Lucy Roberts Photography

3. Methodology for Assessing Important Views

Consultation

3.1 Input from parishioners was through paper and online surveys, formal presentations, and informal drop-in events.



Figure 3.1 -Examples of interactive events

3.2 The importance of views to parishioners, and visitors, is evidenced by the efforts that have already been undertaken for their preserve and enhancement, such as the viewing chair below.



Figure 3.2 - Viewing chair, Bagley Wood ©Katherine Rhodes

Assessment, Collation and Categorisation of Views

3.3 The views identified by parishioners were collated and assessed by the Steering Group. It was clear that the views fell into three categories, as described below.

3.4 Recognising that Important Views within a Neighbourhood Plan can only encompass views within the Plan area inevitably leaves the authors of this report with a dilemma: to describe a view by just referencing what can be seen within the Parish, and/or to describe it as a layperson would, including what can also be seen beyond the parish boundary, as any photo shows. To resolve this dilemma the Important Views below have been mapped and described to explain what makes them an Important View in a formal sense for a Neighbourhood Plan. Additionally, in relevant cases, where any observer would also be able to see beyond the Parish boundary, and so photos show significant landmarks, these are also described.

Long-distance views

3.5 The high ground in the parish means that it benefits from many long-distance views that extend well beyond the boundaries of the parish, taking in a considerable area of the Thames Valley and Vale of the White Horse.

3.6 These long-distance views that attract many walkers and ramblers to the area. Each is visible from a range of vantage points, offering walkers a subtly changing perspective as they proceed.

3.7 Long-distance views inevitably include areas outside the parish boundaries.

Local Views

3.8 The layout of the dwellings within the parish means that almost every one is either in an isolated location, or sits at the edge of a settlement, yielding views in at least one direction.

3.9 Although less grand than the long-distance views, these local views are greatly appreciated by residents.

Views into the parish

3.10 The third category of view is those enjoyed by people outside the parish. The example below is from the Vale of White Horse (VoWH) 'Dalton Barracks Strategic Allocation' document where preservation of the view to Boars Hill is a named objective.



Figure 3.3 - Extract from VoWH 'Dalton Barracks Strategic Allocation'

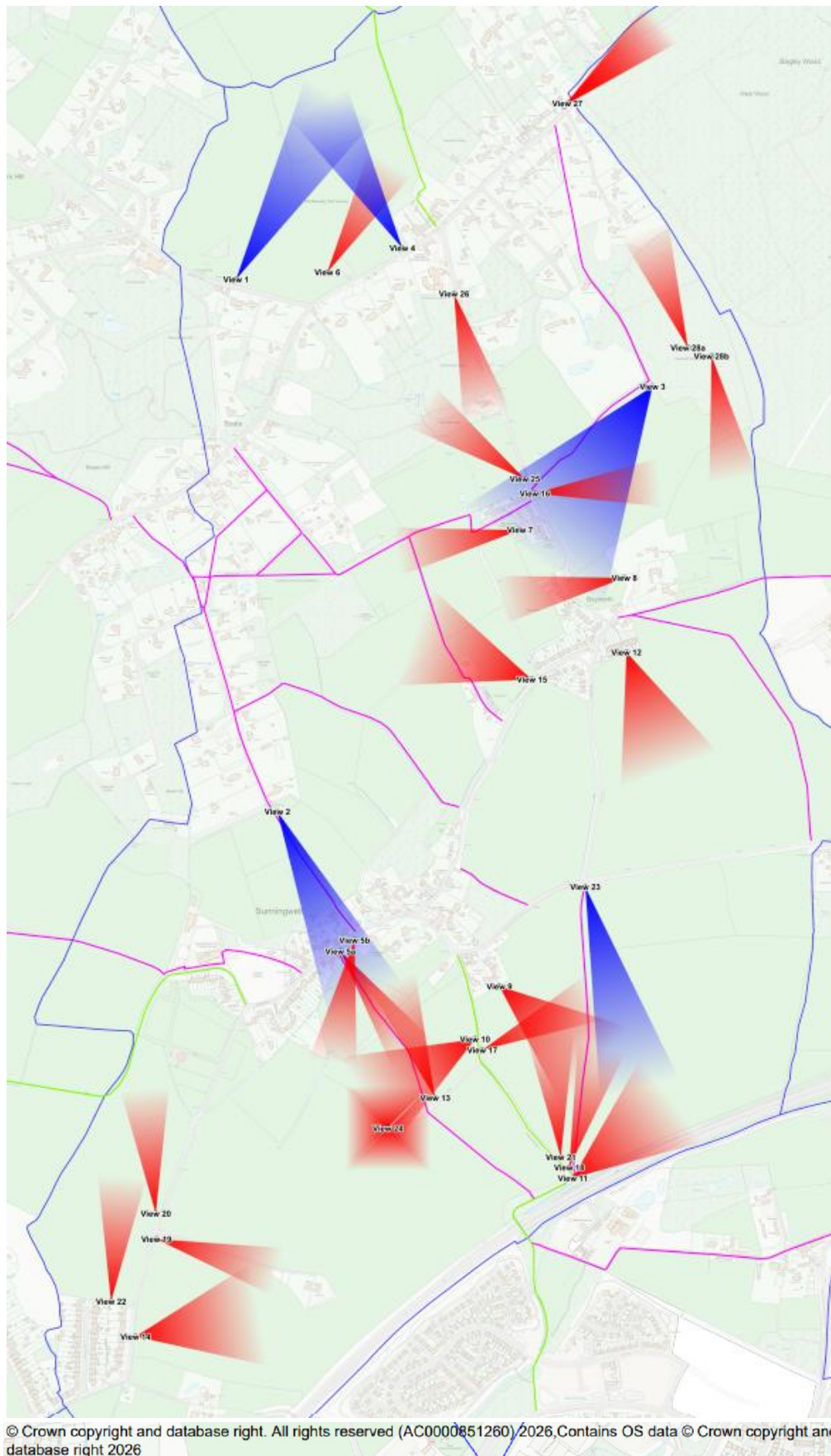
4. Important Views

4.1 The table below lists the important views in Sunningwell Parish.

Ref	Name	Type
1	Dreaming Spires of Oxford from Old Golf Course, Boars Hill	Long
2	Goring Gap from Lincombe Lans, Boars Hill	Long
3	Ridgeway from Bagley Wood, Bayworth	Long
4	Youlbury from Old Golf Course, Boars Hill	Long
5a & b	Sunningwell Village Green from Sunningwell Road, Sunningwell	Local
6	Yatscombe Copse from Old Golf Course, Boars Hill	Local
7	Boars Hill from Bayworth Residential Park, Bayworth	Local
8	Boars Hill from Manor Farm, Bayworth	Local
9	Lodge Hill from Beaulieu Court, Sunningwell	Local
10	West from Pen Lane Bridleway, Sunningwell	Local
11	Northeast from Pen Lane Bridleway, Sunningwell	Local
12	Lodge Hill from Bayworth	Local
13	Sunningwell Village from Pen Lane Bridleway	Local
14	Blagrove Field from Long Furlong	Local
15	Boars Hill from Sunningwell Road, Bayworth	Local
16	Bagley Wood from Footpath 15, Bayworth	Local
17	Towards Chandlings from Pen Lane Bridleway, Oxford Greenbelt Way	Local
18	Bagley Wood from Pen Lane Bridleway, Oxford Greenbelt Way	Local
19	Barns from Sunningwell Road, Long Furlong	Local
20	Boars Hill from Sunningwell Road, Long Furlong	Local
21	Bayworth from Pen Lane Bridleway, Oxford Greenbelt Way	Local
22	Sunningwell and Boars Hill from Long Furlong	Local
23	Berkshire from Green Lane	Long
24	All-round views from Sunningwell Village Green	Local
25	Boars Hill incline from Bayworth	Local
26	Brumcombe Copse, Bayworth Lane, Boars Hill	Local
27	Bagley West Wood, Foxcombe Road, Boars Hill	Local
28a & b	Within Bagley Wood, Bayworth	Local

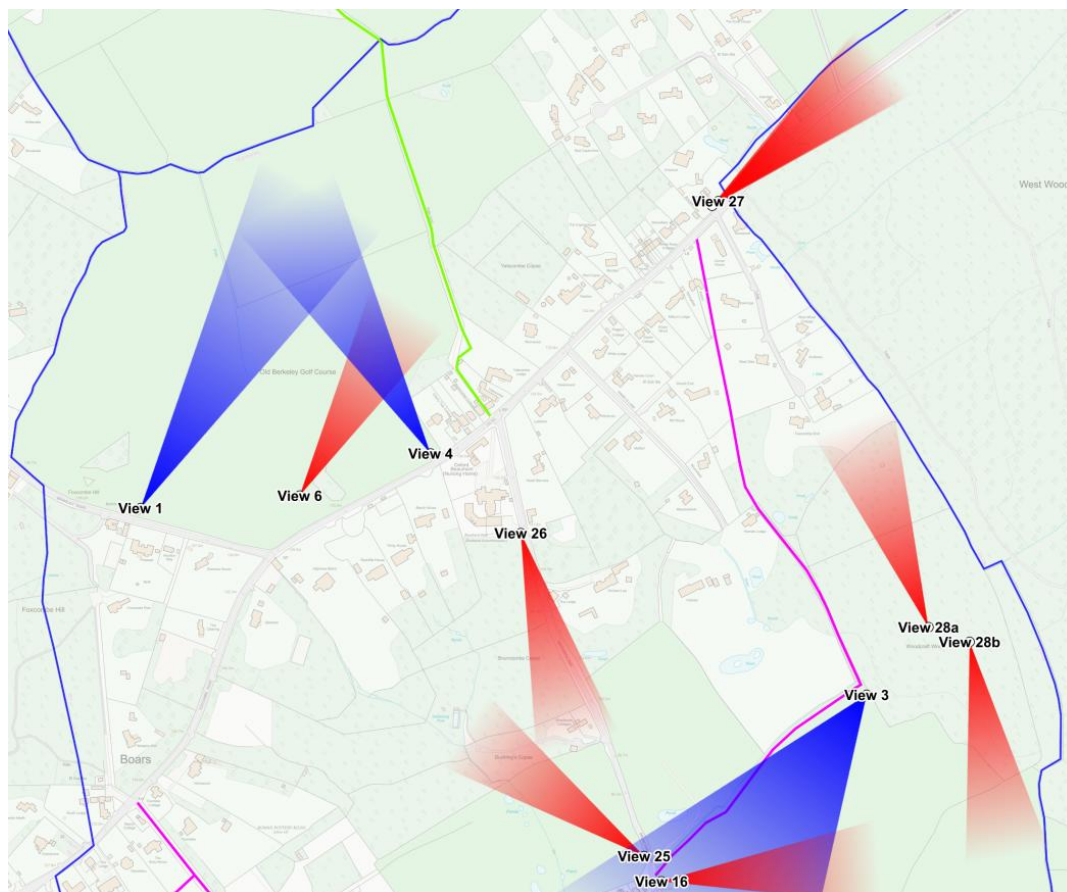
4.2 Map 1 below illustrates the disposition of important views across the parish, with maps 2 to 4 showing more precisely their location and direction. Map 5 shows the numbering of the public rights of way which are often the source of the views.

4.3 In all cases the views are both immediate and expansive. This is due to the topography of the area, having a number of elevated positions affording both short and long views. Therefore, the full depth of the view cannot easily be shown. For a description of each view please go to the relevant number in the report.

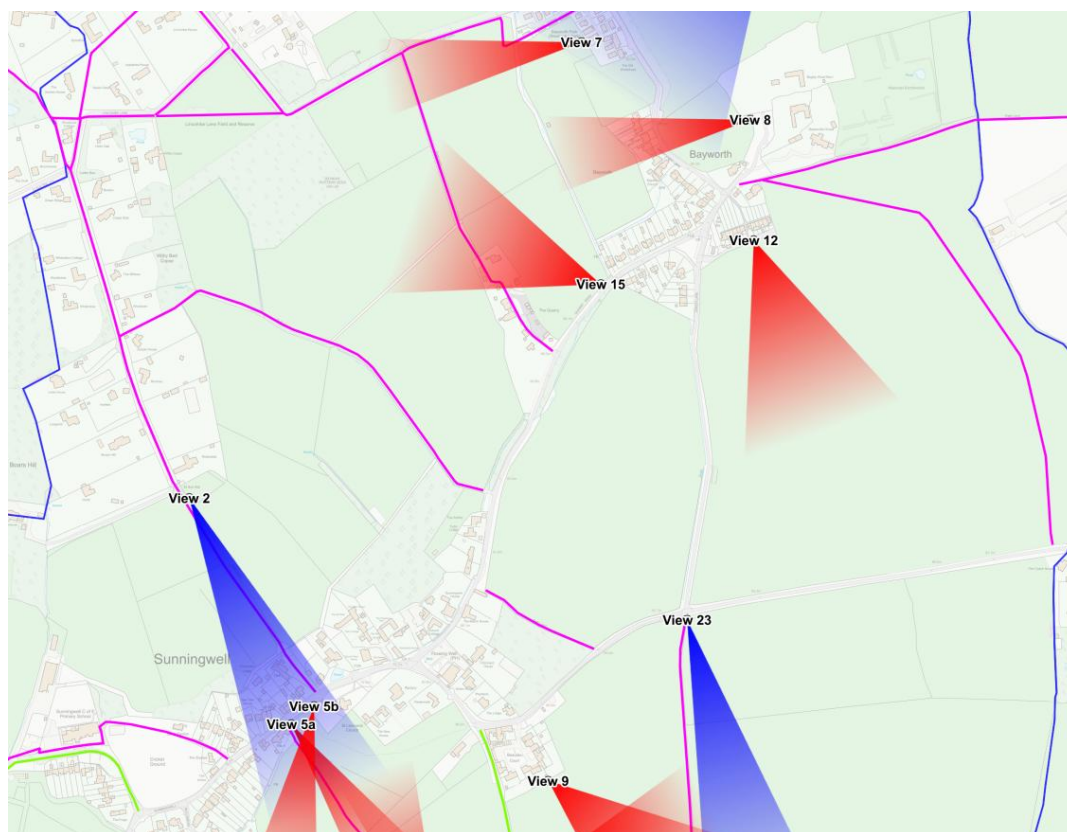


Map 1 – Important Views in Sunningwell Parish

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

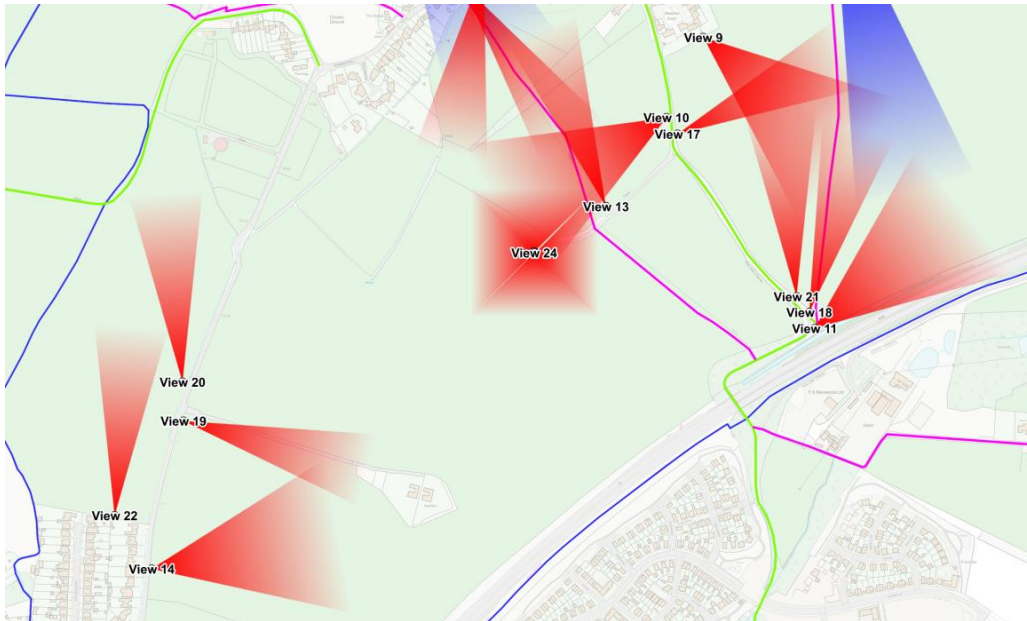


Map 2 – Detail of Views – North

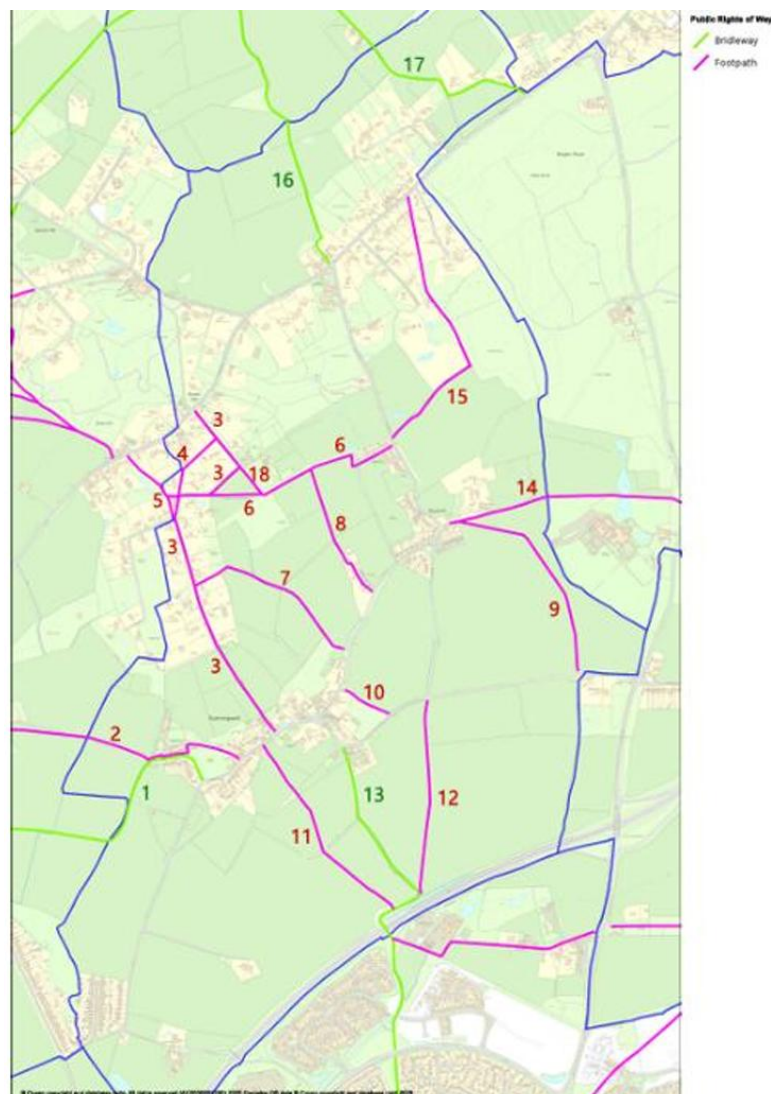


Map 3 - Detail of Views - Central

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN



Map 4 – Detail of Views – South



Map 5 - Numbering of Public Footpaths and Bridleways in Sunningwell Parish

View 1

Location: Old Berkeley Golf Course, Boars Hill

Direction of View: Northeast

Content of View: Dreaming Spires of Oxford



View 1 - From Boars Hill Old Gold Course towards Oxford City

Additional Evidence: From the open access Old Golf Course, and from Berkeley Road. Part of Boars Hill's long cultural association with poets and artists who celebrated this landscape. Notably, the poet Matthew Arnold, who famously admired the "dreaming spires" of Oxford, further enriching its cultural and historic significance. Painted by W Turner (below)



View 2

Location: End of Lincombe Lane, Boars Hill

Direction of View: Southeast

Content of View: St Leonard's Church, Sunningwell, to Goring Gap, Berkshire



View 2 - Towards Goring Gap from Lincombe Lane

Additional Evidence: As seen from Lincombe Lane and public footpath 3

View 3

Location: Bagley Wood Edge, Bayworth

Direction of View: Southwest

Content of View: Ridgeway in distance



View 3 - Ridgeway from Bagley Wood

Additional Evidence: As seen from footpath 15

View 4

Location: Old Berkeley Golf Course, Boars Hill
Direction of View: North
Content of View: Youlbury Hill



View 4 – Youlbury from Boars Hill Old Golf Course

Additional Evidence: As seen from Old Berkeley Golf Course, and from Foxcombe Road

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

View 5a & 5b

Location:	Sunningwell Village
Direction of View:	South-southeast and south-southwest
Content of View:	Sunningwell Village Green



View 5a & 5b – Village Green from Sunningwell

Additional Evidence:	View shared by multiple residences in Sunningwell, plus visitors to St Leonard's Church and Sunningwell Village Hall and from Sunningwell Road
----------------------	--

View 6

Location: Old Berkeley Gold Course, Boars Hill

Direction of View: East

Content of View: Yatscombe Copse & Chilswell Farm



View 6 - From Boars Hill Old Gold Course towards Yatscombe Copse & Chilswell Farm

Additional Evidence: Visible from Foxcombe Road and permissive footpaths on Old Berkeley Golf Course

View 7

Location: Residential Park, Bayworth

Direction of View: West

Content of View: Boars Hill



View 7 - Boars Hill from Bayworth Residential Park

Additional Evidence: Typical of westwards views from many residences on Bayworth Residential Park

View 8

Location: Manor Farm, Bayworth

Direction of View: West

Content of View: Boars Hill



View 8 - Boars Hill from Manor Farm, Bayworth

Additional Evidence: Typical of view westwards from multiple residences in Bayworth

View 9

Location: Beaulieu Court, Sunningwell
Direction of View: South EastWest
Content of View: Towards Sugnell Copse, Lodge Hill



View 9 – Sugnell Copse and Lodge Hill from Beaulieu Court

Additional Evidence: Typical of views southeast from multiple residences in Beaulieu Court

View 10

Location: Pen Lane Bridleway, Sunningwell

Direction of View: West

Content of View: Towards Long Furlong



View 10 – View West from Pen Lane bridleway, part of Oxford Greenbelt Way

Additional Evidence: From Bridleway 13, part of Oxford Greenbelt Way

View 11

Location: Pen Lane Bridleway, Sunningwell

Direction of View: Northeast

Content of View: Towards Bayworth Manor and Sugworth Lane



View 11 – View Northeast from Pen Lane bridleway, part of Oxford Greenbelt Way

Additional Evidence: From Bridleway 13, part of Oxford Greenbelt Way

View 12

Location: Bayworth Hamlet

Direction of View: South

Content of View: Lodge Hill



View 12 -Lodge Hill from Bayworth

Additional Evidence: Typical of view south from multiple residences on Brumcombe Lane and Green Lane

View 13

Location: Lane crossing footpath 11, Sunningwell

Direction of View: North

Content of View: Sunningwell Village Green, Sunningwell Village St Leonard's Church, Boars Hill



View 13 – Sunningwell from footpath 11

Additional Evidence: From Footpath 11

View 14

Location: Long Furlong
Direction of View: East
Content of View: Blagrove Field



View 14 – Blagrove Field from Long Furlong

Additional Evidence: Typical of view eastwards from multiple residences and from Sunningwell Road

View 15

Location: Bayworth

Direction of View: West

Content of View: Boars Hill



View 15 - Boars Hill from Bayworth

Additional Evidence: Typical of view westwards from multiple residences on Quarry Road, and from Sunningwell Road

View 16

Location: Bayworth
Direction of View: East
Content of View: Bagley Wood



View 16 – Bagley Wood from Bayworth

Additional Evidence: As seen from footpath 15

View 17

Location: Pen Lane Bridleway

Direction of View: Northeast

Content of View: Fields towards Lodge Hill, Bayworth House & Chandlings



View 17 – Lodge Hill and Chandlings from Pen Lane Bridleway

Additional Evidence: From Bridleway 13, part of Oxford Greenbelt Way

View 18

Location: Pen Lane Bridleway
Direction of View: North
Content of View: Fields leading to Bagley Wood



View 18 – Bagley Wood from Pen Lane Bridleway

Additional Evidence: From Bridleway 13, part of Oxford Greenbelt Way

View 19

Location: Long Furlong
Direction of View: East
Content of View: Blagrove Field



View 19 – Barns from Sunningwell Road in Long Furlong

Additional Evidence: As seen from Sunningwell Road

View 20

Location: Long Furlong

Direction of View: North

Content of View: Boars Hill



View 20 – Boars Hill from Sunningwell Road in Long Furlong

Additional Evidence: As seen from Sunningwell Road

View 21

Location: Pen Lane Bridleway

Direction of View: North

Content of View: Towards Bayworth



View 21 – Sunningwell Village from Pen Lane Bridleway

Additional Evidence: From Bridleway 13, part of Oxford Greenbelt Way

View 22

Location: Long Furlong
Direction of View: North
Content of View: Towards Sunningwell and Boars Hill



View 22 – Sunningwell Village and Boars Hill from Long Furlong

Additional Evidence: Typical of view shared by many residents in Long Furlong

View 23

Location: Bayworth Green Lane

Direction of View: South

Content of View: Towards Berkshire



View 23 – Berkshire from Green Lane

Additional Evidence: Visible from Green Lane, from Church Lane, and from Footpath 12

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

View 24

Location: Sunningwell Village Green

Direction of View: 360-degrees

Content of View: Sunningwell Village Green





View 24 – Views in all directions from Sunningwell Village Green

Additional Evidence: Views enjoyed by those using the village green and public footpath 11.

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

View 25

Location: Brumcombe Lane, Bayworth

Direction of View: Northwest

Content of View: Incline of Boars Hill



View 25 – Boars Hill from Brumcombe Lane

Additional Evidence: Views from Brumcombe Lane, and for houses on that lane.

View 26

Location: Bayworth Lane, Boars Hill

Direction of View: South

Content of View: Brumcombe Copse, Bayworth Lane, Boars Hill



View 26 – Bayworth Lane descending towards Bayworth from Boars Hill

Additional Evidence: View from highway, also used as footpath.

View 27

Location: Foxcombe Road, Boars Hill

Direction of View: Northeast

Content of View: Bagley Wood (West Wood) bounding Foxcombe Road



View 25 – Bagley West Wood bounding Foxcombe Road

Additional Evidence: View from highway and pavement.

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

View 28 a & b

Location: Bagley Wood, Bayworth

Direction of View: 360-degree

Content of View: Natural and planted woodland



View 25 – a) natural and b) planted woodland in Bagley Wood

Additional Evidence: Multiple footpaths open to public, courtesy of St Johns College.