

# MID-CHERWELL HERITAGE AND CHARACTER ASSESSMENT

APRIL 2017





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Project Role	Name	Position	Actions Summary	Date
Researcher	Tom Roseblade	Assistant, AECOM	Prepare Draft	05.04.17
Project Manager / Technical Specialist	Kathryn Whitmore	Associate, AECOM	Review Draft	06.04.17
Qualifying Body	Martin Lipson	Chair, Mid-Cherwell Neighbourhood Plan Group	Review Draft	05.05.17
Director/QA	Jon Rooney	Associate, AECOM	Finalise Draft	12.05.17
Project Coordination	Jessica Boekhoff	Project Coordinator	Approve final report	15.05.17

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## Introduction

This report presents a summary of the history and character of the Mid-Cherwell Neighbourhood Area. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Mid-Cherwell Neighbourhood Plan Group. It is based on a detailed appraisal of the area carried out through desk study and fieldwork, and is intended to support the preparation of policies for the Mid-Cherwell Neighbourhood Plan.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors*". This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of the defining characteristics of a parish (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



## Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform the assessment underpins the classification and description of landscape character areas (LCAs) and broadly follows the process set out in the Approach to Landscape Character Assessment (Natural England, 2014). That approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England (previously English Heritage) has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

## Consultation

A guided site visit and meeting were held on 22nd February 2017 with members of the Mid-Cherwell Neighbourhood Plan Group. The meeting was attended by the Chair of the Group and members with a specific interest and understanding of the historical development and heritage of the six settlements which form the focus of the assessment. Each of the six settlements were visited and key aspects of heritage and character and issues of the area were discussed with members of the neighbourhood plan group. A number of key considerations emerged from the consultation, which have informed the preparation of the study. These are summarised below:

- Attractive place to live, work and visit;
- Strong historical and cultural associations;
- Influence of the Cherwell Valley, railway, canal and river;
- Importance of views across and along the valley, and between settlements;
- Highly valued landscape locally;
- A variety of buildings, places and spaces;
- Clear and varied settlement patterns; and
- Role of manors in settlement development.



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# CONTEXT



## Context

This section of the report describes the location and context of the Mid-Cherwell Neighbourhood Plan area and summarises current planning policies which are relevant to the study.

## Location

The Mid-Cherwell Neighbourhood Plan area is located within Cherwell District in North Oxfordshire, as shown on Figures 1 and 2. The Neighbourhood Plan area comprises 11 parishes in the centre of Cherwell District, located between the two largest towns in the District, Bicester (to the east) and Banbury (to the north). The area is approximately 77.8km<sup>2</sup> in size and currently has a population of around 7000 people.

The area is predominantly rural with settlement dispersed between a number of small- to medium- size villages, and a more substantial area of settlement and development at Heyford Park on and around the site of the Upper Heyford Airfield in the centre of the Neighbourhood Plan area. The area has a long history of settlement still evident in the landscape in the present day.

## Planning Policy Context

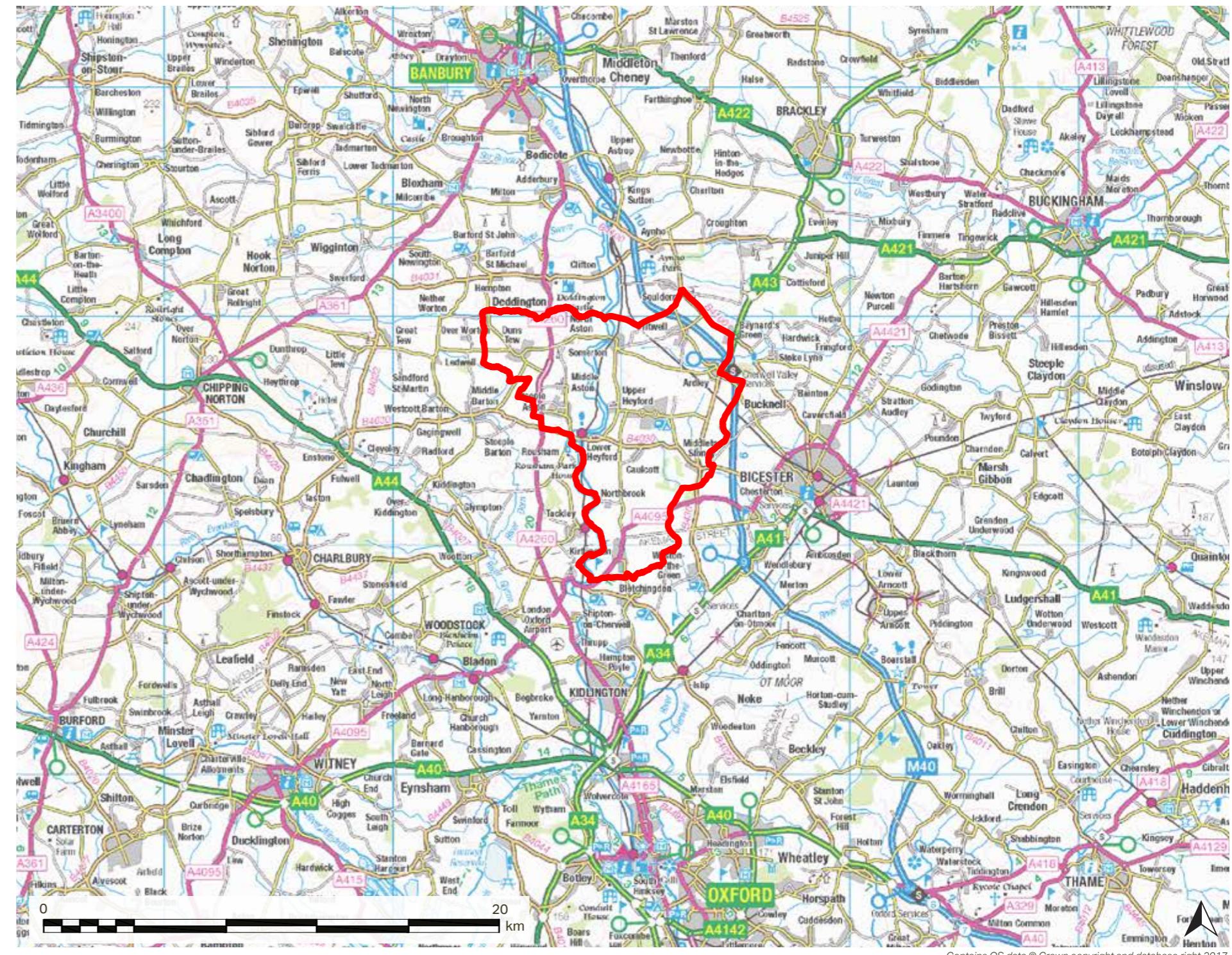
## National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise "*the desirability of new development making a positive contribution to local character and distinctiveness*" and should seek "*opportunities to draw on the contribution made by the historic environment to the character of a place*".

National Planning Practice Guidance (NPPG), 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the Government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that "*Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*" and that the "*successful integration of all forms of new development with their surrounding context is an important design objective*".



**Figure 1: Context**

Mid-Cherwell Neighbourhood Plan Boundary

## Local Planning Policy

### The Cherwell Local Plan 2011-2031 Part 1, adopted July 2015

The Cherwell Local Plan 2011-2031 Part 1 sets out the vision for the District and the policies adopted by Cherwell District Council to deliver the vision. The local plan includes several policies of relevance to landscape, character, and heritage.

*Policy ESD 13 Local Landscape Protection and Enhancement* seeks to protect, conserve and enhance the local landscape character of Cherwell District by considering the type, scale and design of development, and requires adverse impacts to be mitigated as far as possible through design and landscape measures. It expects development proposals to have regards to the Oxfordshire Wildlife and Landscape Study (OWLS).

*Policy ESD 15 The Character of the Built and Historic Environment* seeks to ensure the conservation of the built and historic environment, requiring development proposals to protect, conserve and enhance the historic environment and the setting of heritage assets; and to "contribute positively to ... character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting."

Additionally, there are five policies, Policy Villages 1 to Policy Villages 5 which are relevant to the villages within the Mid-Cherwell Neighbourhood Area, including development at Heyford Park.

### Saved Policies of the Cherwell Local Plan, 1996

In addition to the Cherwell Local Plan 2011-2031 Part 1, there are a number of policies from the Cherwell Local Plan 1996 which have been saved and still apply until such time that Cherwell District Council adopt the Cherwell Local Plan 2011-2032 Part 2. Policies C11, C23 and C28 are of relevance to heritage, views and character.

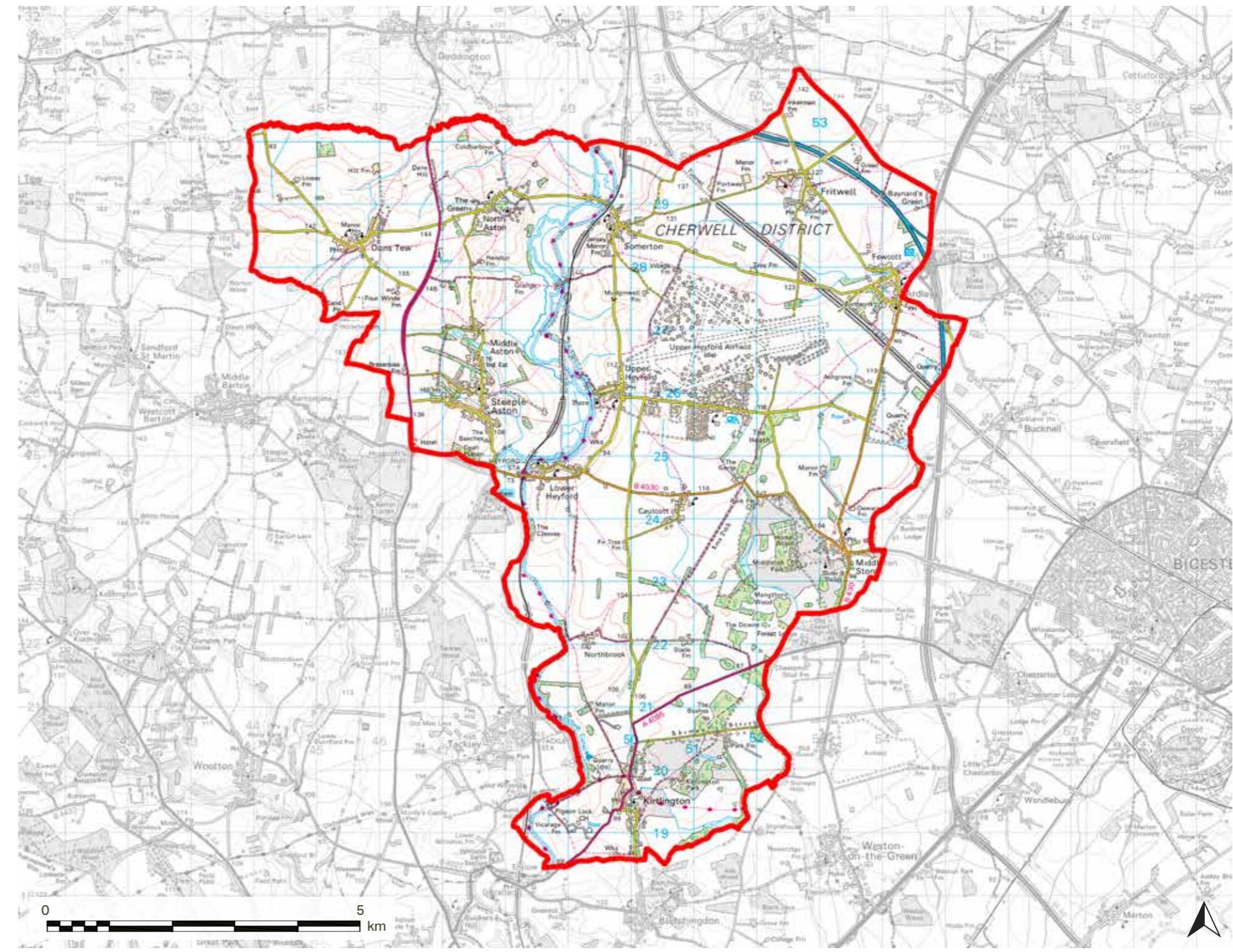


Figure 2: Neighbourhood Plan Area

Mid-Cherwell Neighbourhood Plan Boundary

## Mid-Cherwell Neighbourhood Plan Area

The 11 parishes within the Mid-Cherwell Neighbourhood Plan area are shown on Figure 3, and listed below:

1. Duns Tew
2. North Aston
3. Somerton
4. Fritwell
5. Ardley with Fewcott
6. Upper Heyford
7. Middle Aston
8. Steeple Aston
9. Lower Heyford
10. Middleton Stoney
11. Kirtlington

Of the eleven parishes within the Mid-Cherwell area, settlements within three parishes are identified as Category A Service Villages, and settlements within two are identified as Category B Satellite Villages. The settlements identified as Category A and Category B are being considered as suitable to accommodate minor development and the focus of this study has been on these five villages and Upper Heyford, due to its proximity to Heyford Park.

### Category A: Service Villages

4. Fritwell
8. Steeple Aston
11. Kirtlington

### Category B: Satellite Villages

7. Middle Aston
9. Lower Heyford

### Category C: All Other Villages

1. Duns Tew
2. North Aston
3. Somerton
5. Ardley with Fewcott
6. Upper Heyford
10. Middleton Stoney

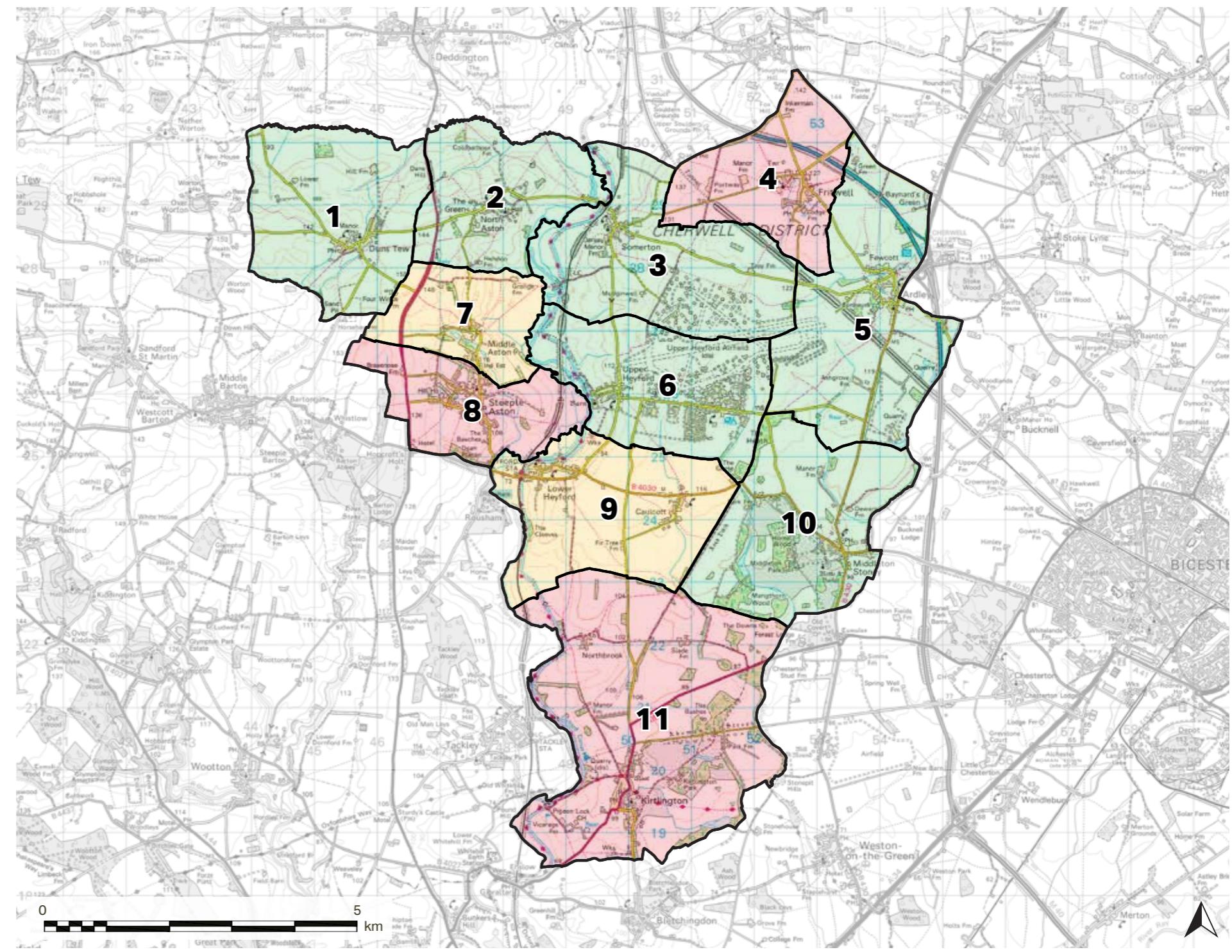


Figure 3: Mid-Cherwell Parish Overview

- Parish with a Category A settlement
- Parish with a Category B settlement
- Parish with a Category C settlement

# HISTORICAL DEVELOPMENT



## Historical Development

Throughout most of its history, Oxfordshire was divided into fourteen hundreds (administrative divisions). Historically, the parishes comprising the neighbourhood area belonged to Ploughley Hundred and Wootton Hundred (northern part). The villages comprising Ploughley Hundred sat to the west of the River Cherwell and included, (among other villages) the villages of Somerton, Ardley, Fewcott, Fritwell, Upper Heyford, Lower Heyford, Middleton Stoney and Kirtlington. The Wootton Hundred sat to the east of the River Cherwell and included (among other villages) the villages of Duns Tew, North Aston, Middle Aston and Steeple Aston.

The county of Oxfordshire was established in the early years of the 10th century. The present character of the Cherwell Valley has been shaped by a number of improvements to infrastructure that have both impacted landscape character and enabled better connectivity. In 1700, toll roads were constructed to improve communication which had deteriorated since medieval times. In 1757, the Enclosure Act was introduced by the government which enclosed open fields and common land creating legal property rights to previously common land. This had an effect in the countryside pattern in the valley as well as the whole country. The **18th century** was marked by the completion of the Oxford Canal having a significant impact on the transport of goods throughout the country. The Oxford Canal is amongst the earliest of cuts in the Canal Age. It was initially designed by James Brindley, succeeded by Samuel Simcock and Robert Whitworth. It opened in sections between 1774 and 1790. In the 1830s, Marc Brunel and William Cubitt made the most of developments in engineering to straighten Brindley's original line. In **1793** an Act of Parliament was passed for the formation of a turnpike road between Enstone and Bicester, passing over Heyford Bridge. The Great Western Railway (GWR) opened to Oxford in **1844** with a terminus station in what is now Western Road, Grandpont. The GWR took over the Oxford and Rugby Railway while it was still being built, and opened the line as far as Banbury on 2 September 1850. In more recent times, the M40 motorway linking London and Birmingham opened in January 1991. It has had a major effect on traffic use in the area.

Historical maps of Lower Heyford, Middle Aston and Upper Heyford are provided in Appendix A, historical maps for Fritwell, Kirtlington and Steeple Aston can be found in their respective Conservation Area Appraisals.



Lower Heyford: Old Red Lion on Station Road



Steeple Aston: The Alms Houses on North Side



Steeple Aston: Grange Park



Lower Heyford: Cherwell Valley Line and Oxford Canal from the bridge



Steeple Aston: Church from the north end of Paines Hill



Kirtlington: Village pond and housing by North Green



Lower Heyford: Oxford Canal from bridge

## Heritage Assets

There are 239 listed buildings within the neighbourhood plan area, 5 listed at grade I, 14 listed at grade II\* and the rest listed at grade II. A list of these buildings is included in Appendix B. There are 7 Scheduled Monuments, 10 Conservation Areas and 3 Registered Parks and Gardens within the neighbourhood plan area, as shown on Figure 4. These are listed below.

### Scheduled Monuments

- Somerton village earthworks, Somerton;
- Somerton Manor House; earthworks and remains of hall, Somerton;
- Cold War structures at the former Upper Heyford Airbase (A group of Cold War structures at the former Upper Heyford Airbase comprising five distinct areas of protection), Upper Heyford;
- Tithe Barn (also grade I listed building), Upper Heyford;
- Ardley Wood moated ringwork, Ardley;
- Middleton Stoney Castle, Middleton Stoney; and
- Moated site E of school, Kirtlington.

### Registered Parks and Gardens

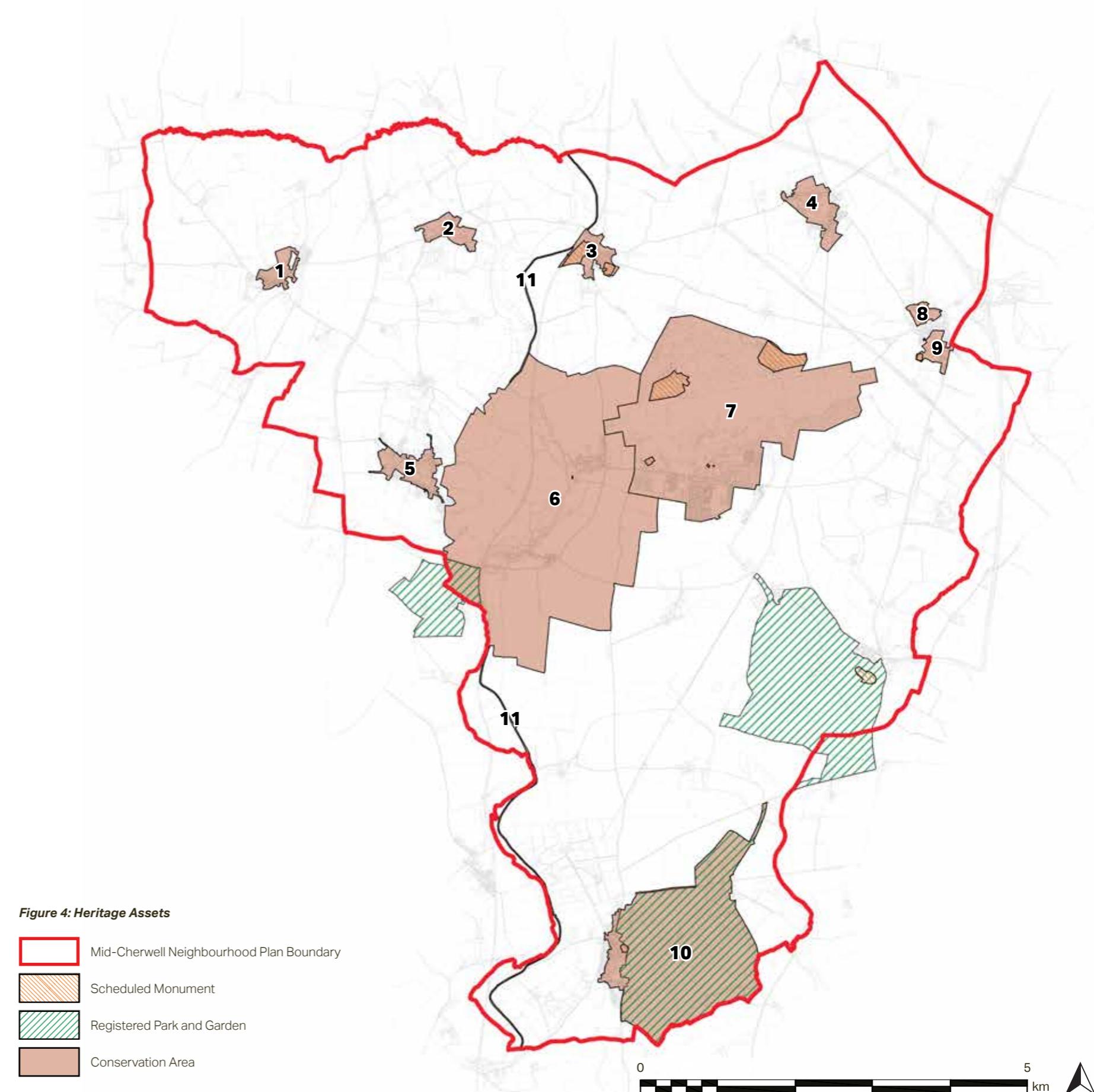
- Rousham, grade I (only north-eastern part within the neighbourhood plan area boundary);
- Middleton Park, grade II; and
- Kirtlington Park, grade II.

### Conservation Areas

1. Duns Tew Conservation Area;
2. North Aston Conservation Area;
3. Somerton Conservation Area;
4. Fritwell Conservation Area;
5. Steeple Aston Conservation Area;
6. Rousham Conservation Area (incl. Lower and Upper Heyford);
7. RAF Upper Heyford Conservation Area;
8. Fewcott Conservation Area;
9. Ardley Conservation Area;
10. Kirtlington Conservation Area; and
11. Oxford Canal Conservation Area.

### Local List

Cherwell District Council is in the process of producing a List of Local Heritage Assets however there is not an adopted list.



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## LANDSCAPE CONTEXT



## Landscape Context

### Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

As shown on Figure 5, the bedrock of the area is predominantly made up the Great Oolite Group that comprises Sandstone, Limestone and Argillaceous Rocks formed approximately 165 to 168 million years ago in the Jurassic Period. At this time, the local environment was dominated by shallow carbonate seas.

The base of the Cherwell Valley and the sides of the Cherwell Valley are formed of different underlying bedrocks to the rest of the neighbourhood area. The base of the valley is part of the Lias Group comprising mudstone, siltstone, limestone and sandstone sedimentary bedrocks formed approximately 172 to 204 million years ago in the Jurassic and Triassic Periods when the area was dominated by shallow seas. The sides of the Cherwell Valley are part of the Inferior Oolite Group of limestone, sandstone, siltstone and mudstone formed approximately 165 to 176 million years ago in the Jurassic Period.

In the south of the area around Kirtlington the bedrock changes to Kellaways Formation and Oxford Clay Formation which comprises mudstone, siltstone and sandstone formed approximately 156 to 165 million years ago in the Jurassic Period.

Soil quality is varied across the area and reflects the underlying bedrock geology. The majority of the area comprises freely draining lime-rich loamy soils that are of moderate fertility. The soils around the Cherwell Valley, and particularly to the western side of the Cherwell Valley are more varied. There are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils of a moderate fertility in the base of the valley, and freely draining slightly acid sandy soils of low fertility to the west of Steeple Aston. Higher up the valley sides in the north of the Cherwell Valley within the neighbourhood area there are freely draining slightly acid but base-rich soils that are highly fertile.

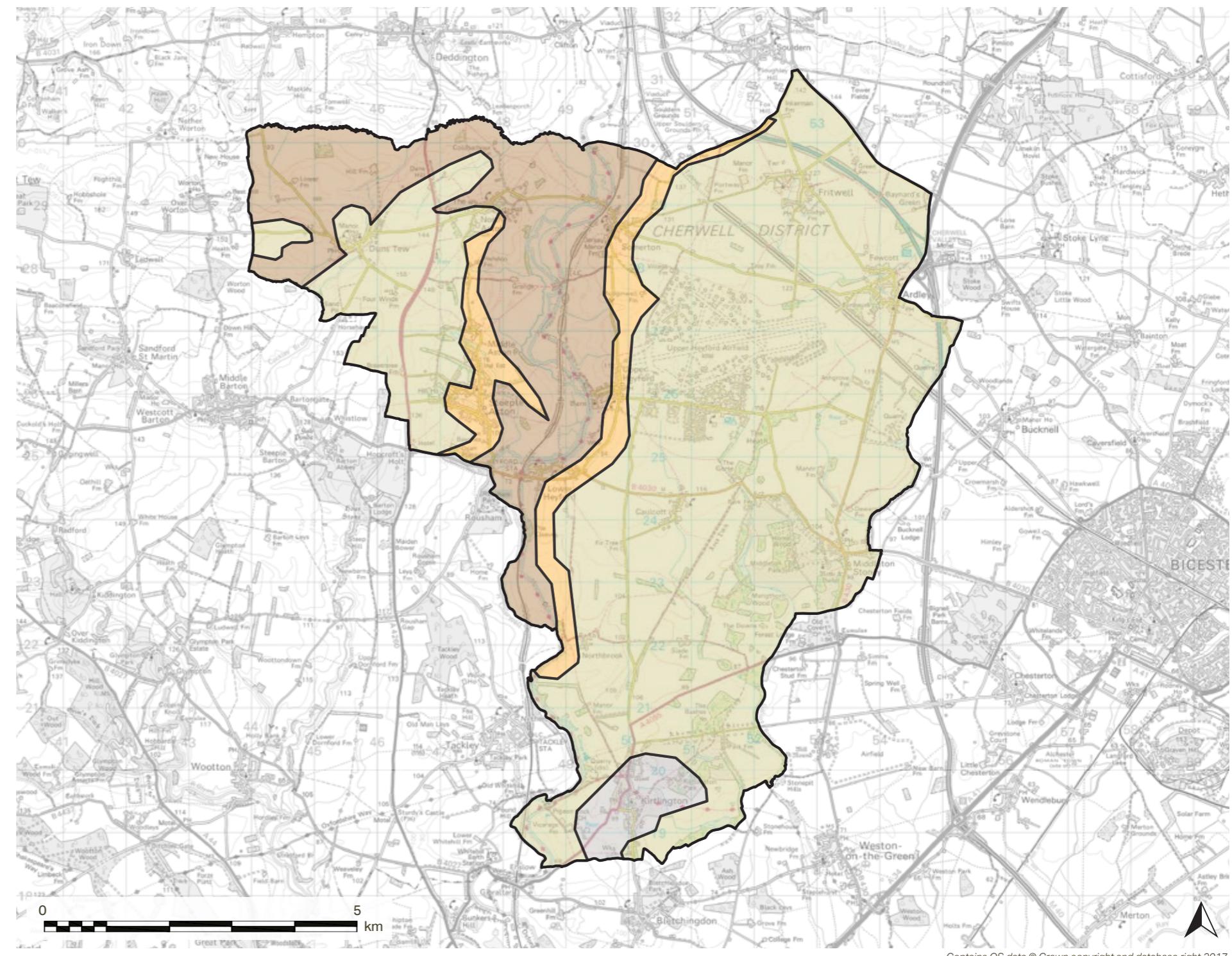


Figure 5: Bedrock Geology



## Topography and Hydrology

The Mid-Cherwell Neighbourhood Plan area is part of a wider smoothly rolling landscape that is dissected by the Cherwell Valley on a north-south axis, as shown on Figure 6. The land generally falls gently from north to south across the area, with a high point of 155m above ordnance datum (AOD) in the north-west of the area, and a low point of approximately 69m AOD at the base of the Cherwell Valley in the far south of the area.

The Cherwell Valley is a reasonably narrow valley that creates a sense of enclosure from its base, and the narrow width of the valley creates a sense of intimacy between the two valley sides. The valley is a more prominent feature in the north of the area, where its sides are more pronounced, rising steeply by approximately 70m from the base to the west, and by approximately 50m from the base to the east. In the south of the area the sides of the valley rise more gently.

The primary watercourse through the area is the River Cherwell, which flows from north to south through the area within the Cherwell Valley. The Oxford Canal runs generally adjacent to the River Cherwell also on a north to south axis.

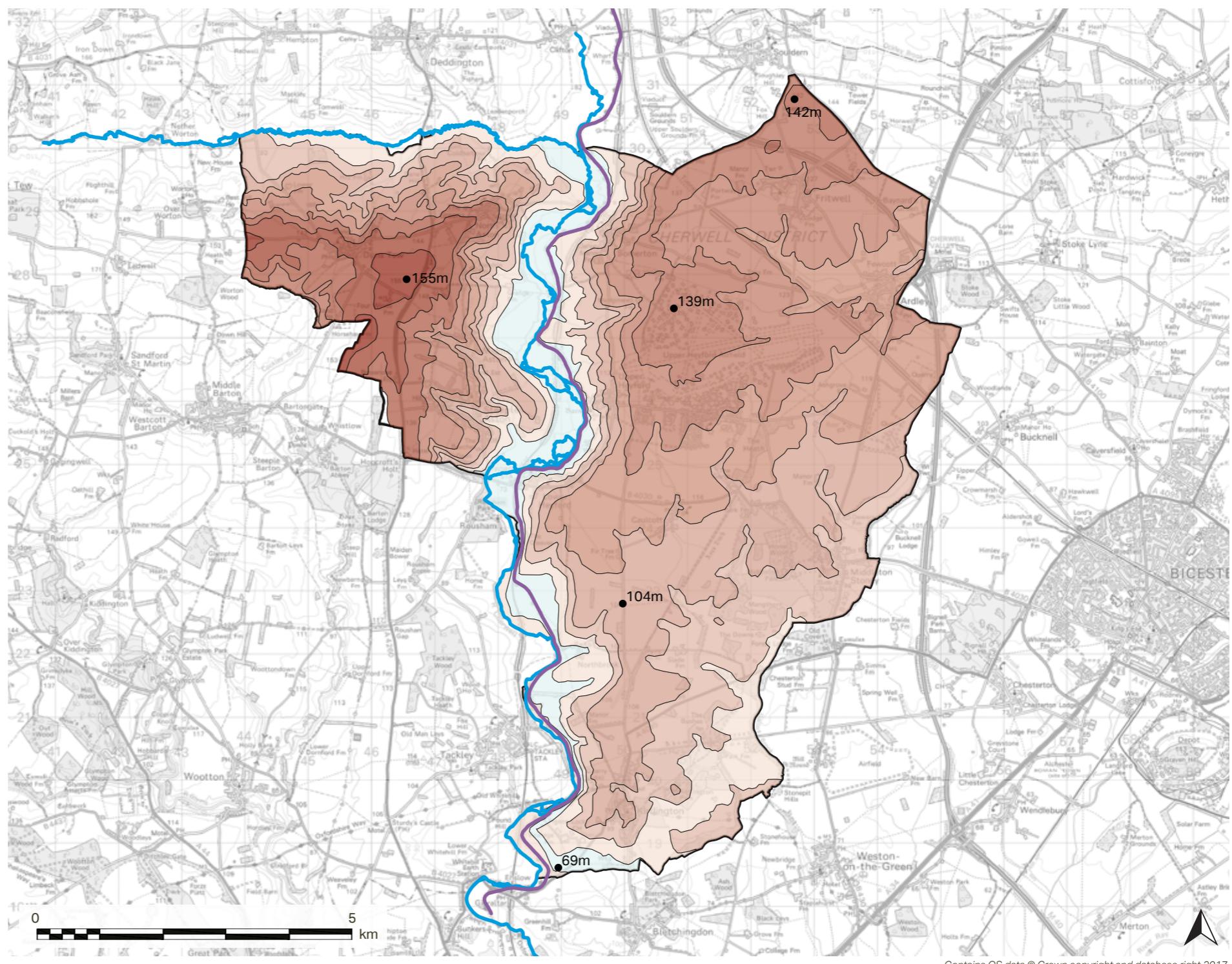
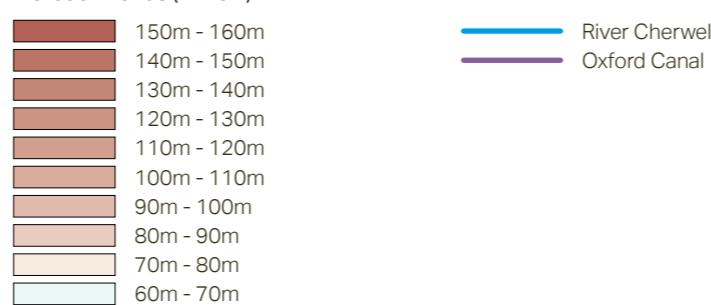


Figure 6: Topography and Hydrology

### Elevation Bands (m AOD)



## Movement and Connectivity

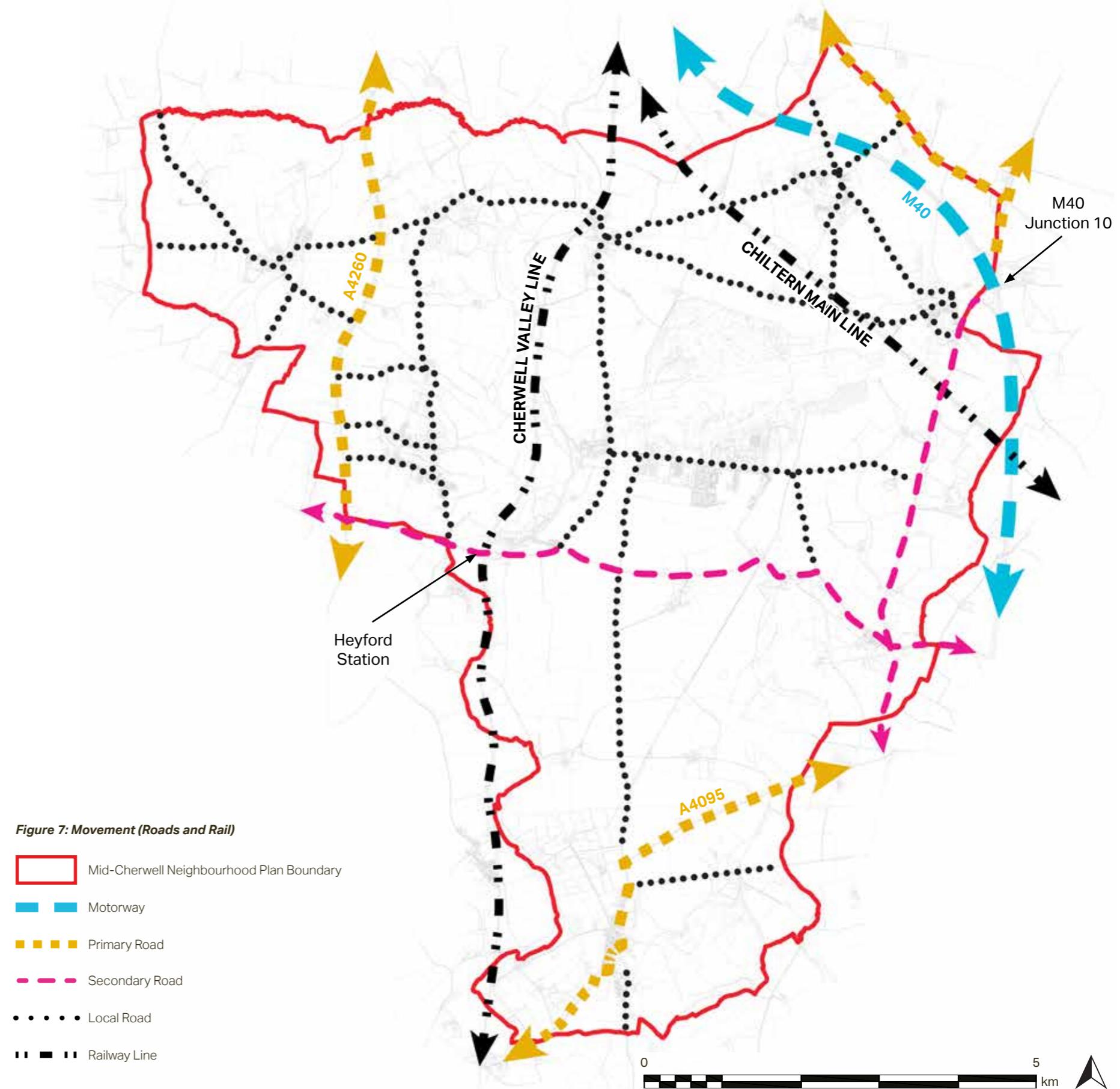
The north-east of the area is crossed by the M40 motorway, with Junction 10 of the M40 on its eastern boundary, as shown on Figure 7. There are two 'A' roads through the area, the A4095 which runs through Kirtlington in the south of the area, and the A4260 which crosses the west of the area on a north-south axis. The rest of the area is characterised by 'B' roads, minor roads and residential streets typical of a rural landscape.

Two railway lines cross the area, the Cherwell Valley Line between Didcot and Banbury which runs through the Cherwell Valley close to the River Cherwell, and the Chiltern Main Line which crosses the east of the area. The only station within the neighbourhood area is Heyford, located to the west of Lower Heyford on the Cherwell Valley Line. Tackley Railway Station is located approximately 1.5km west of Kirtlington also on the Cherwell Valley Line, outside the neighbourhood area.



Figure 7: Movement (Roads and Rail)

- Mid-Cherwell Neighbourhood Plan Boundary
- Motorway
- Primary Road
- Secondary Road
- Local Road
- ■ ■ ■ ■ Railway Line



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As shown on Figure 8, there is a comprehensive network of public rights of way that criss-cross the area, connecting the many villages. There are also two long-distance recreational trails that cross the area, the Oxford Canal Walk which runs adjacent to the Oxford Canal through the Cherwell Valley; and the Oxfordshire Way, which crosses the area on an east-west axis through Kirtlington in the south of the area. The network of public rights of way across the area provides good recreational access to the countryside, in particular through and along the Cherwell Valley.



**Figure 8: Movement and Connectivity (Public Rights of Way)**

- Mid-Cherwell Neighbourhood Plan Boundary
- Long Distance Recreational Trail
- Public Right of Way



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### Settlement

Settlement across the Mid-Cherwell area is largely dispersed between eleven distinct and separate villages, as shown on Figure 9. The villages are all of a relatively similar historic character and principally comprise residential development set around a historical focal point, typically a church. The exception within the neighbourhood area is higher-density more recent development at Heyford Park and around the disused airfield.

Residential development in the area saw a modest rise in the early part of the 21st century, from a total of 2,631 dwellings in 2001 to 2,798 dwellings in 2011 (ONS, 2011). The increase in settlement was spread across all eleven parishes, with the greatest increase in dwellings at the Category A and B settlements of Fritwell, Kirtlington, Steeple Aston and Upper Heyford. The increase in development at Upper Heyford however is largely due to increases at Heyford Park as a result of developments around the airfield that are within the parish of Upper Heyford but not the village.

Between the villages there are isolated and scattered farmsteads comprising residences and associated farm buildings and infrastructure.

The low density of development across the area and its setting amongst broad areas of farmland away from major urban areas has resulted in strongly rural characteristics.

As previously mentioned, the focus in this report is on the five villages classified as Category A and B settlements by Cherwell District Council, and Upper Heyford due to its proximity to Heyford Park.

Figure 9: Settlement

 Mid-Cherwell Neighbourhood Plan Boundary

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## Green Space

The area is a rural landscape criss-crossed by public rights of way that promote access to the countryside and create useable natural green spaces out of landscape features such as the Cherwell Valley. In addition, historic parkland at Kirtlington Park (a Registered Park and Garden) which is crossed by public rights of way forms an attractive green space on the eastern side of Kirtlington. There are limited areas of woodland, with the majority of the area comprising open farmed countryside. Large parts of the area are remnant historic parklands associated with the many manor houses in the area, however these areas are either not entirely public access or are restricted access to paying visitors.

Many of the villages within the area include small village greens at their centre, or other small-scale green spaces that whilst not for public use, still form a key part of the identity and character of the village. There are typically playing fields at each of the villages located close to a village hall to serve the communities for a wide variety of local events beyond just play. A number of the villages also include other community green spaces such as allotments.



### Views

The underlying landform, historic landscape elements, and notable landmarks within the landscape make views an important characteristic within the Mid-Cherwell area.

The Cherwell Valley provides opportunities for far-reaching and panoramic views from along the valley sides, and more intimate views from within the base of the valley. Along the Cherwell Valley the strong rural characteristics of the landscape are apparent, including the small-scale isolated settlements dispersed along the valley, most notable in views as a result of their churches standing tall above surrounding woodland. Views within the Cherwell Valley are more open from the eastern side of the valley than the west, which is more wooded and has slightly greater enclosure.

Across the area the most prominent recurring landmarks are the churches at the many small villages within Mid-Cherwell, and the historic water tower (currently due for demolition) and other structures at the former RAF Upper Heyford. The churches are often framed within the landscape by surrounding vegetation, and are often the first indicator of the location of a settlement. The views between church steeples along the Cherwell Valley, and the setting of these views, are a particularly characteristic feature.

The neighbourhood plan group have identified a number of views within the neighbourhood area which are of particular importance to its history and character. These views have been used as a reference point in producing this character assessment. A plan produced by the neighbourhood plan group showing the location of the views is presented in Appendix C.



Church at Upper Heyford within the Cherwell Valley



Church at Kirtlington framed by vegetation in views from Kirtlington Park



Views connecting the churches and settlements are particularly characteristic, in this example the church at Lower Heyford is in the foreground, with the church at Steeple Aston framed by vegetation in the background



Historic setting of the church at Fritwell

*Characteristic view within the Cherwell Valley*



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# CHARACTER ASSESSMENT



### National Character Areas

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls almost entirely within National Character Area (NCA) 107: Cotswolds, as defined by Natural England (Natural England, 2015). A slither of NCA 108: Upper Thames Clay Vales falls along the southern boundary of the Mid-Cherwell area, however the characteristics of relevance to provide context to the character of the study area are within NCA 107, as summarised below.

NCA 107: Cotswolds – The Mid-Cherwell area forms part of the eastern portion of the NCA. The landscape of this NCA is described as comprising an open and extensive limestone scarp and high wold dropping moderately to the south-east, divided by river valleys. The high wold and dip slope is taken over by arable farms, while the steep slopes of the scarp are dominated by permanent pasture. On the eastern side the NCA gradually combines with the neighbouring NCAs and there are closer views as the landscape becomes smoothed, with river valleys winding their way into the headwaters of the Thames.

Vegetation includes ancient beech woodland on the upper slopes of the scarp, oak/ash woodlands on the river valleys and regular blocks of scattered coniferous and mixed plantations across the open high wold and dip slope. The field patterns are defined by dry stone walls and hedgerows and are representative of medieval open field system. Historic influences can be found in the form of Neolithic barrows, iron-age hill forts, Roman roads and villas, grand country houses, cloth mills and Second World War airfields. There is a widespread network of public rights of way.



## Oxfordshire Wildlife and Landscape Study

At a county level, the area is covered by the Oxfordshire Wildlife and Landscape Study (OWLS). The OWLS breaks down the area into eight different landscape character types as shown on Figure 11. The overviews provided for each of these landscape character types are quoted below.

The broader landscape character types are broken down further to Local Character Areas within the OWLS. The character areas are identified by a unique reference code and a name. The reference codes for each character area within the Mid-Cherwell area are shown on Figure 11, and listed under each landscape character type below.

**Clay Vale** - "... low lying vale landscape associated with small pasture fields, many watercourse and hedgerow trees and well-defined nucleated villages."

- NU/1: Nether Worton; CW/50: Grange Farm (East).

**Farmland Plateau** - "... is characterised by a high limestone plateau with a distinctive elevated and exposed character, broad skies and long-distant views. Large-scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views."

- CW/57: Fritwell.

**Farmland Slopes and Valley Sides** - "... landscape type with prominent slopes within broader valleys. It is occupied by a mixed pattern of pasture and arable land. Long-distant views across the valleys are characteristic."

- CW/48: Steeple Aston; CW/56: Lower and Upper Heyford.

**River Meadowlands** - "... a linear riverine landscape with a flat, well-defined alluvial floodplain. It has pastoral character with meadows, wet and semi-improved pasture."

- CW/53: Oxford Canal; CW/54: River Cherwell (Heyford Common Lock).

**Rolling Clayland** - "... landscape with a prominent rolling landform largely associated with pasture, scattered areas of woodland, hedgerow trees and willows bordering streams and ditches."

- CW/55: Dashwood Lock.

**Vale Farmland** - "... vale landscape defined by regularly-shaped, arable fields enclosed by hawthorn hedges and hedgerow trees. A nucleated settlement pattern is also a characteristic feature of the landscape type."

- NU/34: Souldern Grounds.

**Wooded Estatelands** - "... wooded estate landscape characterised by arable farming and small villages with a strong vernacular character."

- CW/51: North Aston; CW/59: Middleton Stoney.

**Wooded Valley Pasture and Slopes** - "... landscape type includes pastoral and wooded landscapes associated with the steep slopes and valleys of small streams and main rivers."

- CW/46: Westcott Barton; CW/47: Duns Tew (West).

Further detailed information including landscape strategy and key recommendations for the landscape character types is available on:  
<http://owls.oxfordshire.gov.uk/>

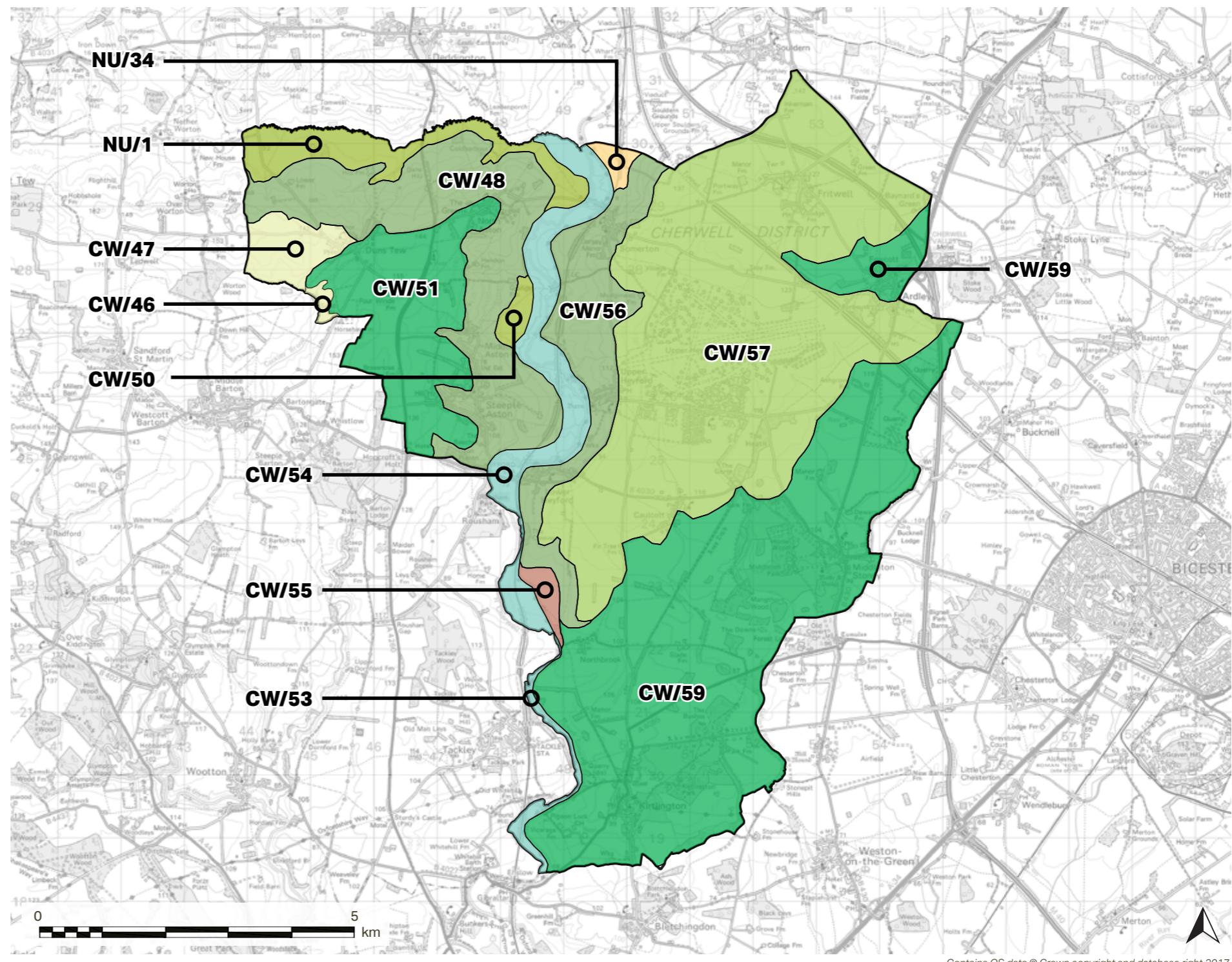


Figure 11: OWLS Landscape Types

 Clay Vale	 Vale Farmland
 Farmland Plateau	 Wooded Estatelands
 Farmland Slopes and Valley Sides	 Wooded Valley Pasture and Slopes
 River Meadowlands	
 Rolling Clayland	

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### Fritwell

There is detailed character analysis of the Fritwell Conservation Area in the Fritwell Conservation Area Appraisal (Cherwell District Council, 2008), available to download from the Cherwell District Council website.

### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Fritwell are as follows:

- Located in an area of gently sloping landform from north to south;
- Historic layout of the village largely intact;
- Small open fields at the centre of the village;
- Large number of surviving heritage assets, both designated and non-designated;
- Strong architectural vernacular with houses built of limestone with predominantly slate roofs and brick chimneys;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Private front and rear gardens;
- Small, single lane minor roads leading into and out of the village;
- Well-maintained hedgerows lining roads around the village;
- Historic lanes and footpaths;
- Public rights of way through and around the village;
- Tranquility reduced by proximity to the M40 motorway;
- Visual landmark of the church within the village and surrounding landscape;
- Views across the village fields at the centre of the village; and
- Views across the roofscape of the village from the approaching roads of the pitched roofs and chimneys.

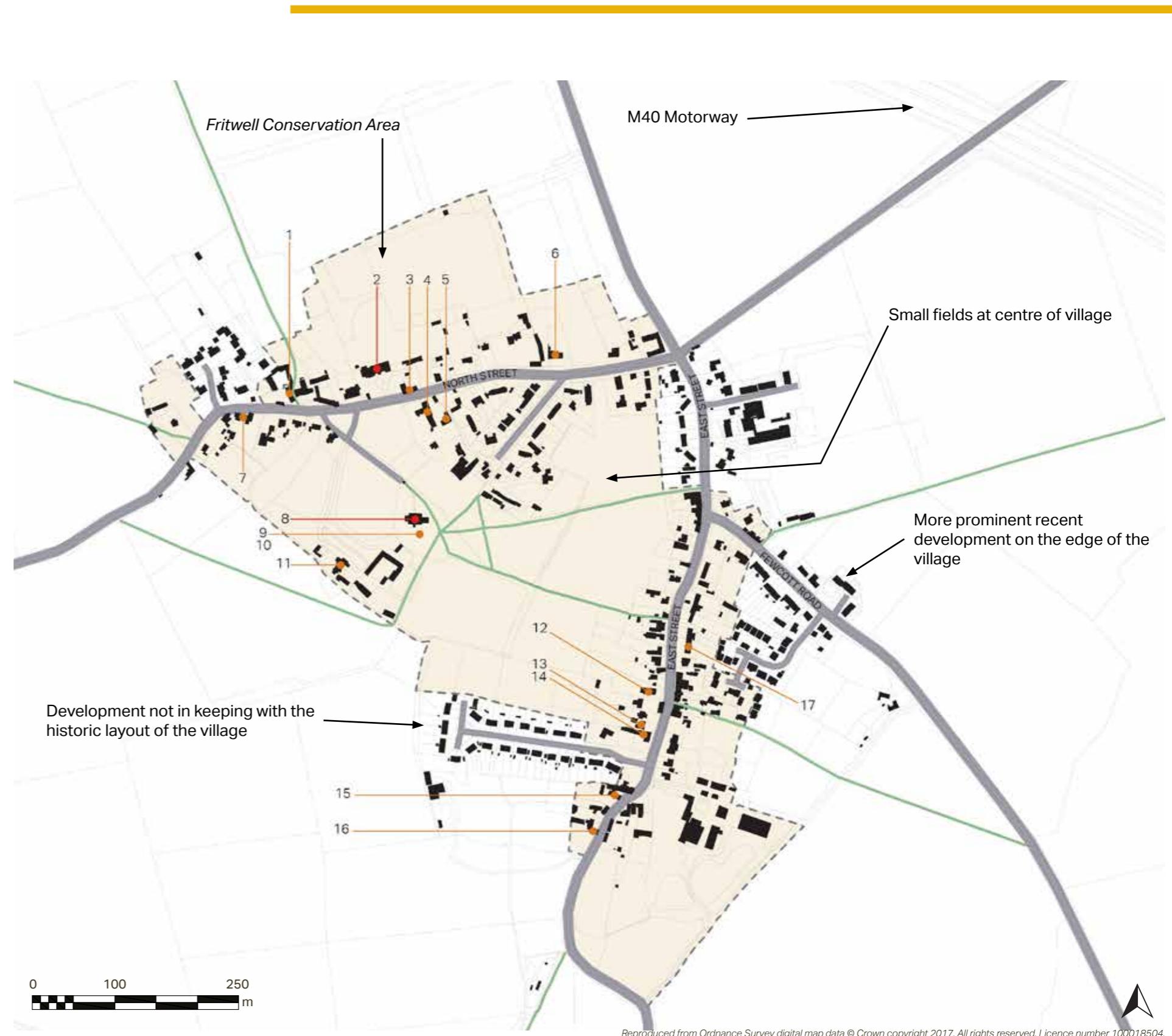


Figure 12: Fritwell

■ Building	□ Conservation Area
— Road	● Grade II* Listed Building - refer to Appendix B
— Public Right of Way	● Grade II Listed Building - refer to Appendix B

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## Historical Development (Fritwell)

**1086:** By 1086 and throughout the Middle Ages, two manorial estates were recorded in Fritwell, each with its own settlement. De Lisle manor to the west and Ormond Manor to the south, the latter was perhaps the original settlement.

**11th – 12th century:** St Olave's church was built between the two settlements. The church was dedicated to St Olave, the early 11th century king of Norway as a result of Danish influence before the Conquest. The church dates from the 12th century with additions in the 13th and 14th centuries. It was restored and partly rebuilt in 1864.



St Olave's Church

**13th century:** During the 13th century both a water mill and a windmill were recorded within the parish. The water-mill, probably located on the Cherwell, is mentioned in 1235.

**16th century:** The core of the Fritwell Manor House is considered to date from the late 16th century. In 1893 it was restored by Thomas Garner, further alterations were made in 1921 when a west wing was added.

**1700s:** The earliest indication of the field system dates from about 1700. There were then seven fields.

**18th century:** The 18th century was a period during which the settlement greatly expanded, whereas during the 16th and 17th century it was recorded that there were about 66 houses in the parish, by 1811 there were 85.

**1784:** The Wheatsheaf, Kings Head and the George and Dragon are mentioned by name in 1784.

**1795:** In 1795, a school opened in the village based in the vicarage barn. By 1808 there were two schools that were both closed down by 1818.

**1801:** The 1801 census records show that the population of Fritwell was 396. Despite agricultural depressions in the 19th century, there was a steady rise in the population and by 1891 there were 560 residents including agricultural workers, tradesmen and craftsmen. The population dropped to 452 by 1931 while the 2011 census indicates a population of 736.

**1821:** Increasing population led to new construction however in 1821 there was still need for more houses.

**1853:** Wesleyan Reform Methodist Chapel was built.

**1872:** There has been a Church of England Primary School in Fritwell since 1872. It has been extended a number of times and now includes new classrooms and an Early Years Unit.

**1885:** The three-story raghouse was built later used as a shop (Old Dew's shop).

**1877:** Act of Parliament passed in 1791 enabled the main road between Bicester and Banbury to be made into a turnpike.

**1888:** In 1888 a detached part of the parish on the eastern bank of the Cherwell, between Souldern and Somerton parishes, was transferred to Somerton reducing the area of Fritwell.

**20th century:** There was much new building in the 20th century including 38 council houses.

**1910:** A new main line to shorten the high-speed route between London Paddington and Birmingham Snow Hill completed in 1910. The new line crosses the southwestern part of Fritwell parish.

**1988:** Fritwell Conservation Area was designated.



Fritwell Manor House



Old Dew's Shop

### Movement and Connectivity

Fritwell is accessed by a number of minor roads and public rights of way. There are five roads leading into and out of the village, which are all single track or narrow two-lane roads with grass verges lined by mature well-kept hedgerows running through open farmland, resulting in a rural character. Through the village the roads are reasonably wide single lane roads that allow two-way traffic, typically with pavement for pedestrian access on at least one side of the road. On-road parking through the village slightly disrupts movement by car or bicycle, and somewhat disrupts views along streets. Bus services to Fritwell were reduced in 2016, with only one bus service a week that connects the village to the nearby towns of Bicester and Banbury.



Single track lanes with strongly rural characteristics approach the village

The M40 motorway passes approximately 350m north-east of the village in a shallow cutting. The closest junction with the M40 is Junction 10, approximately 2km to the south-east. The M40 slightly reduces tranquility within the village, more notably on the northern and eastern edges at its closest point.

Public rights of way are a characteristic feature of the village, with a number of footpaths connecting the different ends of the village meeting in small fields around the church. Through the centre of the village these footpaths are along historic lanes or clearly marked footpaths through fields lined by walls, hedgerows and wire fences. There are also a number of public rights of way leading out of the village in each direction providing good access to the countryside and other nearby settlement.



Public footpath lined by a fenceline through the centre of the village

### Settlement and Built Form

Settlement at Fritwell is concentrated along the two main roads through the village, North Street and East Street. North Street follows an east-west axis in the north of the village, and East Street follows a north-south axis in the east of the village. Development is spread along each of these streets, with intervening fields around the Church of St Olave at the centre of the village between the two streets. This intact historical development layout has evolved as a result of the merging by infill development of two manorial settlements that were historically separate along North Street and East Street.

The village has a varied built character with a relatively large number of surviving 17th century houses along both North Street and East Street, inter-developed with 18th and 19th century housing. There are also more recent late 20th and early 21st century developments within the village, which are mostly concentrated around the junction between North Street and East Street, Fwcott Road, and along cul-de-sacs leading off from North Street and East Street.

The historic 17th and 18th century development within the village is largely constructed of coursed limestone rubble typical of the local vernacular of the area, with roofs predominantly of slate and very occasionally thatched. Many of these older properties include outbuildings built of a sympathetic material and design to their house. More recent developments have been constructed out of and finished with buff brick, stucco render, or imitation stone cladding. Whilst these are sympathetic to the colour of the vernacular limestone, they do not have the same architectural detail or character.



Development not sympathetic to the historic character

The older housing in the village is predominantly detached and set back from the road in large or medium plots in somewhat irregular building lines, whilst newer housing is more commonly semi-detached or terraced and in more regular building lines in medium to small plots. Along North Street the housing is more set back from the road whilst along East Street the housing is in closer proximity to the road and consequently East Street has a more enclosed and intimate scale.

Almost all housing is two storeys with pitched roofs, with some houses converting loft space to create attic dormers. The majority of houses in the village have chimneys, which are built of red brick in contrast to the buff limestone of the rest of the building. Older houses have largely retained timber sash windows, with some replacement with modern uPVC windows. The more recent 20th and 21st century housing almost exclusively uses uPVC windows and doors which generally reduce the architectural detail of properties.



Housing representative of the local vernacular



More recent development lacks the detail and finish of the local vernacular



Recent interventions to the stone wall and the driveway are sympathetic to the building and character of the village

## Green Spaces and Public Realm

Almost all houses within Fritwell have private front and rear gardens. There are no designated parks within the village but it does include sports pitches and a village hall with community field that are all publicly accessible and available for use by the local community. At the centre of the village are a number of small fields around the church and between North Street and East Street which form an important collective green space. These fields strongly enhance the village's rural characteristics and allow views between the historic North Street and East Street, and towards the church. In places the village fields come right up to the main streets. There is also a small village green between the church and the manor house with an adjacent small field used for grazing sheep.

The public realm is generally well-defined with clear boundaries to properties and good signage for rights of way and roads. Walls of coursed limestone rubble are the most characteristic boundary feature along North Street and East Street; however in places these walls have been damaged or replaced ad-hoc in an unsympathetic manner with inconsistent materials which can detract from the appearance of the public realm. Where alternative boundary designs such as timber fencing have been introduced and disrupt the traditional stone walls they can reduce the uniform historic character of the village. On a recent development, bow top fencing has been used along the development's boundary with the road and is noticeably out of character with the wider village's characteristics.



Recent bow top fencing out of character with the village

Pavements are generally in good condition made of tarmac with stone sett kerbs. On some more recent developments concrete kerbs have been used which are less in keeping with the village's historic rural character. In places along North Street there are no kerbs to the pavement with un-edged amenity grass verges between the footway and the road contributing to the rural character.

Tree cover within the village is varied, with greater tree cover around North Street and the church than around East Street. Tree cover provides a degree of privacy to houses which are also set back from the road behind walls, gates or hedgerows. Trees and vegetation in gardens contribute to the streetscene in much of the area.

Parking is varied in the village and in places detracts from the appearance of the public realm. Many houses have access to private driveways, garages or car parking spaces that are off-street, however, some houses do not have parking facilities with cars parked on the street.



Small fields at the centre of the village between North Street and East Street are an important characteristic



Historic lanes lined by limestone rubble walls



Grass verges and vegetation in front gardens contribute to the rural streetscape

### Heritage Assets

The majority of the village lies within Fritwell Conservation Area. There are 17 listed buildings in the area, two of them listed at grade II\*. The village is formed by two main roads, North Street to the west and East Street to the south. Its shape has been formed by two separate settlements in the past that had their own separate manor house. To the south of North Street and west of East Street sit St Olave's Church (NHLE 1225308) which was built in the 11th century between the two original settlements. The two settlements were joined to form the modern village by 20th century infill development. The historic maps of 1797 and 1824 (from the conservation area appraisal) show the two separate settlements. The 1900's map shows some late 19th and early 20th construction however the 20th infill development has not been built yet.

The listed buildings in the village can be divided into three categories. The ones on the west side of the village (around North Street), the ones to the south part of the village and the ones related to St Olave's church including the church building. There are several 17th century buildings around North Street, the oldest ones being the Manor House (NHLE 1225311) and the Court Farmhouse (NHLE 1266400).

The buildings here set behind dry stone walls creating a sense of enclosure and giving to the area a distinctive and rural character. The Manor House possibly dates from 1619 with 16th century elements. It was designed by George Yorke and restored in 1893 by Thomas Garner. There were later restorations in 1910 and the house was enlarged in 1921. It is two storeys high with attic and constructed of coursed squared limestone similarly to a lot of the buildings in the area with ashlar dressings. It has a slate roof and chimney stacks of stone and brick. Nearly all the casement windows have stone mullions. The manor is set back from the main street and sits within extensive grounds. The Court Farmhouse dates from the early or mid-17th century while it was remodelled and extended around 1800. It is also constructed of limestone rubble, partly squared and coursed with ashlar dressings and has a slate roof with brick chimney stacks.

There are six listed buildings around East Street including The Vicarage (88 East Street, NHLE 1266438), The Hollies (NHLE 1369569) and The Limes (1225336). This part of the village used to be mainly commercial in the past and now includes the village shop and the Kings Head public house. The Hollies dates from 1636 as indicated on the datestone on its high-pitched gable. The building is two storeys high with an attic and is constructed of coursed limestone rubble with wooden lintels and some ashlar dressings under a slate roof. The Vicarage dates from the early or mid-17th century. It is two-storey high and constructed of limestone rubble with wooden lintels. It has a slate roof with brick gable stacks. It was enlarged in 1933 and still retains its original windows with wooden mullions on the first floor. Further south, The Limes is constructed of limestone rubble with wooden lintels and artificial stone-slate roof. There is a spiral newel staircase in the square stair projection on the north-west of the building.

The house on 39-41 East Street (NHLE 1046893) has early origins from mid or late 16th century and possibly partly earlier however it was altered and partly rebuilt in the 20th century. Another 17th century building of interest, although not designated, is the Kings Head pub which although it has been heavily restored it still retains some of its original features. The three storey high Old Dew's shop on East Street and the converted chapel on the beginning of Old School Lane although not designated are of some interest.

To the west part of the village sits the St Olave's Church, a grade II listed cross (NHLE 1200306), a group of two headstones (NHLE 1369568) and further south-west Heath Farmhouse (NHLE 1200321) that dates from the 17th century possibly even earlier. The church dates from the 12th century with additions and alterations from 13th and 14th century. It was restored and partly rebuilt in 1864 by G.E. Street. It is constructed of coursed squared limestone rubble with limestone-ashlar and some marlstone-ashlar dressings and has Stonesfield-slate and plain-tile roofs.

#### Locally listed buildings (identified by Cherwell District Council)

- A. 28 East Street, OX27 7PX (Old Dew's Shop)
- B. The Kings Head, 92 East Street, OX27 7QF
- C. Bay Tree Cottage, 76 East Street, OX27 7QF



A. 28 East Street (Old Dew's Shop)



B. The Kings Head, 92 East Street

## Views

There are a wide range of important views within the village, out from the village, and towards the village, that all contribute to its individual and rural characteristics. There are a number of views recognised within the Fritwell Conservation Area Appraisal that are of importance within the village.

With the exception of the northern edge there is limited tree cover around the village, which is intermittently open onto the surrounding landscape. Settlement around the village edge is generally discreetly sited amongst trees and landscape features, with the exception of recent developments on the east of the village which are prominent in views when approaching the village from the east and south-east.



Recent developments in the east of the village are out of place in views on the approach into the village

The church is a notable visual landmark around the village, linking views from North Street and East Street and visible in gaps between buildings from the street and from the village fields. The church is also a landmark in views when approaching the village from the east and west.

The rural character of the village is enhanced by views between buildings onto the fields in the centre of the village, and views out from the footpaths through these fields onto the existing rural edge of development along North Street and East Street.

From the east and west of the village there are attractive views across the roofscape of the village which includes the pitched roofs and numerous chimneys.

The building line along East Street creates interesting views through the streetscape, including of Old Dew's Shop which is a landmark in views along the street and from the village fields. Interest is added in views along streets by the historic value of buildings, architectural detailing of buildings and walls, and vegetation in front gardens.



View across the fields at the centre of the village of the rear of properties backing onto the green space



Chimneys and roofscape of the village on the approach from the west



Chimneys and roofscape of the village, including the church, on the approach from the east

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character, and open spaces.

- The historic layout of the settlement which is largely intact with distinguishable differences between the two historic manorial settlements along North Street and East Street;
- The visual landmark of the church within the village, and its setting;
- The number of surviving heritage assets, both designated and non-designated;
- The fields at the centre of the village which create a strong rural setting to the village; and
- The surviving coursed limestone rubble stone walls.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Piecemeal replacement of boundary features including stone walls with inappropriate materials, poor design, and detailing;
- Lack of public open access and good management of the village fields at the centre of the village; and
- Cars parked on pavements, grass verges and down the main streets.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Fritwell Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The management of the tree and hedgerow network around the village and surrounding farmland;
- The protection of the open fields at the centre of the village;
- Unsympathetic infill development and urban extensions; and
- Stone walls.



**KIRTLINGTON**

### Kirtlington

There is detailed character analysis of the Kirtlington Conservation Area in the Kirtlington Conservation Area Appraisal (Cherwell District Council, 2011), available to download from the Cherwell District Council website.

### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Kirtlington are as follows:

- Located on a slight ridge to the east of the Cherwell Valley;
- Linear settlement following the A4095 along the ridgeline;
- Strong linear edge to the west of the settlement;
- Historic layout of the settlement including the unusual two village greens;
- Access to Kirtlington Park which comes right up to the edge of the village;
- Rural approaches to the village;
- Strong tree cover and enclosure to the east of the village;
- Leafy character;
- Large number of surviving heritage assets, both designated and non-designated;
- Strong architectural vernacular with houses built of limestone with pitched slate roofs and brick chimneys;
- Housing located around small green spaces;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Access to the Cherwell Valley along Mill Lane west of the village;
- Historic public footpaths, alleys and lanes through and around the village;
- Views towards the church from within Kirtlington Park;
- Views across the Cherwell Valley from the western edge of the village; and
- Landscape gap between Kirtlington and Bletchingdon.

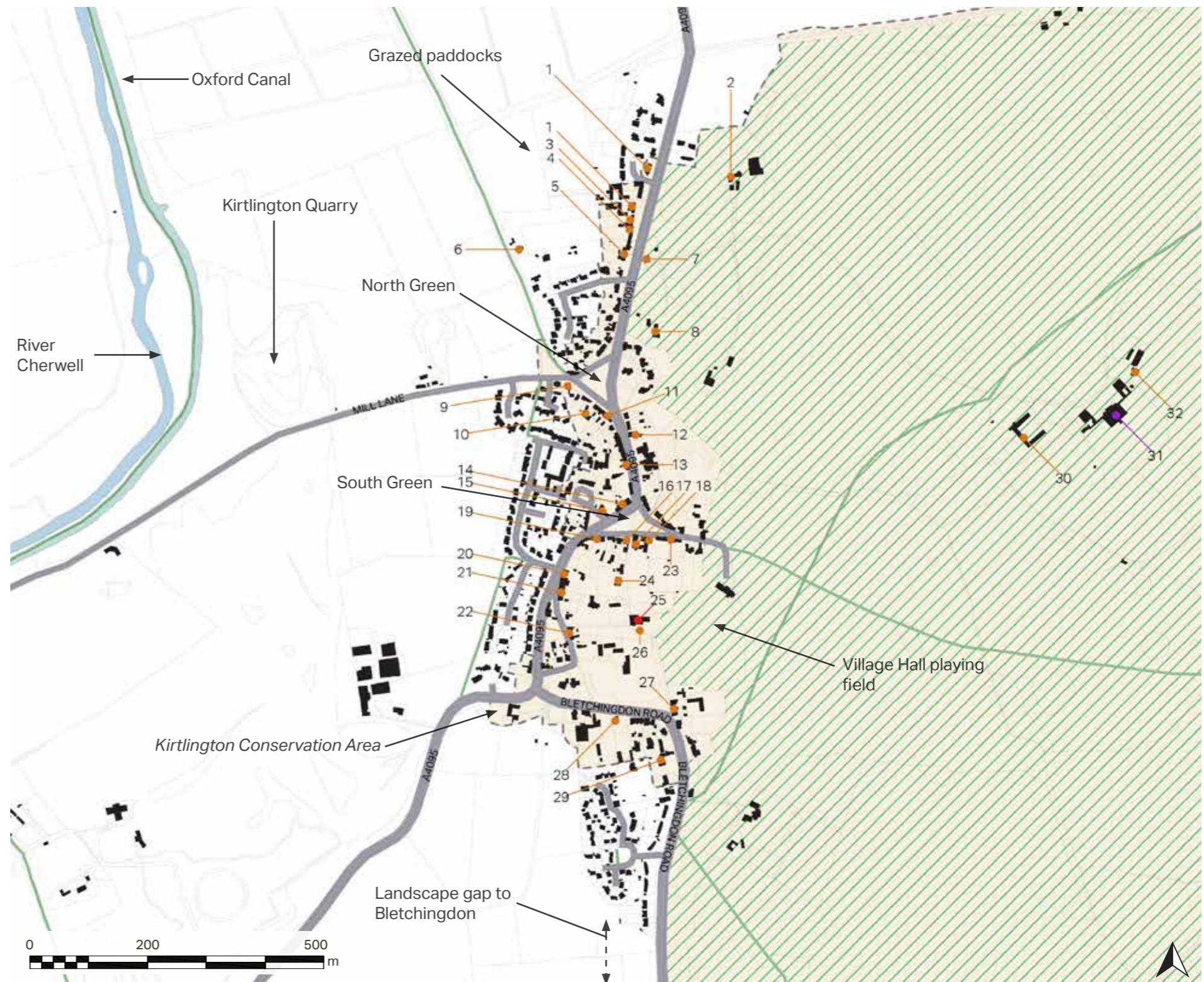


Figure 13: Kirtlington

■ Building	□ Conservation Area	River Cherwell
— Road	● Grade I Listed Building - refer to Appendix B	— Oxford Canal
— Public Right of Way	● Grade II* Listed Building - refer to Appendix B	
Kirtlington Park Registered Park and Garden	● Grade II Listed Building - refer to Appendix B	

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## Historical Development (Kirtlington)

**10th century:** The earliest known historical record of Kirtlington dates from 945.

**13th century:** There were small enclosures of farmland in the parish in the 13th century but at that stage most of the parish was still farmed under an open field system.

**14th century:** In the 14th century Kirtlington was one of the wealthiest parishes in the Ploughley Hundred.

**1456:** Cloth was being fulled and dyed in the village. In 1543 a fuller named Thomas Harres obtained a licence to erect 'a fuller's teynter' on the green.

**1562:** In 1562 the inhabitants of Kirtlington received a royal charter exempting them from payment of toll elsewhere than in the Duchy of Lancaster. In 1723, it was said that this privilege was the reason for the village's annual feast, called the Lamb Ale. By 1679 it was an established tradition that would start the day after Trinity Sunday and last for two days.

**1579-1641:** Northbrook manor house thought to have been built between 1579 and 1641 however it was demolished after Kirtlington House was built.

**1583:** In 1583 John Phillips bequeathed the rental income from a house in Woodstock to employ a school teacher however there was not a specific school building. The school closed in 1759 and opened again between 1774 and 1778. By 1808 two other schools had opened in Kirtlington, and by 1814 one of them was a National School. In 1833 the three schools were effectively merged and in 1834 a purpose-built school building was built. In 1947, it was reorganised as a junior and infants' school and in 1951 it became a voluntary aided school. It is now Kirtlington Church of England School.

**1604:** Kirtlington remained a royal manor until 1604 when the Crown sold it to two wealthy London merchants, Peter Vanlore and William Blake.

**1637:** A footbridge was built at Catsham around 1637 while the present narrow stone bridge existed by 1750.

**1676:** In 1676 the village is recorded as a market town with 265 persons over the age of 16 and at least 65 households. By 1811 the village had a population of 536 and the 2001 census indicates a population of 872.

**1742 - 1746:** Kirtlington House stands in Kirtlington Park, about half a mile from the village. It was built by Sir James Dashwood between 1742 and 1746. The architect was John Sanderson although plans were also submitted by James Gibbs, architect of the Radcliffe Camera. Comparison of the two sets of plans suggests that Sanderson may have borrowed certain features from Gibbs. The grounds were designed by Capability Brown.

**1787:** In 1787, the Oxford Canal had reached Northbrook. A canal-side settlement was established at Enslow Bridge south of Kirtlington with wharfs, a corn mill, brick yards, tileries and quarries.

**1815:** The 'Dashwood Arms' has occupied its present site since 1815.

**1850:** The railway arrived in 1850

**1979:** In 1979 Kirtlington Morris was formed. Typically about 20 Morris sides attend the festival and dance over the weekend, prior to the Lamb Ale festival.



Dashwood Arms and South Green

### Movement and Connectivity

Kirtlington is a linear village oriented north-south that has three primary entrances by road. The A4095 is the main road through the village from south-west to north, and it is a reasonably busy two-way road. A minor road (Bletchingdon Road) that approaches the village from the south at Bletchingdon has a junction with the A4095 in the south of the village. There are a number of other smaller roads and culs-de-sac around the village. Historic lanes and footpaths through the centre of and around the village are a characteristic feature.



A4095 on the approach into the village from the south

There are several bus stops within the village with a daily bus service running between Oxford and Bicester. The nearest railway station to the village is Tackley Station which is approximately 1.5km north-west of the village outside of the neighbourhood area, although is 7km by road.

There are several public rights of way that lead into, out of, and through the village, including the Oxfordshire Way long distance recreational trail which runs east-west through the village, from Kirtlington Park in the east to the Oxford Canal in the west via Mill Lane. The Oxford Canal Walk and a series of other rights of way follow the River Cherwell and Oxford Canal west of the village. There is a bridleway that leads north out of the village towards the hamlet of Northbrook. A public footpath follows the historic alignment of the Woodstock Way along the western edge of the village.



Historic public footpath along the western edge of Kirtlington

### Settlement and Built Form

Settlement at Kirtlington has developed in a linear manner following a slight ridge east of the Cherwell Valley, and along the route of the A4095. The village has a historic core around the Church of St Mary, with historical development evident around the narrow lanes and footpaths around the church. The village is unusual in that it has two village greens; South Green, which is just north of the historic core of the village on the A4095; and North Green, which is approximately 180m north of South Green on the A4095. There is a strong sense of enclosure through the centre of the village along the A4095, with development surrounding the two village greens and the main road along its length.

Development within the village is concentrated to the west of the A4095 and Bletchingdon Road, which is likely as a result of the historic Kirtlington Park which comes right up to the eastern edge of the village. The historic development within the village is predominantly to the east of the A4095 around the church, around the village greens, between the village greens along the A4095, and along the A4095 north of the church. More recent 20th and 21st century development that has appeared since the 1960s is predominantly located west of the A4095, and to the south of the church along the western side of Bletchingdon Road. Whilst these more recent developments are less sympathetic to the historic layout of the village they have maintained a clear settlement edge to the west, whilst to the south, development is sited behind existing woodland to screen it in views on the approach to Kirtlington from along Bletchingdon Road and partially from Bletchingdon.

The historic buildings within the village are mostly constructed of limestone. The use of limestone is generally consistent in all of the historical development along the A4095, with little other materials or finishes present. More recent developments have tended to use dressed limestone, imitation reconstituted stone, or buff brick to be in keeping with the character of the older buildings in the village. Whilst some of the more recent development is of a good design, the use of dressed or reconstituted stone and brick produce buildings lack the individuality of the historical buildings that are most representative of the local vernacular. The historical buildings in the village have generally retained their period features such as timber sash windows and casement windows, whilst more recent development makes use of uPVC alternatives that do not have the same level of detailing.

Almost all housing within the village is two storeys with pitched roofs of stone slates or occasionally, thatch. Recent developments have however used steeper, taller pitched roofs with dormer roofs to create a third storey. These developments are generally out of scale with the character of most housing within the village. Despite the predominance of two storey buildings, the variety in heights and frontages still creates an interesting street scene.

Buildings along the A4095 are generally set quite close to the road in roughly consistent lines with no front gardens. More recent development tends to be set around small green spaces in slightly staggered lines to try and reduce the appearance of a formal housing layout and to be more in keeping with a rural settlement. Most housing within the village is detached, with occasional terraced or semi-detached housing predominantly along the A4095.



Housing representative of the local vernacular



More recent development (rear) has favoured dormer third storeys which are out of scale with the historic development within the village (fore)



Recent development at Mill Lane

## Green Spaces and Public Realm

Almost all houses within Kirtlington have access to a private garden, typically to the rear of the property. Green spaces within the village include Kirtlington Village Hall to the east of the church which has an adjacent playing field and play area for use by the community. This play area is open onto the cemetery and Kirtlington Park to the east, which form an attractive setting. There is good access to natural green space, with Kirtlington Park coming up to the eastern edge of the village, Oxford Canal to the west of the village, and the former Kirtlington Quarry between the village and the canal.

Kirtlington Park is partly accessible as an area of open access land on the edge of the village, and is also accessed by a number of public rights of way that criss-cross through the historic parkland. The Oxford Canal has a marked long distance recreational trail along its towpath, and is easily accessible via Mill Lane from Kirtlington. Mill Lane also provides access to the former Kirtlington Quarry which is now a publicly accessible area of semi-natural green space. There is a golf course to the west of the village, and to the north-west there is a large area of allotments off Crowcastle Lane.

The two village greens are the most prominent areas of green space within the village. They are each laid out as triangles bounded by informal roads, and include mature trees and benches. Triangular green spaces are a characteristic feature of Kirtlington, with further smaller green spaces on Mill Lane and to the west of South Green. On South Green, timber bollards have been introduced along the edge of part of the green to obstruct vehicles from parking on and damaging the grass verges. A number of the recent developments are laid out around small central open green spaces that include tree planting, benches, and play spaces. There is a village pond in the north of the village close to North Green.

In the north of the village between Crowcastle Lane and development to the west of the A4095, and to the south of the historic alignment of Akeman Street, there is a large area of subdivided grazed paddocks used for keeping horses which feels cut off from the surrounding countryside as a result of the mature belt of trees along its perimeter.

Tree cover and enclosure is notably different between the east and west sides of the village. There is strong tree cover on the eastern side of the village and consequently there is a degree of enclosure. To the west, the village is open onto the surrounding fields and the Cherwell Valley, with limited tree cover or enclosure and the existing rural edge is therefore more prominent from the surrounding landscape in this direction. To the south of the village there are blocks of woodland that assist in screening the village from Bletchingdon to the south, and form a clear boundary to this end of the village. To the north, the tree belts around the grazed paddocks provide a sense of enclosure to the north of the village and form a northern boundary.

Kirtlington has the feeling of a leafy village as a result of the tree cover along the boundary of Kirtlington Park and within the park, around the historic core at the church, within the numerous green spaces and amenity grass strips through the village, and from the contribution of trees in private front and rear gardens. Views out across the Cherwell Valley are also of a wooded landscape further enhancing the leafy character.

There is excellent access through the public realm with public footpaths, alleys and lanes through the village. These are surfaced with materials suitable for the rural and historic environment such as dirt, grass or gravel tracks. There are typically pavements or footways alongside the road, with the pavements constructed of tarmac with stone sett kerbing, and the footways separated from the road by strips of amenity grass, which is

typically either unedged or edged by stone setts.

The most characteristic feature of the public realm is the village's substantial amount of intact historic stone walls. The walls are typically constructed of coursed limestone rubble and topped with a coping of stone, tiles or heaped mortar. In places these walls have been damaged or replaced ad-hoc in an unsympathetic manner with inconsistent materials which can detract from the appearance of the public realm. On the other hand, great work has been put in to repairing and reinstating some of the walls to be sympathetic to the existing walls. Where alternative boundary designs such as timber fencing have been introduced and disrupt the traditional stone walls they can substantially reduce the uniform historic character of the village.



Village hall playing field and play area, on the boundary of Kirtlington Park



High quality sympathetic repairs to stone walls protect the character of the village



South Green



Timber bollards introduced to control parking at South Green



North Green

### Heritage Assets

Kirtlington Park is a grade II Registered Park and Garden located to the east of Kirtlington. There are 42 listed buildings including one grade I and one grade II\* in Kirtlington. To the western part of the village adjacent to the registered park is a moated site which is a Scheduled Ancient Monument. The bigger part of the village of Kirtlington is designated as Kirtlington Conservation Area which also includes the grade II registered Kirtlington Park.

In the historic maps of 1887 apparent are the Manor House, Dashwood Arms, the church and the Vicarage. The map of 1923 show additional development in the village and when compared with the village today it is apparent the extensive new infill development within and outside the conservation area boundary.

To the west and south west of the village, just inside the neighbourhood plan area there are 5 listed buildings related to Oxford Canal. These are Oxford Canal Tilting Bridge approx. 750 m south of Pigeons Lock (NHLE 1300862), Oxford Canal Bridge approx. 300 m south-west of Pigeons Lock Pinsey Bridge (NHLE 1046505) and Oxford Canal Bridge at Pigeons Lock that date from the late 18th century. There are also Oxford Canal Flights Mill (NHLE 1046506) that was a mill and mill house and now is a house and outbuilding approx. 25 m to north-east of Flights Mill. They both date from the 18th century however the mill might date partly from an earlier age.

There are six listed buildings within the park, the grade I listed Kirtlington House and the grade II Park Stable Court (NHLE 1046537) and Dairy (NHLE 1233128), Lodge and attached gates to Kirtlington Park (NHLE 1200224), Home Farmhouse (NHLE 1369748) and Portway House (NHLE 1046498). Kirtlington House stands in the park, about half a mile from the village. It was built by Sir James Dashwood between 1742 and 1746. The architect was John Sanderson, while plans were also submitted by James Gibbs, architect of the Radcliffe Camera, and comparison of the two sets of plans suggests that Sanderson may have borrowed certain features from Gibbs. The house contains a room famous for its frescoed ceiling of monkeys engaged in field sports the painter of which was M. Clermont (Historic England, list description). The grounds were laid out by 'Capability' Brown, between 1755 and 1762.

The rest of the listed buildings of the parish lie within Kirtlington village. They are all grade II except of the Church of St Mary (NHLE 1300872) which is grade II\*. The church sits at the end of Church Lane to the east part of the village. There are four listed buildings along Church Lane. The church was built in the early 12th century (or maybe earlier). Since then it has been altered over the years, especially in the mid-13th, 14th and 15th centuries. The tower was built in 1853 by Benjamin Ferrey. At the other end of Church Lane sits the Manor House (NHLE 1300777) overlooking the South Green. The manor is late medieval and dates since 16th or 17th century. It is two storeys high while in parts is two storeys plus attics. It has an L-plan and is constructed of coursed limestone rubble with some ashlar dressings with a slate roof. Key feature of the building is a tall hexagon stair tower with small stone windows to the left of the rear elevation of building facing onto the garden. The tower can be seen from Church Lane.

To the north of the village there are five listed buildings, to the west of Heyford Road dating from the 18th and 17th century. Foxtownsend Farmhouse and Foxtownsend Flat (Formerly listed as Foxstowns End Farmhouse, NHLE 1046500 ) and The Cottage and Park View Cottage (two houses -originally one house, NHLE 1046501) date from the early 17th century.

There are three listed buildings around North Green, one of them with a

thatched roof. The Thatch Cottage (NHLE 1200247) at the south side of North Green that dates from the late 17th or early 18th century and is constructed of coursed limestone rubble with wooden lintels.

There are seven listed buildings around South Green including the Manor House. The majority of the houses here are of high quality and historic appearance, even the ones that are not listed however modern windows detract from the historic character of the area. Dashwood Arms (NHLE 1369732, to the north-west of the green, is a public house that occupies the site from the early 18th century. It is constructed of coursed squared limestone with both stone-slate and thatch roofs. The end of the green before the main Oxford Road is occupied by the grade II listed Myrtle Cottage (NHLE 1200427) and continues with the Maunton Cottages and Stone cottage (the last two not listed) built in a semi-circular form making an interesting transition from the green to the busy Oxford Road. On the opposite corner stand the three-storey Old Post Office and Padbury House two of the few rendered houses in the village.

There are two listed buildings on Oxford Road, the Oxford Arms public house (NHLE 1300745) and the West View Cottage (NHLE 1046509) standing at each end of a terrace including the post office and the thatched Garden Cottage (NHLE 1300745). The Oxford Arms Public House and the adjoining cottage are listed as a group. They date from the early 18th and late 18th or early 19th century respectively. They are constructed of limestone rubble, partly squared and coursed with thatch and Welsh-slate roofs with rubble and brick stacks.

There is a listed thatched small house, the Woodbine (NHLE 1369734), on Troy Lane that dates from the early 18th century. Stone walls are a distinctive feature in this village as well. The high stone wall to the north side of Bletchingdon Road is of note. There are three listed buildings to the south end of the conservation area that date from the 18th and 19th century.

#### **Non-designated buildings that make a positive contribution to the conservation area (taken from the Kirtlington Conservation Area Appraisal)**

- A. North Cottage and Rose Cottage
- B. The Forge
- C. Bishops Cottage and Springdale
- D. Waltons Cottage
- E. Gable Cottage and Vine Cottage
- F. Tombstone
- G. Chapel House
- H. 4 and 5 Southend Cottages

There are no proposed locally listed buildings for this village. The following buildings are considered to be of potential local interest as identified during a walkover of the area however the list is not definitive.

- I. The old post office and Padbury House
- J. Maurdon Cottage
- K. Garden cottage
- L. Dashwood cottage and cottage on the green

M. Terraced houses to the north of Eastleigh House (NHLE 1046502)



E. Gable Cottage and Vine Cottage



L. Dashwood Cottage and cottage on the green

## Views

There are a number of views recognised within the Kirtlington Conservation Area Appraisal that are of importance within the village.

From the east of the village there are views back from within Kirtlington Park towards the church which is a landmark feature and framed by veteran trees likely planted as part of the park's original landscape design. Elsewhere the eastern edge of the village is well-wooded in views from the east and there are only glimpsed views of buildings and settlement through the trees. Views out from the east of the village where they exist are of the rolling landscaped parkland laid out by 'Capability' Brown.

To the south of the village the land falls away relatively sharply, with the settlement edge not extending south beyond where the land begins to fall away. Development in this area is also sited north of existing areas of woodland which provide a screening function in views from the south and the approach along Bletchingdon Road. This enhances the rural character of the landscape to the south and assists in maintaining a clear development gap between Kirtlington and Bletchingdon.

On the approach towards the village from the A4095 in the south, views are of a rural nature across farmland with limited views of the village until the road turns north at the junction with Bletchingdon Road. The west of the village has a distinct linear settlement edge that limits its visual prominence from the southern approach along the A4095.

There are attractive views out across the wooded Cherwell Valley from the public right of way along the western edge of the village, and the orientation of this footpath directly along the straight western edge of the village limits the visual influence of settlement on the view. There are also views back across open farmland towards the western edge of the village Mill Lane, which enhances the villages' rural setting. There are views across the rolling wooded landscape towards the church at Tackley from the top of the cliff in Kirtlington Quarry west of the village.

The village is not visible in views from the north as a result of woodland and tree belts around the edge of the settlement.

Within the village there are interesting views along streets as a result of the strong building lines and historic and architectural interest of buildings. There are also attractive views around and across the two village greens.



*View back towards Kirtlington from Mill Lane*



*View towards and across the Cherwell Valley from the western edge of the village*



*View of the linear western edge of Kirtlington from the public footpath on the historic alignment of the Woodstock Way*

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character and setting:

- Historic footpaths, alleyways and lanes through the village;
- The layout around the two village greens;
- The number of surviving heritage assets, both designated and non-designated;
- Access to Kirtlington Park which comes right up to the edge of the village;
- Rural setting of the village created by the Cherwell Valley to the west and Kirtlington Park to the east;
- The surviving coursed limestone rubble walls; and
- Rural approach to the village along Mill Lane and the access this provides to the Oxford Canal and River Cherwell.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Piecemeal replacement of boundary features including stone walls with inappropriate materials, poor design, and detailing;
- Cars parked around the village greens and on grass verges throughout the village;
- Incremental changes to front elevations of buildings that can have a detrimental cumulative effect; and
- Lack of use of traditional materials and techniques in new developments.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Kirtlington Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The linear character of the village along the A4095;
- The rural approaches to the village including from Mill Lane into the North Green;
- The landscape gap between Kirtlington and Bletchingdon;
- Views across the Cherwell Valley towards Kirtlington and from Kirtlington;
- Unsympathetic infill development and urban extensions;

- Stone walls; and
- Appearance of the village greens.



### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Lower Heyford are as follows:

- Located close to the base of the west-facing slope of the Cherwell Valley;
- Historical layout of the settlement largely intact;
- Oxford Canal and River Cherwell come right up to the northern and western edge of the village;
- Heyford station;
- Linear settlement;
- Historical development largely concentrated in the west of the village;
- Vernacular of limestone and/or marlstone houses, often combining both materials to add detail;
- Painted stucco houses in bright colours;
- Brick chimneys;
- Small-scale pasture and fields coming right up to the centre of the village;
- Roads through the village predominantly lined by grass verges;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Discreet siting of historical development within the village limiting its visual influence over the surrounding landscape;
- More recent development less discreetly sited from the surrounding landscape; and
- Views through gaps between houses onto fields from along Freehold Street.

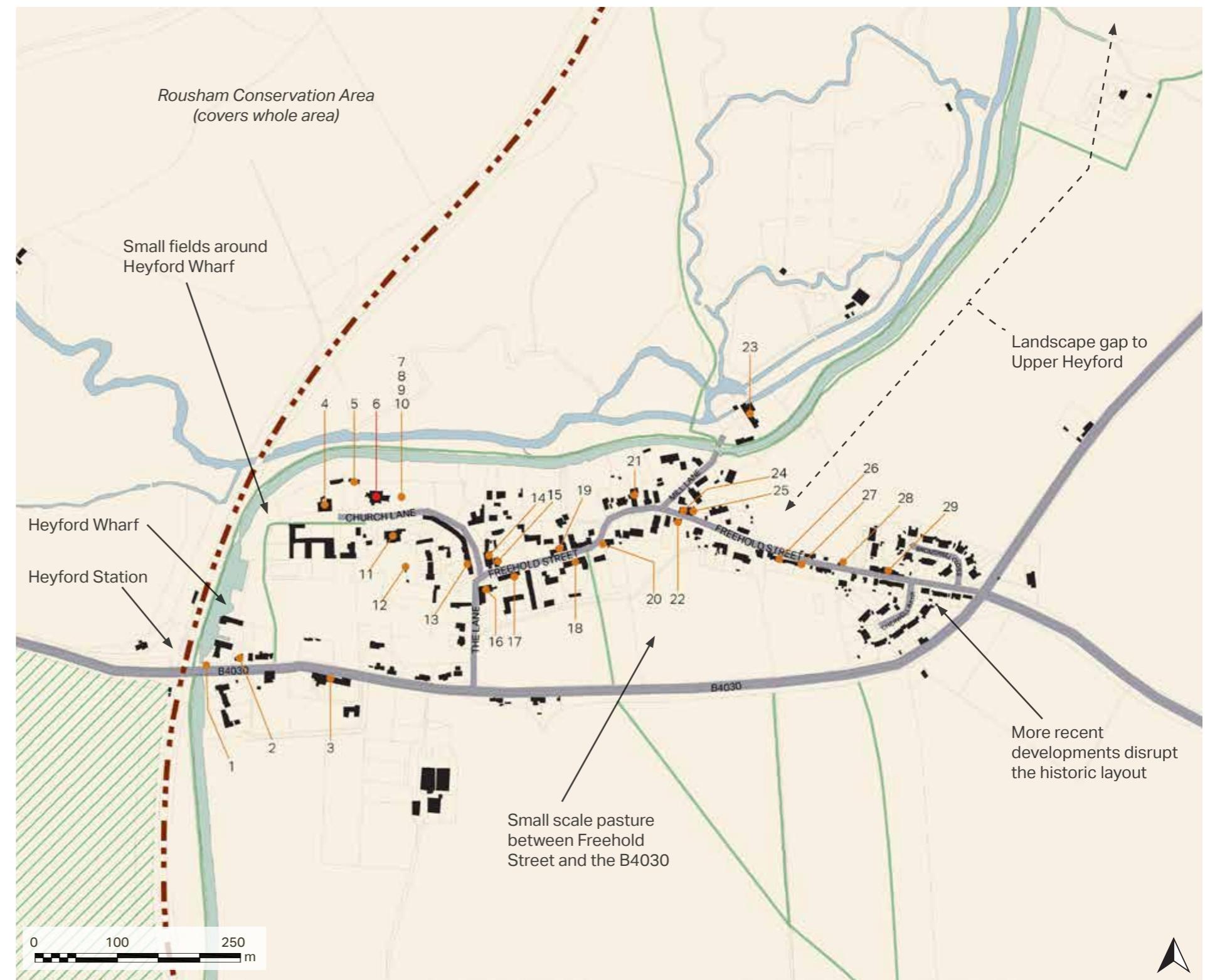


Figure 14: Lower Heyford

■ Building	□ Conservation Area	— River Cherwell
— Road	● Grade II* Listed Building - refer to Appendix B	— Oxford Canal
— Public Right of Way	● Grade II Listed Building - refer to Appendix B	
— Railway Line	■ Rousham Park Registered Park and Garden	

## Historical Development (Lower Heyford)

**6th century:** Lower Heyford has been settled since at least the 6th century and probably since prehistoric times. Roman finds were discovered in the area as well as an Anglo-Saxon pre-Christian cemetery and crop marks possibly date from the Iron Age.

**1086:** The Domesday Book of 1086 records the village as Hegford.

**11th – 13th century:** By the time of the Domesday survey most of the land in the village was divided between two estates.

**1199:** Caulcott was first mentioned in 1199. It lies about a mile to the east of Kirtlington and the majority of the houses lie along one side of the village street.

**1255:** There has been a bridge over the River Cherwell between Lower Heyford, Rousham and Steeple Aston since at least 1255. Historic England dates the earliest parts of the present bridge to the 14th century, its alterations to the 17th century and its widening to the 19th century. The bridge is a Grade II\* listed building.

**13th and 14th century:** In the 13th and 14th century, Caulcott was larger in size than Heyford however Caulcott had declined by the early 17th century.

**13th century:** St Mary's Church was built in the 13th century. The church was rebuilt in the decorated Gothic style in the first half of the 14th century. The Perpendicular Gothic clerestory and south porch were added later. The building was restored in 1867–68.

**1533:** Sir Edward Baynton sold the manor to Corpus Christi College that still owned the estate in the 1950s.

**17th century:** William Bruce rebuilt the manor house in 1699 on the site of a smaller house.

**1735:** In 1735 there were three licensed public houses. It is considered that one may have been the 'Red Lion', first mentioned by that name in 1784. In 1801 it was used as the meeting place of the Heyford landowners, when they were meeting to resolve the enclosure of open fields.

**1742:** In 1742 the total number of houses was reported to be 40. Between 1771 and 1881, the number of houses in the village increased from 56 to 116.

**1787:** The stretch of the Oxford Canal between Banbury and Tackley was completed in 1787. It runs along the Cherwell valley and bounds Lower Heyford village on its north and west sides. The Heyford section of the Oxford Canal was completed in 1790 and a wharf was built on it. The British Transport Commission acquired them in 1946 and by 1954 traffic had practically ceased.

**1793:** The main Bicester-Enstone road, which became a turnpike in 1793, crosses the river and enters the parish by Heyford Bridge. Lower Heyford had two toll-gates, one at Heyford Bridge and the other at the east end of the village.

**19th century:** In the 19th century, new cottages were built along the road to the eastern toll-gate and along the turnpike itself. Towards the end of the century a lot of the old cottages were replaced.

**1802:** The enclosure of open fields of the parish was put into effect in 1802.

**1808:** In 1808, there were two dame schools in the village while by 1833

there were more formal schools. A national school opened in 1867. Lower Heyford school became a Church of England controlled school in 1952 and closed in 1974. The previous school building is now a private house.

**1850:** The Great Western Railway opened Heyford railway station at Lower Heyford in 1850. The route is now the Cherwell Valley Line and Heyford station is served by First Great Western trains.

**20th century:** In the 20th century the village continued to extend eastwards. Between 1939 and 1954 38 council houses were completed. A noteworthy addition to the social life of the village was the combined club room and library, built in 1926 to house the War Memorial Library which had been founded after the First World War.



St Mary's Church



Heyford Wharf on the Oxford Canal is located parallel to Heyford Station on the Cherwell Valley Line

### Movement and Connectivity

The village of Lower Heyford is largely located on the north side of the B4030, with a single road (Freehold Street) allowing access through the village between two junctions with the B4030. Freehold Street is a narrow single lane road that winds its way through the village. A minor road connects Lower Heyford with Upper Heyford from a crossroads between the B4030 and Freehold Street at the eastern edge of the village. The B4030 leads west from the village across Heyford Bridge over the River Cherwell to the A4260, with a road leading north to Steeple Aston after the bridge. Through the village, there is only pavement along the eastern end of Freehold Street; however, pedestrian access is good as the roads are quiet. On-road parking through the village slightly disrupts movement through the village by car or bicycle, and somewhat disrupts views along streets.

Lower Heyford is located in the base of the Cherwell Valley and the River Cherwell and the Oxford Canal both pass the northern edge of the village, before turning south past its western edge. The village comes right up to the edge of the canal, with Heyford Wharf located in the west of the village.

Lower Heyford is the only settlement in the Mid-Cherwell area that has a railway station. Heyford Station is located on the western edge of the village adjacent to the canal wharf on the Cherwell Valley Line. This is a small railway station with an infrequent service. The station has a small adjacent car park in keeping with the scale of the station and village.

There are several bus stops along the B4030 with a daily bus service running between Oxford and Bicester.

The Oxford Canal Walk is a long distance recreational trail alongside the Oxford Canal through the Cherwell Valley, and passes the northern and western edges of the village. A number of other public rights of way lead out from the village to the north and south, including a footpath to Upper Heyford to the north-east, and a bridleway that goes direct to Kirtlington to the south via the hamlet of Northbrook. Through the village there are several public rights of way through fields and green spaces.



Oxford Canal Walk long distance recreational trail

### Settlement and Built Form

Lower Heyford is a linear settlement that has developed along the roads of Freehold Street, The Lane, Church Lane, Station Road and Mill Lane leading away from St Mary's Church. The historic layout of the village is still intact yet more recent developments are primarily along culs-de-sac which disrupt this historic layout, with roads including Cherwell Bank and Bromeswell Close in the east of the village. The historical development within the village is largely concentrated in the west of the village. Most of the more recent mid-to-late 20th century development within the village is located east of Mill Lane, interspersed amongst historical development.

Much of the development within the village has been infill development over time along Freehold Street, rather than development from plan, and therefore the building lines through the village are staggered, with houses intermittently set forward or back along roads. The building lines are more defined and consistent along the cul-de-sacs of mid-to-late 20th century development where development has been from plan.



Limestone and marlstone used in construction adds detail to the finish

Housing types are mixed throughout the village, with detached, semi-detached and terraced houses. Houses in the village are largely constructed of roughly hewn or rubble limestone and marlstone in coursed rows, often combining both types of stone to add detail to the façade. The more recent development in the village has however favoured the use of painted render facades which lack the same level of detail present in the stone built facades that are more representative of the local vernacular. Almost all housing is two storeys with pitched roofs. Roofs are mostly constructed out of slate or tiles, with thatched roofs also more prevalent than in many of the other villages within the Mid-Cherwell Neighbourhood Plan area. Brick chimneys are a characteristic feature with the majority of houses featuring a chimney of some form. The older housing in the village generally has timber casement windows and timber doors, whereas the more recent developments have uPVC windows and doors.



The informal relationship with the road strengthens the rural characteristics of the street



Infill development along Freehold Street



Historic buildings that are well detailed add character to the village

## Green Spaces and Public Realm

Lower Heyford is located within the Cherwell Valley and there is good access to the natural green space resources of the Oxford Canal and River Cherwell. Within the village there are green spaces including a playing field with playground attached to the sports and social club, a bowling green, and allotments.

The village is located just outside the north-east boundary of Rousham Park, which is a historic Grade I listed landscape but not easily publicly accessible from the village.

Small-scale pasture between Freehold Street and the B4030 makes a notable contribution to the rural character and setting of Lower Heyford. There are also small fields crossed by a footpath around Heyford Wharf in the west of the village.

Almost all of the houses within the village have access to private gardens. The more recent mid-to-late 20th century developments in the village generally also have front gardens and driveways facing onto the street. Along Freehold Street these front gardens and driveways are generally of a poor design or poorly maintained and these detract from the appearance of the public realm.

The roads through the village are predominantly lined by grass verges which enhance its rural character. There are occasional timber bollards to prevent cars parking on and damaging the verges. In places along Freehold Street there are steps between the road or pavement and the front access to houses to accommodate the change in elevation as the road slopes down to the west. Some of these steps are poorly detailed and detract from the character of the street. There is a limited amount of street lighting in the village which is generally located on telegraph poles. Limestone rubble walls are a characteristic feature of the village.



Housing and front gardens that are not sympathetic to the local vernacular



Playing field with playground off Freehold Street



Small-scale pasture between Freehold Street and the B4030



Small fields around Heyford Wharf



Poor detailing and unsympathetic design can detract from the character of the public realm



Narrow lanes lined by grass verges and stone walls, rocks have been used to protect the grass verge

### Heritage Assets

Lower Heyford has 35 listed buildings two of which are grade II\*, St Mary Church (NHLE 1225457) and Heyford Bridge (NHLE 1367979). To the southwest of the village lies Rousham Park which is a grade I registered park however only the north-eastern part of the park falls within the neighbourhood area boundary. Rousham Conservation Area includes Rousham Park, Lower Heyford and Upper Heyford. The majority of the listed buildings in Lower Heyford lie to the north side of Station Road, around Freehold Street and Church Lane. Overall, they can be divided into three groups, the ones that relate with the river and the canal, the ones that relate to St Mary's Church including the church building and the old houses in the village dating as early as 17th century including the Manor House (NHLE 1225483) and the Bell Inn (NHLE 1266273) public house. Outside of these categories are Darville House, Darville Cottage and Old Barn Cottage (NHLE 1225692). These were originally an inn and outbuildings comprising Red Lion Inn that have now been converted into 3 houses. They date from the 18th century and they were altered in the 20th century. They are constructed of colourwashed rubble with some wooden lintels under slate roof with brick stacks.

Manor House is one of the oldest buildings in the village that dates from 1669 although some parts may be of an earlier age. It is constructed of marlstone and limestone rubble and has a slate roof. To the east of the Manor House sits the grade II\* church of St Mary. The church dates from the 13th century with 14th and 15th century alterations/additions. It is constructed of local typical materials, coursed limestone and marl stone rubble with limestone-ashlar dressings. It was restored in 1848 and 1867. Opposite to the church stands Heyford House (NHLE 1266329) the former Rectory that was later converted into house and now is a bed and breakfast accommodation. The Rectory has quite early origins however Heyford House was built in 1731 and was refurbished in 1867. Towards the end of Church Lane and opposite Market Square stands the thatched Glebe Cottage (NHLE 1225635) just before the also thatched Owl's Nest (not listed). Glebe Cottage was originally a farmhouse that is now a house dating from the late 17th century or early 18th century. Opposite the thatched houses stand the Bell Inn that dates from an age similar to Glebe Cottage although altered in the 19th century. An interesting feature of the public house is a tall gabled stair projection to the rear which contains an ancient newel staircase and has a narrow window extending the full height. The public house links to an also listed thatched outbuilding to its west through a small gabled link.

To the south of the Bell Inn and Market Square stands College farmhouse (NHLE 1266281) and farmbuilding (NHLE 1225614) dating from the late 17th or/and early 18th century. They are both constructed of coursed limestone and marlstone rubble. Although most of the buildings around Market Square are of heritage significance on their own, they are also listed for group value.

There are a few more listed buildings on Freehold Street and a listed K6 Telephone Kiosk (NHLE 1266272) before Freehold Street meets Mill Lane and continues to the south-east to meet Station road. At the end of Mill Lane stands The Mill (NHLE 1225636), a watermill and millhouse that date from the late 18th century or early 19th century probably incorporating earlier elements (17th century). The Mill House is three storeys high with an original rectangular plan with 18th century sash windows.

The part of Freehold Street after Mill Lane has a mixture of historic buildings and modern ones. There are 7 listed buildings here while access to the green to the north of the street is via some iron gates with stone pilasters with engraved stone plaques.

To the south-west of the village, Heyford Bridge carries Station Road over

the River Cherwell. The grade II\* bridge dates probably from the 14th century however a bridge in the location was recorded as early as 1255. It was altered in the 17th century and widened in the 19th century. The western end of the bridge has four pointed medieval arches with the second from the west being reduced in half of its original span in the 17th century. The bridge continues on a causeway with six arches, two of which are medieval.

#### Locally listed buildings (identified by Cherwell District Council)

- A. The Old School & School House
- B. Old Chapel, Mill Lane
- C. Old Reading Room and Library
- D. 32 Freehold Street
- E. 33 Freehold Street
- F. 35 Freehold Street
- G. Outbuilding at 102 Freehold Street
- H. Outbuildings and canal wharf



Forge House



B. Old Chapel, Mill Lane

## Views

Lower Heyford is located on the eastern side of the Cherwell Valley and the land at Lower Heyford falls away to the north allowing views out across the Cherwell Valley towards the more wooded western valley side. The views across the valley are a characteristic of the village.

From the public rights of way alongside the Oxford Canal to the north-east of the village there are views of development along Freehold Street and in the east of the village. In these views, the historical housing is discreetly sited by the intervening landform and vegetation, and is less prominent as a result of the buff limestone material finish in contrast to the mid-to-late 20th century development with the more prominent finish of bright coloured render and lack of appropriate landscape integration or screening. The small-scale of the settlement in Lower Heyford is apparent as in views from the footpaths to the north and north-east, where there are views through the line of housing of the farmland south of the village.

There are intermittent views through gaps between houses along Freehold Street onto the farmland to the south, as well as north across the Cherwell Valley, enhancing the villages' rural characteristics.

The land rises to the south and east of the village and there are views over the village, which is largely concealed by a combination of landform and vegetation, towards Steeple Aston and Upper Heyford, across the Cherwell Valley. In addition there are far-reaching views along the valley. To the north-east, there are views of hangers and structures at the former RAF Upper Heyford on the horizon in their rural landscape setting.

There are views towards Upper Heyford from Lower Heyford. The small-scale of Upper Heyford is apparent as the farmland in front of, around, and to the rear of the village is visible. The intervening open farmland between the two villages forms a buffer between the two settlements.



Views over the village from the fields to the south



View towards Lower Heyford from the Oxford Canal, the mid-to-late 20th century development is prominent

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- The number of surviving heritage assets, both designated and non-designated;
- Rural approaches to the settlement;
- The rural character of the roads through the village, mostly lined by grass verges;
- Views towards the Oxford Canal and River Cherwell;
- Views across the Cherwell Valley;
- Rural setting of the village with farmland coming right up to the centre of the village;
- Access to natural green space including the Oxford Canal and River Cherwell; and
- The surviving coursed limestone rubble walls.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Poorly designed or unsympathetic introductions to the public realm including steps up to houses;
- Maintenance of front gardens and property boundaries facing onto the street, and the replacement of gardens with driveways that detract from the appearance of the street;
- Cars parked on pavements, grass verges and down the main streets; and
- Material finish and colour of mid-to-late 20th century development detracting from the historic core.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- Rural approaches to the villages;
- Views of the village edge;
- Open farmland south of the village which is important for its rural setting;

- The green buffer between Lower Heyford and Upper Heyford;
- Stone Walls; and
- Views towards the village from the footpaths along the Oxford Canal.

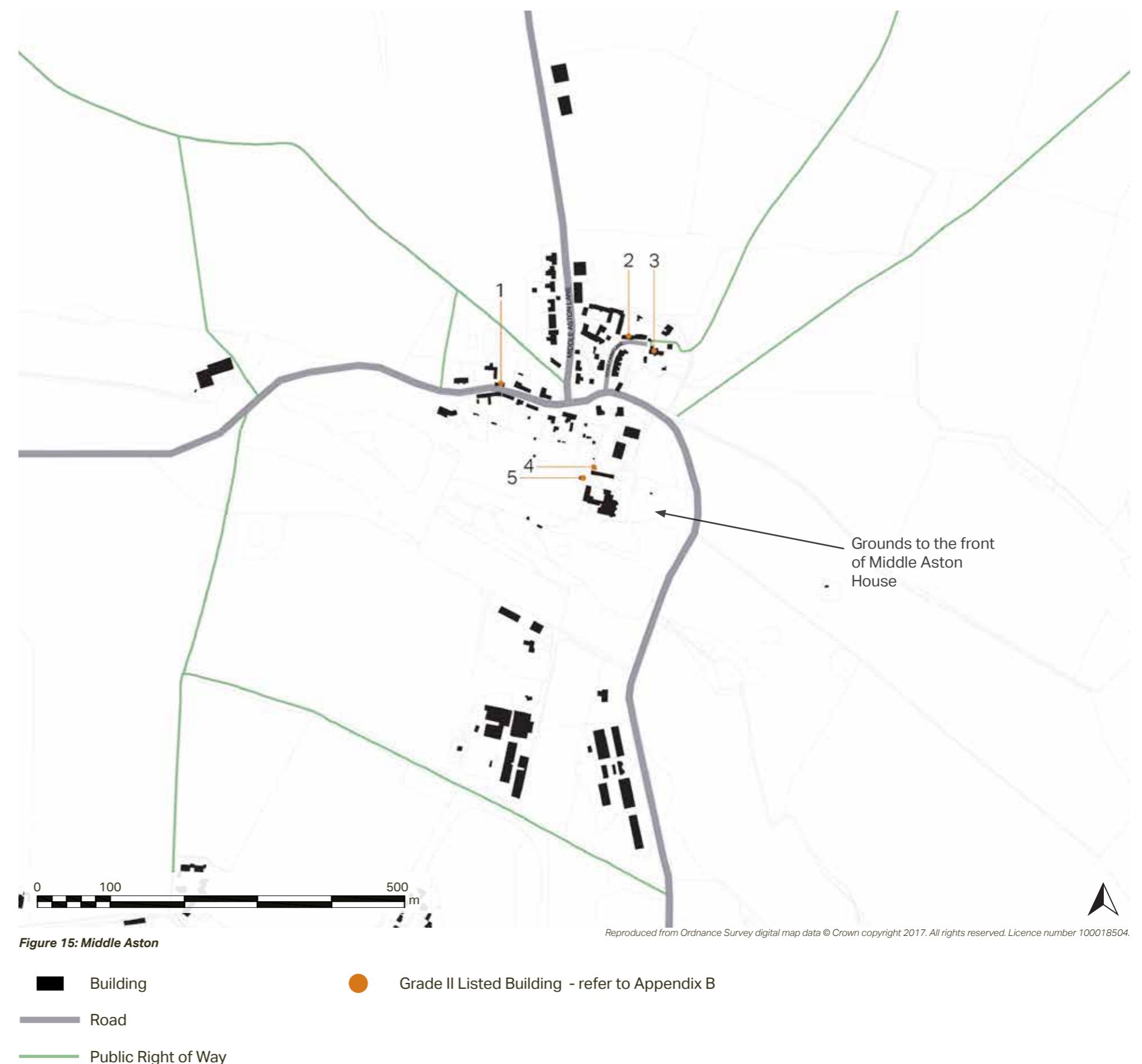


**MIDDLE ASTON**

### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Middle Aston are as follows:

- Located at the top of the east-facing slope of the Cherwell Valley;
- Village development around Middle Aston House;
- Prominent location of Middle Aston House and views towards the house from the road;
- Small rural settlement;
- Development concentrated along the three roads through the village;
- Houses constructed out of limestone, many with red brick or timber detailing;
- Pitched roofs with red brick chimneys;
- Small narrow lanes through the village lined by grass verges;
- Panoramic views across the Cherwell Valley;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Views of the villages of Somerton and Upper Heyford in the Cherwell Valley; and
- Views of the former RAF Upper Heyford.



## Historical Development (Steeple Aston and Middle Aston)

**1086:** The earliest record of Steeple Aston's population is in 1086 when there were just 20 inhabitants. The neighbouring Middle Aston (including the hamlet of Nethercote) had a slightly larger population of 23. The earliest settlement was probably at Steeple Aston, followed by North Aston and then Middle Aston.

**1180:** A stone-built church was established in Steeple Aston by 1180 when reference was made to the rector, Henry of Aston, brother to the lord of the Manor.

**12th century:** The church of St. Peter and St. Paul was built and extended over several centuries. The nave is believed to date from the 12th century while the chancel and aisles were added in the following century. The tower was built in the 14th century and the chancel screen in the 15th century.

**15th century:** Early housing development was probably located around the church and manor at the east end of North Street (now North Side). Manor Court is thought to have early 15th century origins and to have been both a manor house and court.

**16th century:** The village extended along its main street at first and it was probably only after the quartering of the manor in the 16th century that development was extended to South Street.

**17th century:** Most of the earliest surviving buildings in Steeple Aston date from the 1660s. Apart from the Church and Manor Court, the earliest surviving houses in Steeple Aston date from the 1600s. These are found close to the Church in North Side. Samuel Radcliffe's almhouses were built in 1663.

**Early 18th century:** In the early 18th century, the landscape north of Rousham Park was redesigned by William Kent, creating the sham ruin, 'eyecatcher', to the east of the parish. The eyecatcher is grade II\* listed and can be seen from several vantage points within the village.

**18th century:** Steeple Aston comprises the civil parishes of Steeple Aston and Middle Aston. Steeple Aston and Middle Aston became separate for civil purposes in the 18th century and from the 19th century Middle Aston has been classified as a distinct civil parish. In terms of architecture, this was a period of revival of classical architecture. This was a time of significant building activity in Steeple Aston although to a much smaller extent in Middle Aston. Some dwellings with earlier origins were altered to incorporate the classical style.

**1759:** By 1759, there were said to be 267 people in Steeple Aston while only 100 in Middle Aston indicating the development of the former as an open village and the latter as a closed one. By 1801 the total population of the parish had grown to 423, of whom 333 lived in Steeple Aston.

**1763:** By 1763 Middle Aston had been formed into three farms, Great House farm adjoining and south of Middle Aston House; Town farm based on Home farmhouse in Middle Aston village and; Grange farm occupied the remaining land as far as North Aston.

**1767:** At the time of Inclosure in 1767, Steeple Aston already had 22 small closes in and around the village and there was an increase in the number of professional and service families. As a result, the village expanded, particularly in the area of Paines Hill mostly along its east side. The west side was occupied by ancient closes.

**1787:** The section of the Oxford canal at the eastern edge of the parish was opened in 1787. The railway line from Oxford to Banbury passes through the eastern part of Steeple Aston.

**1793:** The Oxford-Banbury road crosses at Hopcroft's Holt in the south-west corner of Steeple Aston the Enstone-Bicester road that was turnpiked in 1793 and disturnpiked in 1876.

**19th century:** There is evidence of unemployment and poverty in Steeple Aston throughout the 19th century.

**1834:** In 1834 Steeple Aston and Middle Aston became part of the Woodstock poor law union. They were included in Woodstock rural district in 1894, in Banbury rural district in 1932, and in Cherwell district in 1974.

**1863:** Dr. Radcliffe's school was reorganized by the Charity Commissioners in 1863 into a mixed National school with 60 pupils. In 1870 there were 99 children on the school roll and an average daily attendance of 87.

**1871:** The 1871 census recorded huge growth in Steeple Aston. The population had more than doubled in seventy years, although the number of dwellings increased by a much smaller percentage. In 1971 there were 795

people living in Steeple Aston and 46 in Middle Aston.

**1875:** In 1875 a National infant school, funded by public subscription with the aim of ensuring the continuation of church teaching, was built opposite the north-east corner of the churchyard.

**20th century:** Through the 20th century, there was a big increase in the number of dwellings while the population rose by a very small percentage. The number of dwellings in Steeple Aston grew by nearly three times in the 20th century including new council houses in the village. Housing development in the later 20th century has mainly been away from the old village, along the Heyford road, and north of North Side.

**1988:** The conservation area was first designated in 1988 and reviewed in 1996 and 2014.



### Movement and Connectivity

The village of Middle Aston is accessed by minor roads, with three roads leading into and out of the settlement. These roads are all single track lanes, entering the village from the north, west and south. Middle Aston is located approximately 0.9km east of the A4260, and 0.5km north of Steeple Aston. The road entering the village from the west is from a junction with the A4260, and the road entering the village from the south connects Middle Aston with Steeple Aston. The road north out of the village leads to North Aston. The junction between these three roads is at the centre of the modern village. The only other road in the village is Home Farm Lane which is a short cul-de-sac.

There are several public rights of way which lead out from Middle Aston to the north, however there are no public footpaths leading south that directly connect Middle Aston with Steeple Aston. There is also no clear footway alongside the road leading south to Steeple Aston, so pedestrian links are limited. A public footpath leads north-east out of the village to provide access to the trails through the Cherwell Valley.



*Narrow single track lanes leading through the village with occasional trees, pedestrians must walk along the road*

### Settlement and Built Form

Middle Aston has developed to the north of the historical location of Middle Aston House, and was formerly a closed village completely owned by the manor. Development within the village has not sprawled, but has remained concentrated alongside the roads around the road junction at the centre of the village. The historical development is located closest to the location of the old manor house around the road junction, and along the road leading west towards the A4260. More recent development includes infill developments, development around Home Farm Lane, and development along Middle Aston Lane. Much of the development in the village is now from the 20th century.

Settlement has evolved in an organic pattern with housing both set back from and fronting up to the road, with intermittent clear and consistent building lines along the road leading out to the A4260 and Middle Aston Lane. Well-kept grass verges between houses and the road are a highly characteristic feature of the settlement.

Housing in Middle Aston is almost all two-storey detached properties, with a small terrace along Home Farm Lane and several semi-detached houses along the main road through the village. Historic buildings are largely constructed out of limestone rubble in roughly coursed layers, with more recent developments utilising roughly hewn limestone in neater coursed rows. Many of the houses have red brick or timber details around windows to face up the stone, which provides an interesting contrast to the buff stonework.

All of the housing in Middle Aston has pitched roofs, with the more recent development more noticeable for having protruding dormer windows. Chimneys constructed of red brick are a characteristic feature of almost all houses. Timber windows are prevalent throughout the village, with very few modern uPVC conversions.



*Vernacular housing of limestone with red brick detailing around timber windows*



*More recent development along Middle Aston Lane*

### Green Spaces and Public Realm

Middle Aston is surrounded by historic parkland and estate farmland to the south, and arable farmland to the north. There are no designated public parks or other community green spaces within the village. Despite the lack of formal green spaces there is good access to natural green space including the Cherwell Valley to the east.

Through the village the public realm is limited to the roads. The roads are generally lined with un-edged amenity grass verges with no pavements or footways. Timber bollards or rocks occasionally line the grass verges to prevent damage from cars. Limestone rubble walls are a characteristic feature of the village, lining roads and forming property boundaries through the centre of the village, these walls provide a degree of enclosure due to their scale.

Middle Aston is relatively open to the north with limited tree cover around the edge of the village. It is more enclosed to the south with woodland and mature tree belts around Middle Aston House. Through the village there are a number of mature trees in grass verges and front gardens that contribute to its character.

The grounds of Middle Aston House include several lakes, and lawns to the front and rear. None of the grounds to the house are publicly accessible; however, the lawn to the front of the house comes right up to the edge of the road that leads south to Steeple Aston, separated from the road only by a ha-ha and occasional railings. This green space therefore feels part of the setting of Middle Aston and is a characteristic feature of its identity. The lakes at Middle Aston House are not visible from the public realm. There is no street lighting within the village.



*Highly rural public realm comprising narrow lanes lined with un-edged amenity grass and tall stone walls*

## Heritage Assets

There are six listed buildings in Middle Aston including Grange Farm (18th century, altered and extended in 19th century, NHLE 1300674) in the former hamlet of Nethercote to the north-east of the main village. The listed buildings include the granary (NHLE 1200615) and icehouse (NHLE 1046312) to the original Middle Aston House to the south of the village. The listed buildings include the Home Framhouse (NHLE 136985), a two storey house from the late 17th century. To the west of the village, west for the junction with the road to North Aston stands Wadenhoe (NHLE 1300681) from 1728 with a thatched roof.

### Locally listed buildings (identified by Cherwell District Council)

A. Gates to Middle Aston House



A. Gates to Middle Aston House

## Views

Middle Aston is located on high ground on the western side of the Cherwell Valley and there are far-reaching panoramic views across and along the valley. There is a strong visual connection with the isolated settlements of Somerton and Upper Heyford, which are located on the far side of the valley. Around and between the settlements, views of the broad open arable landscape are a characteristic feature with intermittent trees and tree belts. Development at the former RAF Upper Heyford including the runway, hangers, towers and other structures are visible on the horizon on the far side of the Cherwell Valley.

Within the village there are attractive views of Middle Aston House which is framed by woodland in views from the road across its front lawn.



Views from the road over the ha-ha of Middle Aston House



Views across the Cherwell Valley towards Upper Heyford

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- Panoramic views east across the Cherwell Valley of the rural landscape;
- Views of Middle Aston House from the road on the approach into the village;
- The surviving coursed stone rubble walls;
- The small scale nature of the village reflecting its historic status as a closed village;
- Rural approaches to the settlement;
- The broadly consistent vernacular and use of materials in housing;
- The rural character of the roads through the village, lined by grass verges; and
- Well-maintained hedgerows and vegetation on the approaches to, and within, the village.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls; and
- Protecting the quality and appearance of views east across the Cherwell Valley.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Rural approaches to the villages;
- Stone walls;
- Unsympathetic infill developments and urban extensions;
- Rural setting of the village; and
- Views across the Cherwell Valley towards the former RAF Upper Heyford, development within this rural landscape is small-scale or enclosed within existing small historic villages.



## MID-CHERWELL: STEEPLE ASTON

### Steeple Aston

There is detailed character analysis of the Steeple Aston Conservation Area in the Steeple Aston Conservation Area Appraisal (Cherwell District Council, 2014), available to download from the Cherwell District Council website.

### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Steeple Aston are as follows:

- Located around a steep narrow valley on the east-facing side of the Cherwell Valley;
- Rectangular village layout enclosing an open area of orchards, grazed land and gardens;
- Historic enclosed green space crossed by a public footpath;
- Houses constructed of limestone, marlstone and red brick;
- Chimneys of red brick;
- Mid-to-late 20th century development located mostly on side roads and culs-de-sac;
- Large number of surviving heritage assets, both designated and non-designated;
- Varied built character;
- Wooded character of the north of the village;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Visual landmark of the church from within the village, particularly Paines Hill, and from across the Cherwell Valley;
- Views between the north and south of the village, notably along Paines Hill;
- Rural views of isolated villages within the Cherwell Valley;
- Views towards the Rousham Eyecatcher in the Cherwell Valley;
- Tree belts along the brook and along ridgelines around the village;
- Strong contribution of trees to the village character; and
- Public rights of way leading into and out of the village.



Figure 16: Steeple Aston

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- Building
- Road
- Public Right of Way
- Conservation Area
- Grade II\* Listed Building - refer to Appendix B
- Grade II Listed Building - refer to Appendix B

## Historical Development (Steeple Aston and Middle Aston)

**1086:** The earliest record of Steeple Aston's population is in 1086 when there were just 20 inhabitants. The neighbouring Middle Aston (including the hamlet of Nethercote) had a slightly larger population of 23. The earliest settlement was probably at Steeple Aston, followed by North Aston and then Middle Aston.

**1180:** A stone-built church was established in Steeple Aston by 1180 when reference was made to the rector, Henry of Aston, brother to the lord of the Manor.

**12th century:** The church of St. Peter and St. Paul was built and extended over several centuries. The nave is believed to date from the 12th century while the chancel and aisles were added in the following century. The tower was built in the 14th century and the chancel screen in the 15th century.

**15th century:** Early housing development was probably located around the church and manor at the east end of North Street (now North Side). Manor Court is thought to have early 15th century origins and to have been both a manor house and court.

**16th century:** The village extended along its main street at first and it was probably only after the quartering of the manor in the 16th century that development was extended to South Street.

**17th century:** Most of the earliest surviving buildings in Steeple Aston date from the 1660s. Apart from the Church and Manor Court, the earliest surviving houses in Steeple Aston date from the 1600s. These are found close to the Church in North Side. Samuel Radcliffe's almhouses were built in 1663.

**Early 18th century:** In the early 18th century, the landscape north of Rousham Park was redesigned by William Kent, creating the sham ruin, 'eyecatcher', to the east of the parish. The eyecatcher is grade II\* listed and can be seen from several vantage points within the village.

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**1767:** At the time of Inclosure in 1767, Steeple Aston already had 22 small closes in and around the village and there was an increase in the number of professional and service families. As a result, the village expanded, particularly in the area of Paines Hill mostly along its east side. The west side was occupied by ancient closes.

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**19th century:** There is evidence of unemployment and poverty in Steeple Aston throughout the 19th century.

**1834:** In 1834 Steeple Aston and Middle Aston became part of the Woodstock poor law union. They were included in Woodstock rural district in 1894, in Banbury rural district in 1932, and in Cherwell district in 1974.

**1863:** Dr. Radcliffe's school was reorganized by the Charity Commissioners in 1863 into a mixed National school with 60 pupils. In 1870 there were 99 children on the school roll and an average daily attendance of 87.

**1871:** The 1871 census recorded huge growth in Steeple Aston. The population had more than doubled in seventy years, although the number of dwellings increased by a much smaller percentage. In 1971 there were 795 people living in Steeple Aston and 46 in Middle Aston.

**1875:** In 1875 a National infant school, funded by public subscription with the aim of ensuring the continuation of church teaching, was built opposite the north-east corner of the churchyard.

**20th century:** Through the 20th century, there was a big increase in the number of dwellings while the population rose by a very small percentage. The number of dwellings in Steeple Aston grew by nearly three times in the 20th century including new council houses in the village. Housing development in the later 20th century has mainly been away from the old village, along the Heyford road, and north of North Side.

**1988:** The conservation area was first designated in 1988 and reviewed in 1996 and 2014.



Historic core of the village around the Church of St. Peter and St. Paul

### Movement and Connectivity

Steeple Aston is located approximately 0.5km east of the A4260 main road between Banbury and Oxford. There are two roads that lead off from the A4260 into Steeple Aston, Fenway to the north and South Side (known locally as Sixty-Foot on the approach to the A4260) to the south. South Side leads along the southern edge of the village before becoming Heyford Road and leading towards a junction with the B4030 close to Lower Heyford. Fenway leads east from the A4260 before becoming North Side, which is on the northern edge of the village. The village has a square layout in plan with Water Lane connecting South Side to North Side in the west, and Paines Hill connecting them in the east. Fir Lane leads north towards Middle Aston from the north-east corner of the village, and Heyford Road leads south-east out of the village towards Lower Heyford.



Approach into Steeple Aston along the B4030 from Heyford Road

There are several bus stops within the village with a daily bus service running between Banbury and Oxford. The nearest railway station to Steeple Aston is Heyford Station which is approximately 0.75km south-east of the village. Pedestrian access to Heyford Station is somewhat restricted by the partial lack of a pavement or footway along the road leading down to the station.

A number of public rights of way lead into and out of the village, including two footpaths leading out of the village into the Cherwell Valley towards the River Cherwell. One public footpath ('The Tchure') leads between North Side and South Side through historic alleys and a small field at the centre of the village. Aside from this public footpath through the village, pedestrian movement is largely confined to the roads, and pavements or footways alongside the roads.

### Settlement and Built Form

Steeple Aston has developed around a steep valley formed by a small tributary brook of the River Cherwell. The village is laid out around the valley in a rectangular form enclosing an open area of orchards, grazed land and gardens. The village has developed with a historic core around the Church of Saints Peter and Paul, and in a linear manner along North Side, the east side of Paines Hill, and along South Side.

The largest concentration of older properties in the village is around the

church and along North Side. This area has a strong sense of enclosure as a result of the buildings being set forward directly onto the road, and surrounding tall stone walls and overhanging vegetation. Settlement along North Side is generally detached houses, often with outbuildings, in a somewhat disrupted building line with a mixture of houses both facing onto the street and away from the street onto rear courtyards, and occasionally with gable ends facing onto the street.

Settlement has developed along the eastern side of Paines Hill, maintaining the historic enclosed green space to the west. Development along Paines Hill is generally in more uniform building lines than along North Side. Houses are a mix of detached and terraced properties and are slightly set back from the road behind pavements or narrow front gardens, fronting onto the street.

Settlement along South Side has developed more densely than elsewhere in the village, and there are several mid-to-late 20th century housing developments that lead off from the historic predominantly pre-20th century development along the main street. Development along South Side is in the most uniform building lines within the village with the historic development along South Side generally set just back from the street behind narrow front gardens or pavements, and the 20th century developments in strong building lines set further back from the road behind front gardens and/or driveways.



Limestone, marlstone and red brick can regularly be found complimenting each other in the facades

The local vernacular in the village is predominantly limestone and marlstone, although it is also fairly common to see brick used alongside these materials in buildings. There is much greater use of brick in Steeple Aston in contrast to the other settlements within the neighbourhood area, and this could be as there was historically a brickworks located on Paines Hill. There is also greater diversity in the stone used given that limestone and marlstone are each used extensively through the village. The stone used in buildings is often rubble or roughly hewn stone rather than dressed or ashlar stone, which enhances the village's rural characteristics. Almost all properties within the village have chimneys which are most commonly constructed of red brick, with some of the grander houses retaining stone chimneys. Houses typically have pitched slate roofs and are occasionally thatched. The historical buildings in the village have generally retained their period features such as timber sash windows and casement windows, whilst more recent development makes use of uPVC alternatives that do not have the

same level of detailing.

Mid-to-late 20th century development within the village on culs-de-sac and side roads leading off South Side, Heyford Road and Fenway is noticeable as its layout does not reflect the historic layout of the village, and the materials used for construction are generally not sympathetic to the local vernacular.

Some of the most recent development within Steeple Aston is along Fenway on the western edge of the village. These developments include two rural exception sites. The eastern rural exception site has been more successful at following the local vernacular than the mid-to-late 20th century development in the village, using dressed limestone and slate roofs. The box form and size of the properties at the western rural exception site are however out of scale with other development within the village, and their siting is slightly detached from the rest of the village. The houses here are set back behind front driveways and/or gardens with attached car ports or garages.



Recent housing at the western rural exception site on the edge of the village



Recent housing at the eastern rural exception site

## Green Spaces and Public Realm

Steeple Aston is surrounded by historic estate farmland and arable farmland, with good access by road and public rights of way out into the countryside. There are no designated public parks within the village; however, there is good access to nearby natural green space including the Cherwell Valley and Oxford Canal. There are allotments and a village hall with a playing field on the eastern edge of the village.

At the centre of the village there is a non-publicly accessible area of green space that includes gardens, grazed land and orchards. A brook flows through this green space, lined by mature deciduous and coniferous trees which create a sense of separation between the north and south sides of the village. Parts of this green space are farmed, and the presence of livestock in historic enclosure strongly enhances the rural characteristics of the village.

There are tree belts along ridgelines around the village and along surrounding field boundaries, which furthers a sense of enclosure to the village's setting, with the village only open in the direction of the Cherwell Valley to the east. Within the village the contribution of trees is strong with trees along the edge of the village, in the surrounding landscape, and through the centre of the village. Trees and vegetation in gardens also make a strong contribution to the public realm, both in gardens fronting onto streets, and in rear gardens such as those in the green space at the centre of the village. There are a number of significant large mature trees around the historic core of the village near the church.

Trees also play a strong contribution to the approach and setting of the village, with tunnel-like tree cover along the rural lanes of Heyford Road, Fir Lane, Fenway, and South Side. There is also semi-mature avenue tree planting along South Side on the approach into the village from the A4260.

One of the most characteristic features of Steeple Aston is its historic limestone and marlstone walls which have been used extensively as property boundaries fronting onto the public realm. The walls are varied in height through the village, but typically taller along North Side, adding to the sense of enclosure in this part of the village. The walls are constructed of coursed stone rubble and predominantly coped with either stone or mortar. The rough appearance of these rubble walls strongly contribute to the village's rural and historic characteristics.

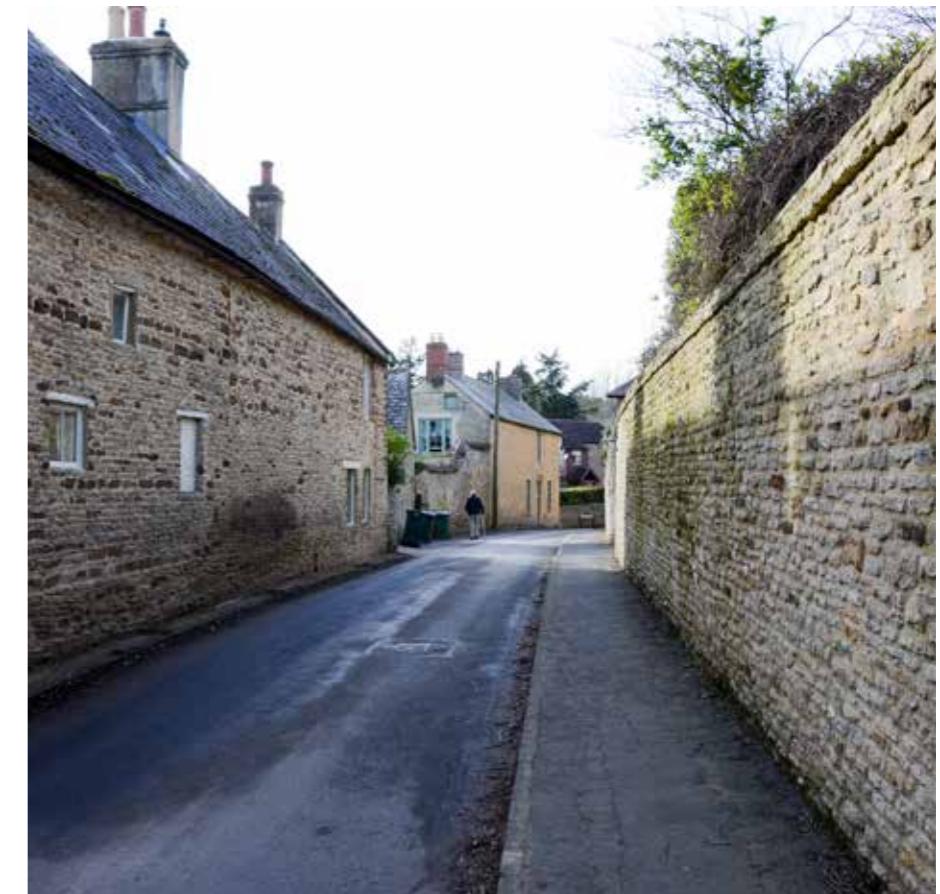
Where they are present, pavements are largely built of tarmac and edged with rough stone kerbs. More recent development has made use of concrete kerbs, which lack the same quality of detail as the stone kerbs. There is a short stretch of raised walkway constructed out of stone paving on top of coursed rubble where Fenway becomes North Side opposite the junction with Water Lane.

Many of the houses within Steeple Aston have narrow front gardens which front onto the street and incorporate well-kept planting, shrubs, and low walls or fences which contribute to the appearance of the streetscape.

The Tchure through the green space at the centre of the village is a grass or bare earth track, flanked in part by stone walls, and sympathetic to the historic character of the village.



Village playing field



Tall stone walls along North Side heighten the sense of enclosure



The green space comprising grazed land, gardens and orchards at the centre of the village comes right up to Paines Hill, with an old stone wall separating the field from the public realm

## MID-CHERWELL: STEEPLE ASTON

### Heritage Assets

There are 42 listed buildings in Steeple Aston, three of which are grade II\* listed buildings. These are the Cuttle Mill, the church of St Peter and St Paul (NHLE 1357162) and the Eyecatcher (NHLE 1357142) off Cow Lane to the east of the village. Steeple Aston Conservation Area covers the main historic core of the village developed around an open green space containing paddocks, gardens and plantations. The majority of the listed buildings here are spread South Side, North Side, the end of Paines Hill and beginning of Fir Lane.

The available historic maps for Steeple Aston show that the village was extending outside the conservation area boundary only after 1955 and before the 1970s.

One of the very old buildings in the village and North Side is the former manor house (Manor House Rectory Farmhouse and Manor Court Cottage, NHLE 1226005) that probably dates from c 1400 and the early 17th century. North Side contains besides the St Peter and St Paul Church, the approx. 2m high 18th century wall to the west side of the churchyard. The wall is an imposing feature of the street that leads to a series of historic houses on North Side including the almhouses (NHLE 1357429) and the Old School (NHLE 1065958) founded in 1640 however the building dates from the late 17th century. Other historic properties include the Cedar Cottage from the 17th and 18th century and the Holly Cottage that dates from 1729 as the datestone indicates (NHLE 1357430) however it incorporates 16th century parts possibly from Middle Aston House. Parts of the Middle Aston House, specifically the joinery it is said that were incorporated to the Grange (South Grange, East Grange and West Grange, NHLE 1066556) originally a large house that is now three separate dwellings. North Side remains quite narrow with numerous historic buildings retaining most of the original building line.

There are three buildings on the top of Paines Hill and South Side including the Post Office and a small shop and a large two-storey corner building, the Old Manor House. The buildings although not listed have some historic significance and appearance. On the opposite north-west corner stand the Town House (NHLE 1225948) from the late 18th century although possibly on earlier foundations. Towards the west side of the street stands the Manor Farmhouse (NHLE 1226005) from the early mid late 17th century and 19th century constructed of coursed squared marlstone with limestone dressings; marlstone and limestone rubble with slate roof and The Red Lion corner (NHLE 1245345).

There is a good selection of attractive historic houses along South Side. Palmer House and Tamarisk Cottage adjacent to the Grange Cottage are of note. There is a date inscription indicating that the houses date from 1865. Additional attractive buildings are the Radley Cottage and Green Acre to the left. However they all have modern windows detracting from their historic character.

### Locally listed buildings (identified by Cherwell District Council)

- A. Pre-school, Fir Lane
- B. Brookside, Paines Hill
- C. Poachers Cottage, Paines Hill,
- D. Duckets House, Paines Hill
- E. Randolph's, North Side

- F. East Spring, North Side
- G. West Spring, North Side
- H. The Old Malt House, South Side
- I. Raised pavement, Fenway
- J. Wind turbine at Brasenose Farm
- K. Grange Lea, Grange Park



E. Randolph's, North Side



B. Brookside, Paines Hill



A. Pre-school, Fir Lane



I. Raised pavement, Fenway

## Views

There are a number of views recognised within the Steeple Aston Conservation Area Appraisal that are of importance within the village.

The village's location around a small valley on high ground along the western side of the Cherwell Valley gives rise to attractive and often far reaching views through the village and across the landscape.

Through the village the dip in landform between North Side and South Side creates intermittent views across the central green space between the two sides of the village. The most notable location for these views is along Paines Hill, where there are interesting and attractive views along the road from both its northern and southern ends. From the south these views are towards the church steeple, which is seemingly framed by the surrounding vegetation, forming a landmark feature and focal point. The stone wall marking the boundary of the central green space is a prominent linear feature, and the open green space beyond forms an important part of the visual setting of the village and in particular the church and north side of the village. The north of the village is well-wooded in views from the south and the varied roofscape of houses at the north of Paines Hill creates an interesting view. From the south, the views along Paines Hill are of the varied and interesting roofscape of South Side and the eastern side of Paines Hill, intermixed with mature trees and with a backdrop of farmland and trees. The central green space is an important open part of views along the street. There are glimpsed views eastwards from along Paines Hill of the Cherwell Valley to the east.

The land to the south of the village is slightly higher than the southern side of the village, allowing views across to the wooded north side of the village, with the church again forming a focal point.

There are attractive and panoramic views across the Cherwell Valley from the eastern edge of the village. Views in this direction include the settlements of Upper Heyford and Lower Heyford. Lower Heyford is more discretely sited in the valley to the south whereas Upper Heyford is more noticeable as it is located directly across the valley from Steeple Aston. Development at the former RAF Upper Heyford including hangars and other structures form a notable feature of the skyline in the backdrop of the view.

From Upper Heyford and the Cherwell Valley, Steeple Aston is visibly nestled into surrounding woodland and vegetation in the western valley side. Parts of the eastern edge of the village are visible but generally discreetly sited amongst vegetation and without appearing to sprawl. The church steeple is the most prominent built form within the village, visible against a backdrop of mature trees. The changing landform within the village creates an interesting roofscape where development in the village is visible from the east, such as in views of the church.

The Rousham Eyecatcher is a notable stone folly in the Cherwell Valley and intermittently visible from along the eastern edge of the village.

From along the public footpath through the village's central green space there are views across the surrounding gardens and paddocks, and onto the rear of properties that back onto the green space. These views have an enclosed and historic character.



View north along Paines Hill towards the church



View south along Paines Hill, the interesting roofscape in the village is apparent



View towards Steeple Aston from the Cherwell Valley, the church is a notable landmark

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character and setting:

- The surviving historic layout of the settlement in a linear manner along a rectangle of roads around a narrow but steep valley;
- The number of surviving heritage assets, both designated and non-designated;
- The village's central green space which enhances the rural setting of the village;
- The visual landmark of the church steeple and its setting within the village, the Cherwell Valley, and further east;
- The surviving coursed stone rubble walls;
- Access to the Cherwell Valley and its long distance walking trails by footpaths leading directly out of the village; and
- Views along Paines Hill through the village, and the interesting and historic roofscape created by the changes in landform.

concealed which contributes to the rural setting of Steeple Aston;

- Unsympathetic infill developments and urban extensions;
- Stone walls; and
- The wooded character of the north of the village.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Lack of use of traditional materials and techniques in new developments; and
- Lack of public open access to the central green space.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Steeple Aston Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The interesting and varied historic roofscape along Paines Hill;
- The undeveloped central green space at the centre of the village;
- Rural approaches to the villages;
- The historic layout of the village still evident today;
- Views across the Cherwell Valley from the east, with settlement at Steeple Aston largely concealed at present with the church steeple the main focal point;
- Views east across the Cherwell Valley towards the former RAF Upper Heyford, development within this rural landscape is small-scale or largely



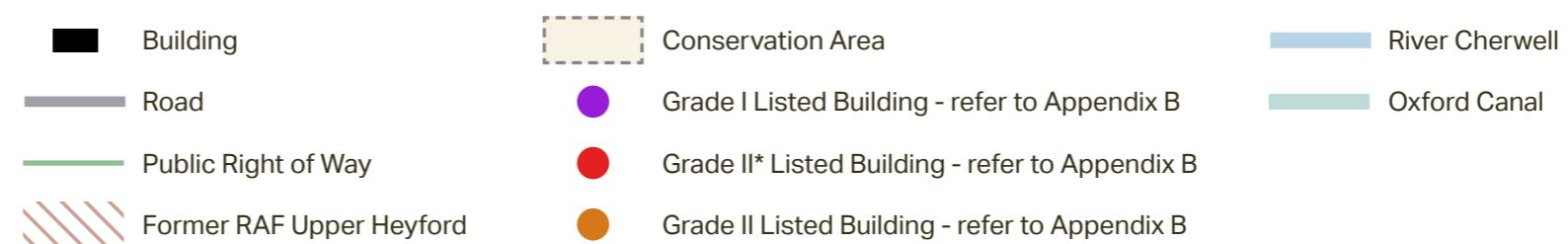
### Key Characteristics

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Upper Heyford are as follows:

- Located part way down the west-facing slope of the Cherwell Valley;
- Intact historical layout of the settlement;
- Oxford Canal and River Cherwell at the western edge of the village;
- Somerton Road forms the eastern edge of the village;
- Varied built character;
- Historically houses built of limestone with pitched slate roofs and brick chimneys;
- A lot of 20th century infill and urban extension developments likely associated with the former RAF Upper Heyford;
- Rural farmland setting with small- to medium-scale pasture coming right into the village;
- Roads through the village predominantly lined by grass verges;
- Visual landmark of the church from across the Cherwell Valley;
- Rural views across the Cherwell Valley that include partial views of Steeple Aston and Middle Aston;
- Buildings and structures within the former RAF Upper Heyford are not visible from the village; and
- Limestone rubble stone walls defining boundaries throughout the public realm.



Figure 17: Upper Heyford



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## Historical Development (Upper Heyford)

**1086:** The Domesday survey states that there were 10 plough-lands at Heyford in 1086.

**15th century:** A Medieval barn is part of Manor Farm, built by New College 1382. It is the oldest original building, unrestored with small alterations. St Mary's Church tower and parts of the chancel however outdate the barn by at least a century.

**17th century:** In the 17th-century, the village was comparatively small with only twenty householders.

**1790:** The Oxford-Coventry canal was completed in 1790. Part of the river near the manor-house was utilized for the canal and a new channel was cut for the river further westwards.

**18th century:** There were said to be about 30 houses during most of the 18th century. A considerable increase in population was recorded at the end of the 18th century and later. Between 1811 and 1851, 44 new dwellings were built.

**1850:** The Great Western Railway opened in 1850 with a station at Lower Heyford. The Heyford section of the former G.W.R.'s main line between Oxford and Banbury was completed in 1850.

**19th century:** Enclosure in 1842 gave rise to most of the building of new houses including new farms. During Enclosure the allotments were awarded to the village.

**20th century:** Many new homes were built in the 20th century including 32 council houses.



Church of St Mary

### Movement and Connectivity

The village of Upper Heyford is located largely to the west of Somerton Road, a minor two-lane north south road that connects Lower Heyford to the south with Somerton to the north. Upper Heyford is also located on a junction with Camp Road, which is the main east-west road through the former RAF Upper Heyford, and today through the Heyford Park development. As a result of this junction, there is often heavy traffic including a large proportion of HGV traffic approaching from Lower Heyford to the south and turning right onto Camp Road. This traffic can slightly reduce the tranquility of the village.



Camp Road on the approach into Upper Heyford

Upper Heyford primarily comprises three parallel roads leading west off Somerton Road; Orchard Lane (which is a dead end street for traffic but the Green can be accessed on foot through the Tchure), High Street, and Mill Lane. High Street and Mill Lane are connected at their western end to form a loop. Leading off from these roads are several other smaller roads including School Lane, which connects the High Street with the church.

There is a bus stop on Camp Road on the edge of the village with a daily bus service running between Oxford and Bicester.

Through the village there are occasional pavements for pedestrian access, but mostly pedestrian movement through the public realm is along the roads themselves which are quiet enough for safe access. The Oxford Canal Walk is a long distance recreational trail alongside the Oxford Canal through the Cherwell Valley, and passes the western edge of the village. A public footpath leads south out of the village to Lower Heyford.

### Settlement and Built Form

The historic layout of Upper Heyford is still present, with the Church of St Mary in the west of the village close to the Oxford Canal, and Orchard Lane, High Street and Mill Lane the primary roads within the settlement. The historic development within the village is dispersed along these main roads as well as School Lane and Somerton Road. The more recent mid-to-late 20th century developments are dispersed in clusters and rows amongst the historic settlement within the village, and also spread out of the village to the north along Somerton Road. Much of the development within the village is post-1950s development that has most likely developed to support the

nearby former RAF Upper Heyford, now Heyford Park.

Housing in the village is a mix of detached, semi-detached and terraced houses. The historic development within the village is most commonly detached or terraced, whereas the mid-to-late 20th century developments are predominantly semi-detached or terraced. Building lines within the village are staggered with an organic layout. There are more uniform building lines and development patterns associated with the mid-to-late 20th century development.



Sympathetic mid-to-late 20th century development

that have timber casement windows and doors. More recent housing development along Orchard Lane is a good example of the local vernacular, using appropriate materials, techniques, design and massing. Almost all housing in the village is two storeys, with pitched roofs and brick chimneys.

Manor Farm on the south-west corner of the village by the church is a large farm with several outbuildings and silos. The silos are prominent visual structures which are out of scale with the adjacent village and detract from views of the church but are appropriate in a rural environment.



Recent housing along Orchard Lane is a good example of the local vernacular



Mid-to-late 20th century development along Somerton Road

## Green Spaces and Public Realm

Upper Heyford is located within Cherwell Valley and there is good access to the natural green space resources of the Oxford Canal and River Cherwell. The village has several formal green spaces including a village hall and recreational field with playground, and a play area and green space (The Green) by a small recently refurbished Reading Room. There are community allotments on the eastern side of Somerton Road and an Allotment Barn, given to the village by the Earl of Jersey in 1891 along with the Reading Room on the Green.

Upper Heyford has a rural farmland setting, with small- to medium-scale pasture coming right up into the village streets in several locations. There are also important fields to the east of the village between Somerton Road and the fenced boundary of the former RAF Upper Heyford, now Heyford Park, which provide a buffer between the two.

Almost all of the houses within the village have access to private gardens. The mid-to-late 20th century developments in the village generally also have front gardens and driveways facing onto the street. The design of these front gardens on the post-1950s development, some of which have been converted to driveways, do not include characteristic vernacular features of the public realm such as limestone rubble walls. They are also often poorly maintained and can detract from the appearance of the public realm.

The roads through the village are predominantly lined by grass verges which enhance its rural character. There are occasional timber bollards to prevent cars parking on and damaging the verges.

There is a limited amount of street lighting in the village, with lights generally attached to telegraph poles.



Village recreational field and playground



Village allotments



Grazed pasture coming right up into the village

## Heritage Assets

There are 20 listed buildings in Upper Heyford and two Scheduled Ancient Monuments. Upper Heyford can be divided into two areas, the village and the former RAF Upper Heyford. The village falls within Rousham Conservation Area while the site of the former RAF Upper Heyford, is designated as a conservation area itself (RAF Upper Heyford Conservation Area) for both its special architectural and historic interest.

In terms of the village, the majority of listed buildings are concentrated around High Street and Orchard Lane with a few just at the end of Church Walk. These include the grade I listed tithe barn (NHLE 1266058) to the south of Manor House (NHLE 1226046) and grade II\* church of St Mary (NHLE 1226006). The medieval barn is the oldest buildings in the village and is also a designated Schedule Ancient Monument. It dates from c 1400 and was probably built for New College, Oxford. Similarly to most of the historic buildings in the valley is constructed of coursed rubble with ashlar quoins with a Stonesfield-slate roof. To the north, the Manor House dates from the 17th century while to the east the granary dates from the 18th century and is interestingly timber framed with some brick infill.

The characteristic part of the High Street and the village is the row of 7 stone and thatched cottages (NHLE 1226005) that probably dates from 18th century. The rest of the old houses date from the 17th or 18th century and are mainly constructed of limestone rubble with slate or thatched roofs. A lone headstone standing by the church door contains the word 'murdered'. It is widely believed that there is only one other to exist in England containing this word.



Thatched cottages along High Street

### Views

Upper Heyford is located on the west-facing slope of the Cherwell Valley which affords it views along and across the valley including towards the villages of Steeple Aston and Middle Aston. The church at Steeple Aston is a landmark in views. Steeple Aston and Middle Aston are generally nestled amongst woodland and tree belts along the western side of the valley.

The church within Upper Heyford is a landmark in views from around the Cherwell Valley, however the silos around Manor Farm in the south-west of the village slightly detract from views towards the church.

Views of the southern edge of the village have a historic character as a result of the grazed pasture on the village edge, trees within fields, and the historic buildings along the village edge. The northern edge of the village is largely screened from the landscape to the north as a result of tree belts around fields and property boundaries. There are views across to Lower Heyford from the southern edge of Upper Heyford and from Somerton Road.

To the east the land rises up to the former RAF Upper Heyford, and there are views from the village of the barbed wire fence along the airfield boundary. From the former RAF Upper Heyford and from Camp Road there are views across farmland of the edge of the village, with the Cherwell Valley visible in the background.



*View of Upper Heyford from the landscape between Upper and Lower Heyford, the silos detract from views of the church.*



*Views across farmland towards Upper Heyford from the former RAF Upper Heyford*

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- The number of surviving heritage assets, both designated and non-designated;
- Rural approaches to the settlement from the north and south;
- Rural setting of the village with farmland coming right up into the village;
- Views across the Cherwell Valley;
- Access to natural green space including the Oxford Canal and River Cherwell; and
- The surviving coursed limestone rubble walls.

- Rural approaches to the villages;
- The green buffer between Lower Heyford and Upper Heyford;
- Stone Walls; and
- Views towards the village from the footpaths along the Oxford Canal.

## Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Weathering of painted stucco houses which detract from their appearance and require more regular cleaning than stone houses;
- Cars parked on pavements, grass verges and down the main streets.
- Maintenance of front gardens and property boundaries facing onto the street, and the replacement of gardens with driveways that detract from the appearance of the street;
- Piecemeal replacement of boundary fences or walls that are inconsistent; and
- Piecemeal conversion of historic windows and doors to modern uPVC alternatives.

## Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Heritage assets and their landscape settings;
- Green farmland buffer between the village and the former RAF Upper Heyford and Heyford Park;
- Views towards the village from within the Cherwell Valley and the settlements of Steeple Aston and Middle Aston;
- Views out from the village of the Cherwell Valley and the settlements of Steeple Aston and Middle Aston;
- The rural landscape setting of Upper Heyford;

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# MANAGING CHANGE



### Managing Change

The character of the Mid-Cherwell area is the result of a range of interactions between natural and human processes. This evolution is supported by the sections on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Mid-Cherwell Neighbourhood Plan.

#### Character Management Principles

The distinctive local vernacular of the villages within the Mid-Cherwell area, their historic character, and largely intact historical layouts are all highly sensitive to change from the pressure and requirement of new development. In particular, the character of the Cherwell Valley and the scale of the villages along it, which are distinct and separate in their rural setting, are under threat from poorly sited and designed developments, and from the potential for substantial development at Heyford Park. New development that does not respect the local vernacular or the historic characteristics of the villages in the area has the potential to impact on their individual character, and cumulatively on the character of the Mid-Cherwell area as a whole.

The layout and design of the Heyford Park development at the former RAF Upper Heyford has been extensively described and assessed in other published documents, yet the potential for further development at Heyford Park, and in particular the potential for further developments extending westwards towards the villages of Upper Heyford and Lower Heyford could have irreversible impacts on the landscape character of the Cherwell Valley. This could be managed by developing policy to influence the Heyford Park development, and protect the Mid-Cherwell area. This could include defining buffers to settlements along the eastern side of the Cherwell Valley and around the former RAF Upper Heyford to protect the character of these villages and their strong rural settings. Specific consideration should also be given to the impact of increased traffic through this strongly rural landscape, and the impact on views from along and across the Cherwell Valley from settlement and footpaths within the Cherwell Valley.

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which contribute to the local vernacular, historic character, and rural setting of settlements and the Cherwell Valley.

The following principles should be considered when defining policies with respect to heritage and character:

#### General Principles

- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- Any new development should respect the layout, scale, mass and appearance of buildings in the respective settlement;
- The materials proposed for any new buildings or building alterations should be of a high quality, respond to and enhance the character of the

area, and have strong attention to architectural detailing;

- Consideration should be given to the visual impact of development along the edge of the settlement and how this affects the rural setting of the village;
- Consideration should be given to protecting the views identified by the neighbourhood plan group (shown in Appendix D) as being of importance to the area's character;
- Conserve and protect designated and non-designated heritage assets and their setting;
- Retain public rights of way and continue to keep these well-maintained;
- Require stone wall repairs to be carried out using traditional materials and methods in a sympathetic manner to the existing wall.

#### Fritwell

- Consider designation of the fields at the centre of the village as a Local Green Space to keep them open and free from development;
- New development and building alterations should consider the impact on views onto the fields at the centre of the village between buildings, and views out from these fields; and
- New development should have consideration to protecting views across the roofscape at Fritwell from the east and west;
- Consider restricting parking in places within the village in conjunction with the local authority to protect access along pavements for pedestrians and improve the appearance of streets;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

#### Kirtlington

- Maintain the surfacing and character of the alleys, footpaths and lanes through the village which are representative of its history and rural characteristics;
- Prevent further development to the south of the village that would encroach on the landscape gap between Kirtlington and Bletchingdon;
- Require property boundary changes to make use of stone walls built using traditional building methods in line with the historic stone walls within the conservation area;
- Measures to prevent vehicles from parking on verges within the village greens and on grass verges should be explored but should be appropriate to the rural character of the village and not detract from the appearance of the public realm;
- Development should not extend west of the village to protect the open farmland rural setting and rural edge of the settlement on the edge of the Cherwell Valley;

#### Lower Heyford

- Require property boundary changes to make use of stone walls built using traditional building methods in line with the historic stone walls

within the conservation area;

- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Consider designating the farmland to the south of Freehold Street as a local green space as it makes a strong contribution to the rural character of the village;
- Maintain the landscape gap between Lower Heyford and Upper Heyford to protect views between the two settlements and the character of this part of the Cherwell Valley;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm;

#### Middle Aston

- Any new development within the village should respect its historic layout, with new streets or culs-de-sac likely to be inappropriate;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

#### Steeple Aston

- Consider designation of the fields at the centre of the village as a Local Green Space to protect their historic character;
- Protect views towards the church from along Paines Hill and the land south of the village;
- New development proposals should be carefully sited to protect the character of views within and across the Cherwell Valley;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Require any new property boundaries to make use of stone walls built using traditional design and construction methods in line with existing stone walls within the conservation area;
- Control the introduction of solar panels to roofs where this may adversely impact views across the roofscape in Steeple Aston;

#### Upper Heyford

- High quality recent housing proposals sympathetic to the characteristics of the village and its layout such as those on Orchard Lane should be encouraged;
- Maintain the landscape gap between the village and the former RAF Upper Heyford to protect the rural setting of Upper Heyford and the Cherwell Valley;
- Maintain the landscape gap between Lower Heyford and Upper Heyford to protect views between the two settlements, their settings, and the character of this part of the Cherwell Valley;
- Require property boundary changes to be sympathetic to the historic character of the village;

- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

#### **Next steps and sources of further information and support**

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Mid-Cherwell Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the [local authority name] Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Mid-Cherwell View Management Framework;
- Design codes for future development and management.

A wealth of further information and support is available to assist Mid-Cherwell Neighbourhood Plan Group in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)

- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

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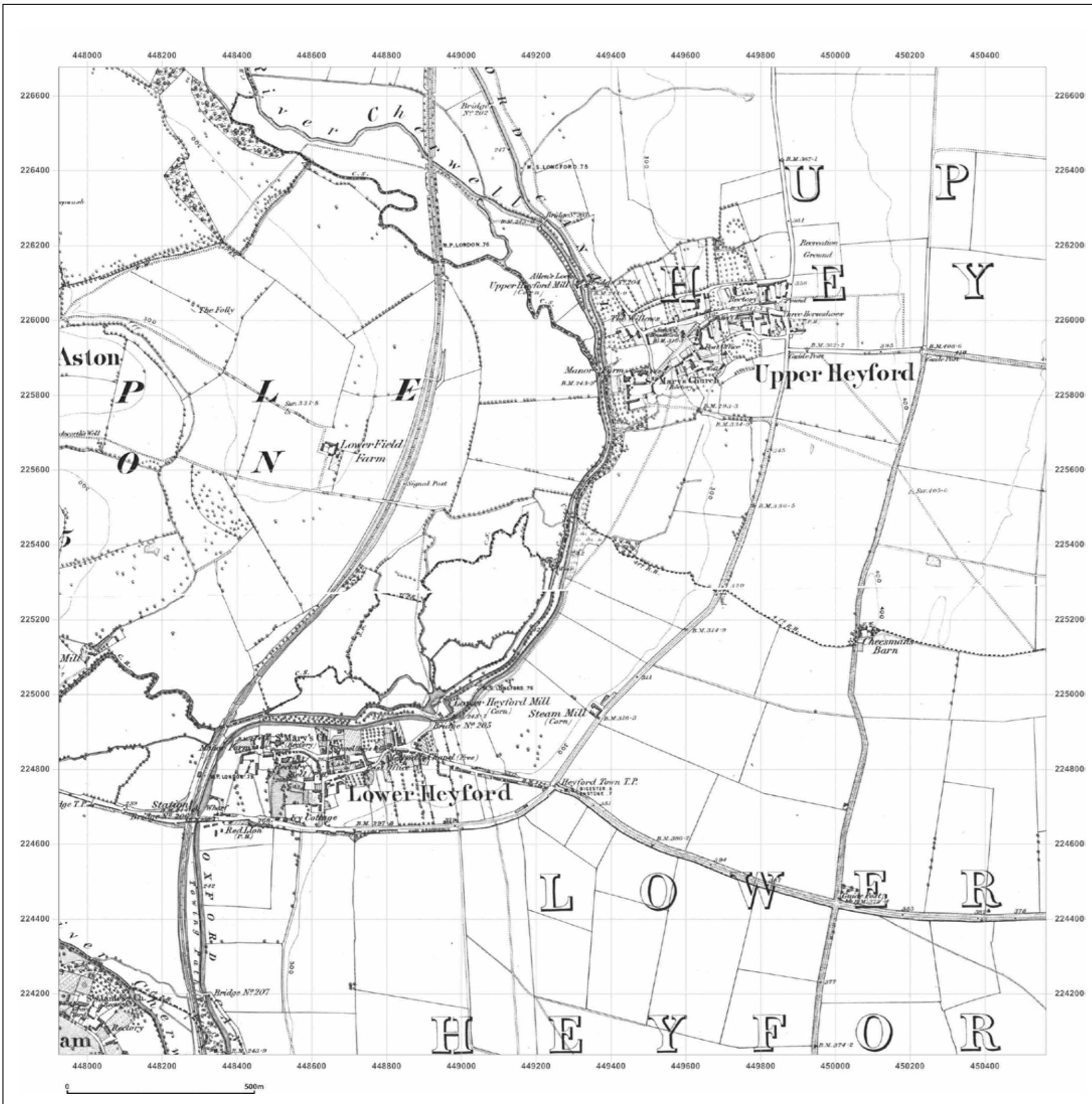
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## APPENDIX A: HISTORIC MAPS



#### Site Details:

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Report Ref: CMAPS-CM-617387-39015-200417

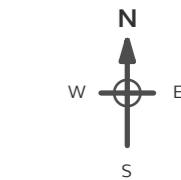
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Map Name: County Series

Map date: 1875-1880

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880  
Revised 1880  
Edition N/A  
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Surveyed 1875  
Revised 1875  
Edition N/A  
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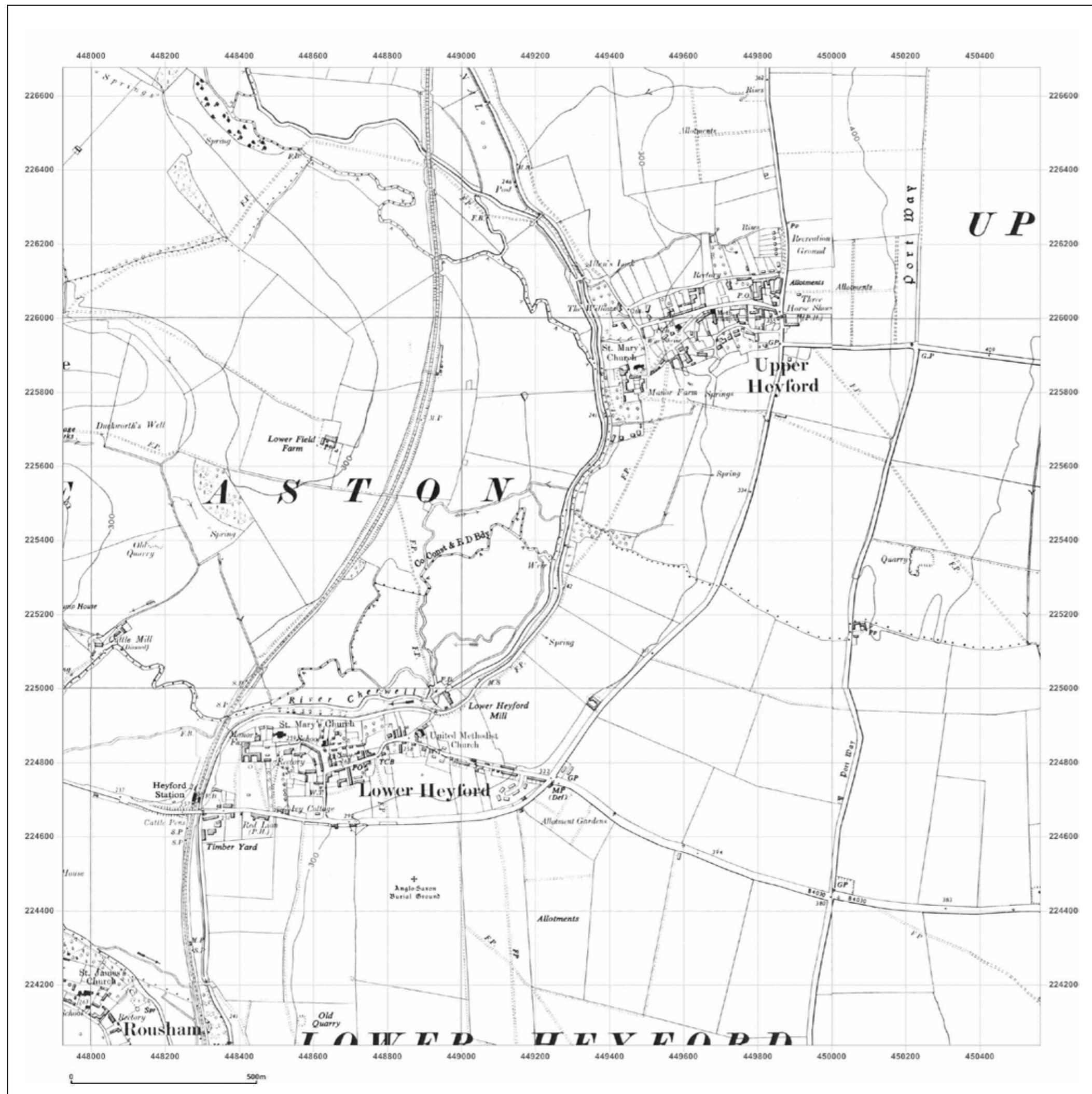


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**Site Details:**

1954-A3PDF-10000,

**Client Ref:** 39015

**Report Ref:** CMAPS-CM-617386-39015-200417

**Grid Ref:** 449243, 225356

**Map Name:** Provisional

**Map date:** 1950-1954

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed N/A  
Revised 1954  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
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Surveyed N/A  
Revised 1954  
Edition N/A  
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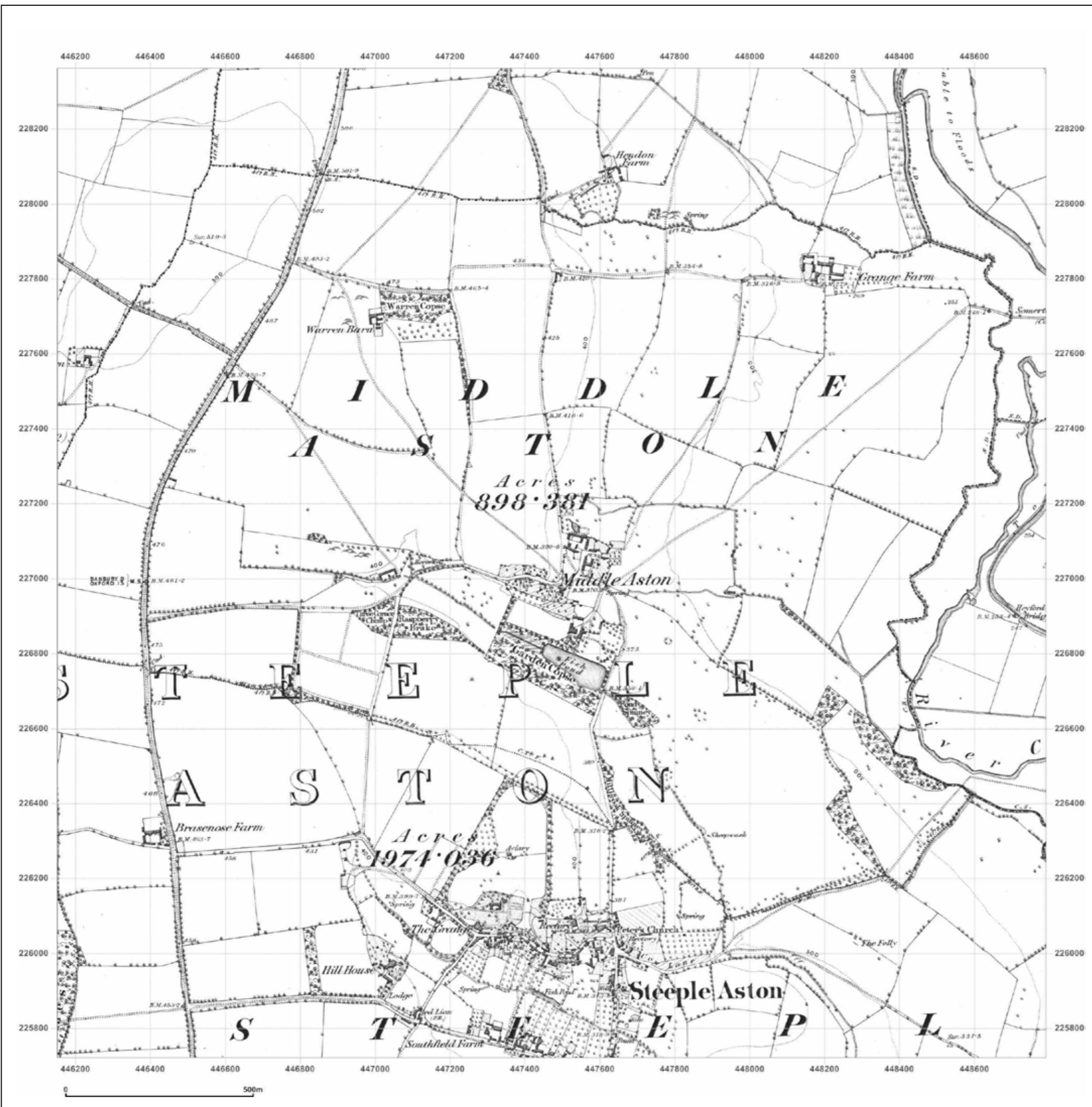


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**Site Details:**

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Report Ref: CMAPS-CM-617385-39015-200417

Grid Ref: 447471, 227041

Map Name: Provisional

Map date: 1954

Scale: 1:10,560

Printed at: 1:10,560


 Surveyed 1950  
 Revised 1954  
 Edition N/A  
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## APPENDIX B: SCHEDULE OF HERITAGE ASSETS

## Listed Buildings

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
<b>FRITWELL</b>						
1	1225311	Manor Farmhouse	II	452303	229443	26/02/1988
2	1266393	Fritwell Manor	II*	452403	229479	26/11/1951
3	1266439	Garage and Stables approx. 40 metres south east of Fritwell Manor	II	452440	229454	26/02/1988
4	1266400	Court Farmhouse Court Farmhouse Flat	II	452465	229432	26/11/1951
5	1266375	Barn approx 10 metres south east of court farmhouse	II	452488	229417	26/02/1988
6	1266385	Mary's House	II	452618	229496	26/02/1988
7	1225436	Wheatcroft	II	452248	229421	26/02/1988
8	1046892	Church of St. Olave	II*	452452	229301	07/12/1966
9	1369568	Church of St. Olave Group of 2 Headstones approx. 4 metres to ...	II	452462	229291	26/02/1988
10	1200306	Church of St. Olave Church Yard Cross approx 10 metres to south	II	452459	229288	26/02/1988
11	1200321	Heath Farmhouse	II	452362	229246	26/02/1988
12	1369569	The Hollies	II	452732	229094	26/11/1951
13	1225308	St. Olave's	II	452723	229053	26/02/1988
14	1266438	88 East Street	II	452720	229046	26/02/1988
15	1225336	The Limes	II	452690	228970	26/02/1988
16	1225309	One Hundred	II	452665	228929	26/02/1988
17	1046893	39/41 East Street	II	452780	229148	26/02/1988
<b>KIRTLINGTON</b>						
1	1200230	Foxtownsend Cottages	II	450040	220243	09/12/1987
2	1369748	Home Farmhouse	II	450178	220231	09/12/1987
3	1046500	Foxtownsend Farmhouse Foxtownsend Flat	II	450011	220157	26/11/1951
4	1200236	Foxtownsend Lodge North	II	450011	220147	09/12/1987
5	1046501	Park View Cottage and the Cottage	II	450003	220112	09/12/1987
6	1046497	Winter Cottage	II	449823	220111	01/05/1987
7	1200224	Lodge and attached Gates to Kirtlington Park	II	450040	220096	09/12/1987
8	1046498	Portway House	II	450054	219971	26/11/1951
9	1200247	Thatched Cottage	II	449908	219885	09/12/1987
10	1369769	Manor Farmhouse	II	449934	219835	09/12/1987
11	1200243	1 and 3, North Green	II	449970	219384	09/12/1987
12	1200229	Avenell	II	450013	219802	09/12/1987
13	1046502	Eastleigh House	II	450007	219748	09/12/1987
14	1369732	The Dashwood Arms Public House	II	449992	219678	09/12/1987
15	1046507	The Old Bakehouse	II	449962	219677	09/12/1987
16	1046508	The Green Cottages	II	450006	219624	07/12/1966
17	1300777	The Manor House and attached Outbuilding Range	II	450019	219616	26/11/1951
18	1369733	The Coach House	II	450034	219628	26/11/1951
19	1200427	Myrtle Cottage	II	449955	219630	09/12/1987
20	1046509	West View	II	449900	219568	09/12/1987
21	1300745	The Oxford Arms Public House and Adjoining Cottage	II	449895	219535	09/12/1987
22	1369734	Woodbine	II	449910	219470	09/12/1987
23	1200416	Dairy Cottage	II	450082	219625	09/12/1987

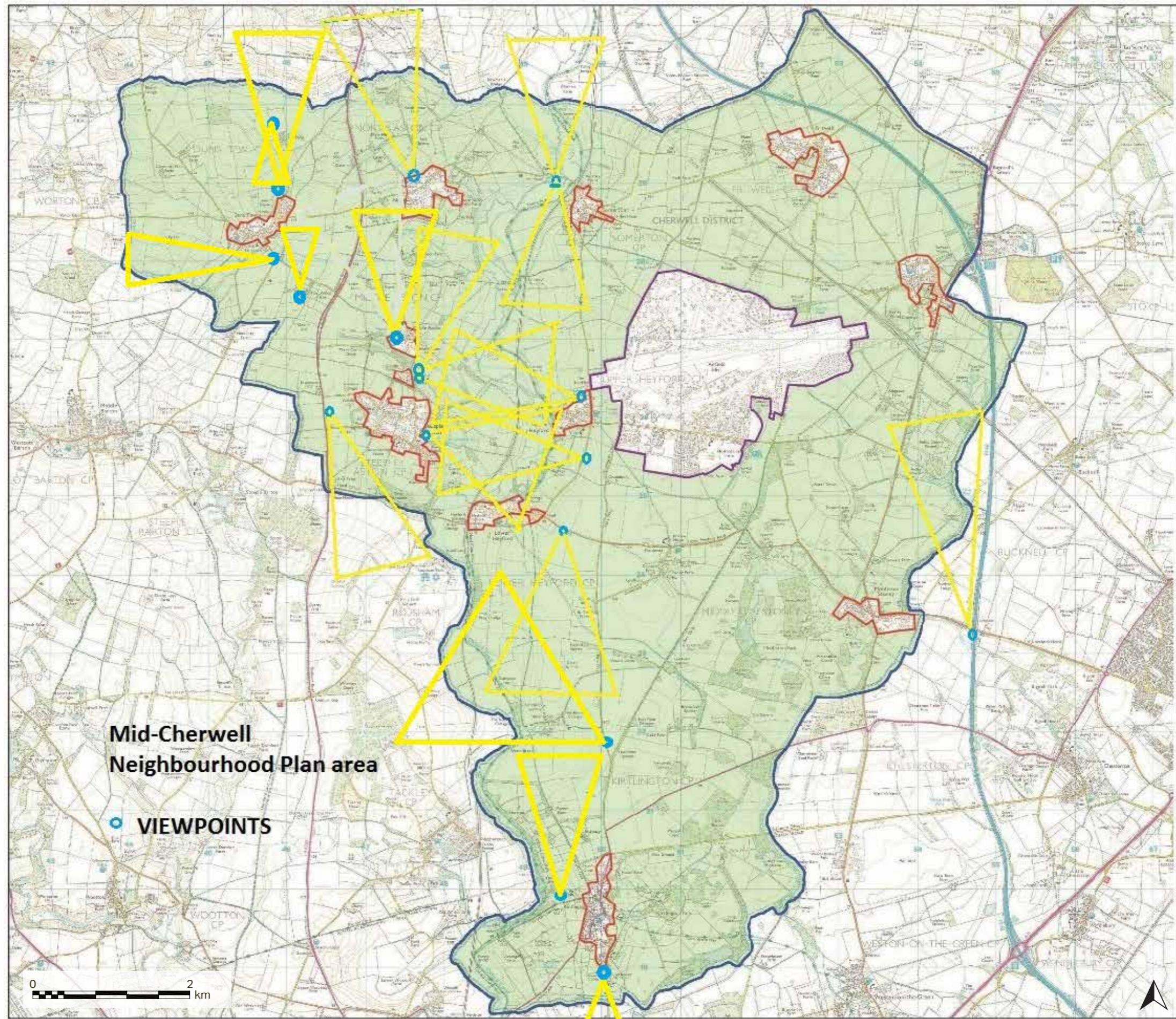
ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
24	1200221	The Old Vicarage	II	449990	219556	09/12/1987
25	1300872	Church of St. Mary	II*	450021	219493	07/12/1966
26	1046496	Headstone approx. 5 metres south east of porch of Church of St. Mary	II	450024	219480	09/12/1987
27	1200205	South End Cottages	II	450082	219355	09/12/1987
28	1393395	The Mount	II	449987	219327	09/07/2009
29	1046538	Nutlands	II	450062	219254	09/12/1987
30	1046537	Kirtlington Park Stable Court approx 100 metres to west	II	450665	219800	01/05/1987
31	1200202	Kirtlington Park	I	450822	219833	26/11/1951
32	1233128	Dairy approx 30 metres north east of Kitchen at Kirtlington Park	II	450856	219908	20/10/1992
<b>LOWER HEYFORD</b>						
1	1266243	Bridge at Junction with Station Road, Plus Approach Walls	II	448298	224670	26/02/1988
2	1225683	Canal Cottage and attached Railings	II	448347	224677	26/02/1988
3	1225692	Darville Cottage Darville House Old Barn Cottage	II	448468	224647	26/02/1988
4	1225483	Manor House	II	448448	224861	26/11/1951
5	1225461	Manor Cottage and attached Outbuilding	II	448482	224892	26/02/1988
6	1225457	Church of St Mary	II*	448511	224872	07/12/1966
7	1225460	King Memorial approx. 8 metres north of Tower of Church of St. Mary	II	448498	224883	26/02/1988
8	1225459	Min Memorial approx. 5 metres north of Chancel of Church of St. Mary	II	448524	224880	26/02/1988
9	1266352	Barrett Memorial approx. 8 metres south east of Chancel of Church of	II	448532	224860	26/02/1988
10	1225458	Group of 2 Headstones approx. 4 metres south east of Chancel of	II	448533	224868	26/02/1988
11	1266329	Heyford House	II	448530	224824	26/11/1951
12	1225484	Walled Gardens approx. 10 metres south east of Heyford House	II	448544	224794	26/02/1988
13	1225635	Glebe Cottage	II	448618	224799	26/11/1951
14	1266273	The Bell Inn	II	448648	224787	26/11/1951
15	1225634	Outbuilding approx. 5 metres east of the Bell Inn	II	448656	224793	26/02/1988
16	1266281	College Farm House	II	448637	224757	26/11/1951
17	1225614	Farm Building approx. 20 metres north east of college Farmhouse,	II	448671	224776	26/02/1988
18	1225613	Paine's Cottage	II	448753	224794	26/02/1988
19	1225600	Forge House and attached Farmbuilding Range	II	448736	224808	26/02/1988
20	1266272	K6 Telephone Kiosk	II	448777	224810	26/02/1988
21	1225487	White Horse Cottage	II	448821	224867	26/02/1988
22	1266271	50 Freehold Street	II	448873	224843	26/02/1988
23	1225636	The Mill	II	448960	224980	26/02/1988
24	1225546	47 Freehold Street	II	448880	224854	26/02/1988
25	1225486	Linton Cottage	II	448887	224852	26/02/1988
26	1225612	80 Freehold Street	II	448994	224798	26/02/1988
27	1225488	86 Freehold Street	II	449018	224792	26/02/1988
28	1225538	93 Freehold Street	II	449069	224792	26/02/1988
29	1225485	105, Freehold Street	II	449128	224782	26/02/1988
<b>MIDDLE ASTON</b>						
1	1300681	Wadenhoe	II	447401	227018	08/12/1955
2	1046311	Barleyport	II	447572	227081	08/12/1955

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
3	1369851	Home Farmhouse	II	447608	227062	08/12/1955
4	1046312	Middle Aston House (not included) Icehouse approx. 60 metres north	II	447519	226902	05/05/1988
5	1200615	Middle Aston House(not included) Granary approx. 50 metres North	II	447514	226892	05/05/1988
<b>STEEPLE ASTON</b>						
1	1066556	East Grange South Grange West Grange	II	447273	226070	26/02/1988
2	1266123	House at the Gap approx. 5 metres West of Holly Cottage	II	447316	226045	26/02/1988
3	1225942	House at the Gap approx. 5 metres South West of Holly Cottage	II	447327	226033	26/02/1988
4	1225941	Holly Cottage	II	447341	226049	26/02/1988
5	1357431	Sunny Bank	II	447350	226040	26/02/1988
6	1065960	Outbuilding approx. 5 metres North West of Old Toms	II	447400	226034	26/02/1988
7	1225936	Old Toms	II	447414	226020	16/06/1987
8	1357430	Cedar Cottage	II	447448	225999	26/02/1988
9	1225927	Cedar Lodge	II	447466	225974	26/02/1988
10	1357429	Almhouses	II	447489	226003	08/12/1955
11	1065958	The Old School	II	447512	226002	08/12/1955
12	1065957	The Old School House	II	447524	226011	26/02/1988
13	1065956	Walls to South and East of the Garden of Canterbury House, Fir Lane	II	447568	226043	26/02/1988
14	1066025	Canterbury House	II	447525	226083	26/02/1988
15	1065955	Kin Memorial approx. 4 metres South West of Porch of Church of St.	II	447590	226058	26/02/1988
16	1065952	Churchyard Cross approx. 8 metres South of Church of St. Peter and St.	II	447598	226054	26/02/1988
17	1066018	Group of 4 Headstones approx. 7, 8, 9 and 11 metres South of Chancel	II	447613	226060	26/02/1988
18	1066016	Grave Cover Slab approx. 4 metres East of Chancel of Church of St.Pe-	II	447619	226071	26/02/1988
19	1066017	Hix Memorial approx. 8 metres South of Chancel of St. Peter and St.	II	447616	226059	26/02/1988
20	1357162	Church of St. Peter and St. Paul	II*	447600	226070	08/12/1955
21	1066595	Fir Cottage	II	447638	226108	26/02/1988
22	1066596	Fir Lane Cottage	II	447640	226099	26/02/1988
23	1357143	Jasmine Cottage	II	447641	226088	26/02/1988
24	1357160	Chancel Cottage	II	447638	226078	26/02/1988
25	1066554	Merlins	II	447644	226027	08/09/1970
26	1065959	Manor Court Cottage Rectory Farmhouse	II	447593	226012	08/12/1955
27	1225943	Chestnut House	II	447629	226002	26/02/1988
28	1266124	Payne's Hill House	II	447627	225934	08/12/1955
29	1266125	Fairview	II	447630	225924	29/11/1972
30	1245345	Red Lion Corner	II	447113	225831	24/06/1997
31	1226005	Manor Farmhouse	II	447294	225791	26/02/1988
32	1226004	Grange Cottage	II	447397	225752	26/02/1988
33	1226003	Straithe Cottage	II	447421	225745	26/02/1988
34	1266076	Brunstone	II	447418	225723	26/02/1988
35	1225951	Orchard Lea House	II	447467	225734	08/12/1955
36	1226000	Summerhouse approx. 40 metres to North of Orchard Lea House	II	447476	225759	08/12/1955
37	1266072	Acacia Cottage	II	447488	225719	08/12/1955
38	1225948	Town House	II	447557	225682	26/02/1988

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
39	1391093	War Memorial	II	447770	225493	20/09/2004
<b>UPPER HEYFORD</b>						
1	1226068	Odd Stones	II	449564	226002	26/02/1988
2	1226005	15-22 High Street	II	449621	226020	26/02/1988
3	1226074	Two Trees Farmhouse and attatched Farmbuildings	II	449745	226025	26/02/1988
4	1266030	Mudginwell Farmhouse	II	449799	226026	26/02/1988
5	1226062	Rose Cottage	II	449852	226038	26/02/1988
6	1266033	Barn approx 10 metres South East of Two Trees Farmhouse	II	449776	226012	26/02/1988
7	1226075	Farmbuilding approx. 30 metres south east of Two Trees Farmhouse	II	449777	225996	26/02/1988
8	1266034	Cartshed approx. 50 metres South of Two Trees Farmhouse	II	449764	225891	26/02/1988
9	1226109	Stable Range approx. 20 metres south of Two Trees Farmhouse	II	449744	226002	26/02/1988
10	1226077	Walled Garden approx. 40 metres South West of Two Trees Farm-	II	449713	225892	26/02/1988
11	1226006	Church of St. Mary	II*	449483	225866	07/12/1996
12	1226046	Manor Farmhouse	II	449441	225848	26/02/1988
13	1226007	Granary Approx. 30 metres South East of Manor Farmhouse	II	449454	225826	26/02/1988
14	1266058	Tithe Barn approx. 30 metres Southof Manor Farmhouse	I	449444	225812	26/11/1951



## APPENDIX C: LOCAL VIEWS





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