

LAND OFF BERRY HILL ROAD, ADDERBURY



HERITAGE STATEMENT



**Kathryn Sather & Associates
Heritage Conservation Consultants**

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Contact Address

Heritage Conservation Consultants:

Kathryn Sather & Associates
Heritage Conservation Consultants
87 Oldfield Road
Altrincham, Cheshire
WA14 4BL
Tel: 0161 941 1414
Email ksa@ksaconservation.co.uk

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Section 1 Introduction

This Heritage Statement accompanies the outline planning application for the proposed residential development off Berry Hill Road, Adderbury. The proposal site is positioned south of the Adderbury Conservation Area and south of the Grade I listed St. Mary's Church. This Heritage Statement should be read in conjunction with the proposed plans, the design and access statement and other reports submitted with the planning application.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. The report assesses the affects that the proposed works may have on the Grade I listed St. Mary's Church and the character of the Conservation Area. To this end the statement will include: a description of the existing site, a review of the historic uses of the site as far as can be ascertained from historic maps and census data; a review of the development or alterations to the site; an assessment of the contribution the proposal site makes to the significance of the listed St. Mary's Church; an assessment of the contribution the proposal site makes to the Adderbury Conservation Area including the importance of views looking into and out of the Conservation Area; a summary of the proposed development and a heritage impact assessment describing the impact that proposed development will have on the character and appearance of the Adderbury Conservation Area and on the setting of the listed building.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Cherwell Local Plan (Part I) (2011-2031) (adopted July 2015), the saved policies of the Cherwell Local Plan 1996 (adopted November 1996), the draft Adderbury Neighbourhood Plan, the Adderbury Conservation Area Appraisal, the NPPF, the NPPG and guidance from Historic England.

2.2 Cherwell Local Plan (Part I) (2011-2031) (adopted July 2015)

The Cherwell Local Plan was adopted in July 2015 and provides the long term vision and direction for future development in the district over the period 2011-2031. Relevant policies include:

Policy ESD 13: Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Impact on areas judged to have a high level of tranquillity
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape.

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.

Policy ESD 15: The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions
- Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions

- Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity
- Contribute positively to an area's 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
- Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged
- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette
- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
- Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed
- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
- Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation
- Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout
- Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support

improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality

- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

2.3 Cherwell Local Plan 1996 (adopted November 1996)(saved policies)

The following policies of the Cherwell Local Plan 1996 have been retained following the adoption of the Local Plan (2015) and are considered relevant to this document.

C27 Development proposals in villages will be expected to respect their historic settlement pattern.

C28 Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

2.4 The Adderbury Neighbourhood Plan

A Neighbourhood Plan for Adderbury proposes planning policies to be used in the determination of planning applications locally. The proposal site is located adjacent to the Berry Hill Road and St. Mary's Road Character Area. Policy AD16: Managing Design in Berry Hill Road and St. Mary's Road states:

Development proposals in the Berry Hill Road and St. Mary's Road Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals retain or re-provide as necessary front gardens where possible and roadside verges; and
- ii. Proposals retain or re-provide as necessary boundary hedges (as in St. Mary's Road) and low walls (as in Norris Close) where appropriate.

Additionally the Plan states: 'The Berry Hill Road and St. Mary's Road/ Norris. Close Both areas comprise 20th century housing. Berry Hill Road is characterised by substantial properties set well back from the road with extensive grass verges in front and large front gardens.'

2.5 The Adderbury Conservation Area Appraisal

The Adderbury Village Conservation Area was established in 1974; the Conservation Area Appraisal was approved in April 2012. The Conservation Area Appraisal includes a list of objectives and associated actions to manage the preservation and enhancement of the Conservation Area. These are as follows;

- Provide information on the implication of conservation area designation
- Improve the quality and amenity value of the public realm in Adderbury Conservation Area.
- Ensure the fabric of buildings is in good repair and uses appropriate materials
- Preserve and enhance the special character and appearance of the conservation area
- Preserve and enhance features that contribute to the character and appearance of Adderbury Conservation Area.
- Review the conservation area and its architectural and / historic importance and keep the Management Plan up to date

2.6 National Planning Policy Framework and National Planning Practice Guidance

Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: Note 3* (2017); and *Conservation Principles: Policies and Guidance For The Sustainable Management of the Historic Environment* (2008).

The Historic England document *The Setting of Heritage Assets* defines setting as: 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings

The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset

Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset

The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

'The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.'

4: Maximising enhancement and minimising harm

The guidance advises that adverse effects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project's inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes

The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Site



3.1 Location

The proposal site is situated in the village of Adderbury, to the southwest of the main village to the north side of Berry Hill Road. The village is separated into two distinct areas, Adderbury East and Adderbury West, with the site located in Adderbury West. To the south of the proposal site is a junction between Berry Hill Road and the A4260 from Oxford to Banbury, passing northwards to the east of the centre of Adderbury.

3.2 The Site

The site extends to approximately 4 hectares and is sub-rectangular in plan. The site is currently used for grazing of horses and occasionally sheep and is subdivided into smaller paddocks by electric fences. There are two timber stable structures to the east side of the site, with a ménage and turning circle. The site is accessed from Berry Hill Road to the south, via a single track to the east side of the site that terminates at the stables. The landscape gently falls to the north and the centre but is generally flat with levels ranging between 110 and 98 metres AOD.

The boundaries to the south, east and north are lined by tall shrubbery which is a mixture of native species including Hawthorn, Blackthorn, Elder, Elm and Hazel. To the north there is a chain link fence and the shrubbery is on the far side of the boundary. To the east, south and west there is a post and rail timber fence. To the south, beyond this is a wide ditch and narrow grass verge. The western boundary is a combination of post and rail timber fence, with the addition of an area of planting to the north.

The immediate surroundings of the site are formed by the Berry Hill Road to the south, with agricultural land beyond this. To the southwest of the site, there is some development along Berry Hill Road. To the east of the site is a public footpath that extends to the north. This undulating path is lined by mixed shrubbery to both sides and at one or two points affords views looking northwards. New steps and gates have been added where it turns west through the proposal site.



Access Road and Gate



Pubic Footpath to the East of the Site



View Northwards Across the Site



Training Area



Southern Boundary Looking Southeast along Berry Hill Road



Southern Boundary from within the Site



View Westwards from the Access Road to the East



View Northwards from the West Side of the Site

Section 4 History of the Surrounding Area and the Proposal Site

4.1 History of Adderbury

The Prehistoric Period

There is very little evidence relating to the Prehistoric Period in Adderbury that would suggest settlement of the area. To the northwest of the village, part of a Neolithic Axehead was recovered in a field, and a small piece of Bronze Age pottery was found on the west side of Oxford Road, near Sor Brook (SMR 5620). During the Iron Age, the wider Oxfordshire area, including Adderbury was home to the Dobunni and Catuvellauni tribes, but there has been no archaeological evidence to indicate settlement in the area. The only find to date from this period is a small fragment of Iron Age pottery which was found in the village, to the northeast side of the Conservation Area (SMR 5619). Crop marks of potential hut circles to the south of the village could be of Prehistoric or Roman date, but this has not been substantiated. Further crop marks to the west of the village have not been dated.

The Roman Period

There are two sites of Roman date in the wider parish. Within Adderbury, there have been a number of Roman finds recovered, including coins, a pottery fragment and a bust of Diana. To the west of the village is a potential section of Roman Road, and to the south; paving stones, roofing slates and a large amount of pottery recovered from a field indicate the presence of a Roman villa (SMR 3380).

The Anglo Saxon Period

Adderbury is named in the Anglo-Saxon Charter, in a will dating 990-5AD. In the will of Wynflaed, she grants her lands in Adderbury (Eadburggeyrigg) to her son.¹ There are a number of theories to how the name of the area was developed, but Eadburga was a female name of the period, and a burg or a byrig is a fortified settlement; from the details of the will it is clear that she was a lady of high standing and great wealth. Early in the 11th century the lands were granted to the Bishop of Winchester by Aethelstan, son of Aethelred II, prior to the Conquest. Winchester sub-let them to Osgod Clappa, a Danish thane of the Hardicanute, King of Wessex and later supporter of Edward the Confessor.² There is no archaeological evidence for the form of the settlement during the Anglo-Saxon period, but the Domesday survey records the households in the village of 'Edburberie' as 72 villagers, 16 small holdings and 27 slaves. There was a church at Adderbury during the late Anglo-Saxon period, and by the 11th century, the village was part of a large royal estate in the hands of the Earl of Mercia, part of the Hundred of Bloxham, a name with Anglo-Saxon origins. The parish was quite extensive and encompassed the townships of Adderbury East, Adderbury West, Bodicote, Barford St. John and Milton.

The Medieval Period

At the time of the Domesday survey, the parish was divided into three manors, one owned by the king and the others by the Earl of Stafford and Adderbury Manor by the Bishop of Winchester. In 1218 Henry III granted a charter to the Bishop of Winchester to hold a weekly market on the Green.³ The village prospered during this period, owing to the market and its fortuitous position on a busy route to the Midlands. In the wake of the greater prosperity associated with this development, the stone cruciform church was built around 1250, thought to be on the site of the earlier Anglo Saxon church. An inventory from 1238 provides information about the agriculture at the time; 442 acres were under cultivation, with the primary crops being wheat and rye, with some barley and oats.⁴

¹ Allen, Nicholas. Adderbury: A Thousand Years of History (Banbury: Phillimore & Co. Ltd., 1995), 3.

² *ibid*, 6.

³ *ibid* 7.

⁴ *ibid*, 88.

In 1379 the Bishop of Winchester, William of Wykeham, founded New College, Oxford and selected the manor of the rectory of Adderbury as one of two to provide financial support to the college. Thus the living and associated land and property must have been substantial to generate the desired income. To this end much of the demesne lands were leased out from 1405. Le Hall Place, a manor house dating to the 14th century, was the centre of the emerging settlement. The village was an agricultural settlement as well as a market town and there was also some trading at the nearby markets at Banbury and Deddington. The Parish Church of St Mary the Virgin is located in East Adderbury. The structure retains some evidence of the 13th century building, but it was enlarged in the 14th century and again in the 15th century.

Post-medieval- 20th century

In 1542 the Ecclesiastical Commission took the Earl of Stafford's estate and made the Bustard family tenants, who remained there until the 18th century. The economic implications of the reformation resulted in a prosperous period for Adderbury and a period of new buildings in the 16th and early 17th centuries. Three large houses date from the 16th century the Cobb house to the south of the Green, The Grange next to the church with its barn and Manor House in Mill Lane. As Adderbury is situated in a prime rural location, successful agricultural activity enabled the village to expand. Trades such as the local wool trade were successful, which subsequently led to additional trades such as plush weaving. The settlement grew and by the mid-17th century Adderbury East had several large houses and further building to the north of Adderbury House; the east of the village now rivalled neighbouring villages in size. A further measure of its attractiveness can be seen in that the leases of Adderbury Manor were acquired by Viscount Wilmot of Athlone in 1629.

During the Civil War Adderbury lay on the strategic route between Royalist garrisons at Banbury and Oxford. Henry Wilmot, later Earl of Rochester lived at Adderbury House and was an ardent Royalist, as was vicar, the Revd Oldys. However other prominent families such as the Cobbs and the Doyleys supported the Parliamentary cause. Certainly around this time the number of non-conformists in Adderbury both grew and showed a high degree of diversity; in 1669, approximately 200 parishioners were nonconformists; these included Quakers, Presbyterians and Anabaptists. Doyley was a Quaker and in 1675 he built the Meeting House on Horn Hill road which still stands.⁵ Meanwhile Wilmot had died in exile, his estates first sequestered by the parliamentarians and later sold to Edward Ash. After the Restoration the Manor reverted to the Bishop of Winchester, who sold it to the Duke of Argyll in 1713.⁶

Growth continued due to a combination of factors: leisure pursuits such as hunting and the presence of a local spa attracted aristocratic visitors, and there were a number of large country estates with associated staff. At the time of Enclosure in 1768, there were reports of substantial changes in the area around Adderbury House, including the demolition of a road and cottages. The Green was enclosed and Buckingham Road was re-routed to the north of its original alignment. 18th century buildings along Banbury Road may have been replacements from this phase of alteration. The public houses, The Plough and East House also date to the 18th century. The presence of the upper classes brought this rural area in touch with the wider world; visitors such as Alexander Pope and Horace Walpole visited the area in the 18th century. Improvements to the roads following the passing of the Turnpike legislation and the opening of the canal from Banbury to Oxford (1778-1780) improved access for people and goods; in particular the canal which passed through Adderbury allowed for the transshipment of building materials and coal and connected Coventry to Exford and the Thames.. By the 19th century, there were nearly 1200 residents. Further industry in this period included mining for iron ore, which took part place to the east and south of the village.

In 1887, the Great Western Railway opened the Banbury-Cheltenham branch which ran through Adderbury. This had a great impact on the export of locally mined iron ore, and further increased

⁵ *ibid*, 9.

⁶ *ibid*,

employment opportunities in the surrounding areas; it was doubtless an important factor in the expansion of the village.

In the early 20th century, expansion continued, and at this time, brick residences were introduced to the outskirts of the village to the east and west, whereas previous buildings had been in the local stone. In the 1930s, an increase in mechanical transport and manufacture drew in more workers to the area, and with the erection of more residential housing, the character of Adderbury began to change to a predominantly residential area.

4.2 The History of St Mary's Church

There has been a church on the site of St Mary's since the late Anglo Saxon Period. This was demolished and completely replaced by St Marys', which was originally a cruciform church dating to the early 13th century. In the 14th century, the tower to the west was added, the aisles were widened, and the transepts were re-modelled. Between 1408-1419, New College Oxford University funded the erection of the impressive chancel and vestry. The well-known stone mason Richard Winchcombe undertook the work. During the 18th century, the church fell into disrepair, and the tracery to the windows decayed to the point where it had to be removed. It was restored in the early 19th century, by J.C Buckler following other 15th century examples. He also restored the chancel at this time. The nave was restored by Sir George Gilbert Scott between 1866-1870. His plans for the new tracery were based upon comparable examples of tracery at Bloxhom, and images of the original tracery when it was intact. There were further restoration works to the structure in 1886, by J.O Scott, but the interiors he designed are thought to be of lesser architectural interest.⁷

4.3 History of the Proposal Site

The HER does not record any archaeological finds or features within the proposal site or immediate vicinity that indicate settlement dating to the prehistoric to Anglo Saxon periods.

The site lies within the area known as West Adderbury which lies to the west of the Sor Brook. The enclosure award of 1768 identifies the field as belonging to John Cox. The road layout on the map in the vicinity of the site is the same as today. While the shape of the field in question is irregular in plan, elsewhere in the fields around the village the medieval strip field pattern is discernible. The award also identifies extensive lands in the ownership of the Duke and, to a lesser extent in the ownership of New College; these generally lie to the west and south of the field.⁸

There are a number of references to the Cox family in the archives during the 18th century; they are described as yeomen of Adderbury.⁹ In 1815 a John Cox prepared a will, in which he left £300 to his daughter and £100 to his granddaughter and the rest of the estate to his son Thomas, indicating that he must have been a man of some wealth.¹⁰

Cartographic evidence from 1838 identifies the field number as 62 and its name as Beryl. The triangle at the north of the field is separated off by a dotted line, numbered 61 and described as "A Close". While this triangle lay within the 1768 field boundary, it is not part of the proposal site. In 1838 Thomas Cox owned fields/properties 59 (named "The Leys"), 61 and 62 as well as two other properties which could not be identified on the map. It is of note that the proposal site is not the only field to be named 'Beryl'; fields 64 and 66 (owned by William Steel and John Dearing

⁷ Pevsner, N. & Sherwood, Jennifer. Oxfordshire. London: Penguin Books Ltd. 1974, 410.

⁸ Copy of map of Adderbury West, according to the survey of Richard Davies, Oxfordshire Record Office M1/1/H/2.

⁹ Pellatt I/ix/1 and from Card Index Search, Oxfordshire Record Office.

¹⁰ Will, Codicil and Probate of John Cox of Adderbury, 1815-35. Pellatt I/ix/1-3. Oxfordshire Record Office.

respectively) are also designated Beryl.¹¹ The record book of the survey lists the possessions of Thomas Cox as 38/House, Homestead and Garden, 37 Cox's Close (just over an acre), 59/The Leys (4 acres), 62/Beryl (11 acres, of which 1 acre was grass and 10 arable) and 61/A Close (just over 2 acres, of which a fraction was grass and the rest arable).¹²

The water treatment plant to the north of the site appears between 1881 and 1922, as do the buildings to the west of the site on Berry Hill Road, labelled as Gas Works. Later Ordnance Survey Plans show that the Gas Works was been demolished and replaced by residential development post 1922. Cartographic evidence shows that the site remained undeveloped, and in agricultural use between the early 19th-mid 20th centuries. The photograph below is described as "A view from the 1920s from "Beryl" towards the Mill and the Church". Careful study of the detail of the tower (which is at an angle) shows that this is not taken from the proposal site but one of the "Beryl" fields further east.

In 1944 the land was owned by Annie Sophia Rainow, according to the wording of her will of that year. She died in 1962, when it appears she left the land to her son (Albert Rainow) and presumably her daughter, Lucy Sophia Watts.¹³



The property was put up for sale and acquired by the present owner in 1984. In recent times it has been used for cattle grazing and during the past 15 years for grazing sheep and horses. Some timber stables have been erected on the east side of the field near the centre of the field, with a turning circle and training area to the south, between the access track and the east boundary. Subdivisions shown on the current site plan are formed by moveable electric fences.

¹¹ Copy of map of Adderbury West, according to the survey of Richard Davies, Oxfordshire Record Office M1/1/M/1.

¹² Survey of Richard Davies, Oxfordshire Record Office, PAR2/17/E/1.

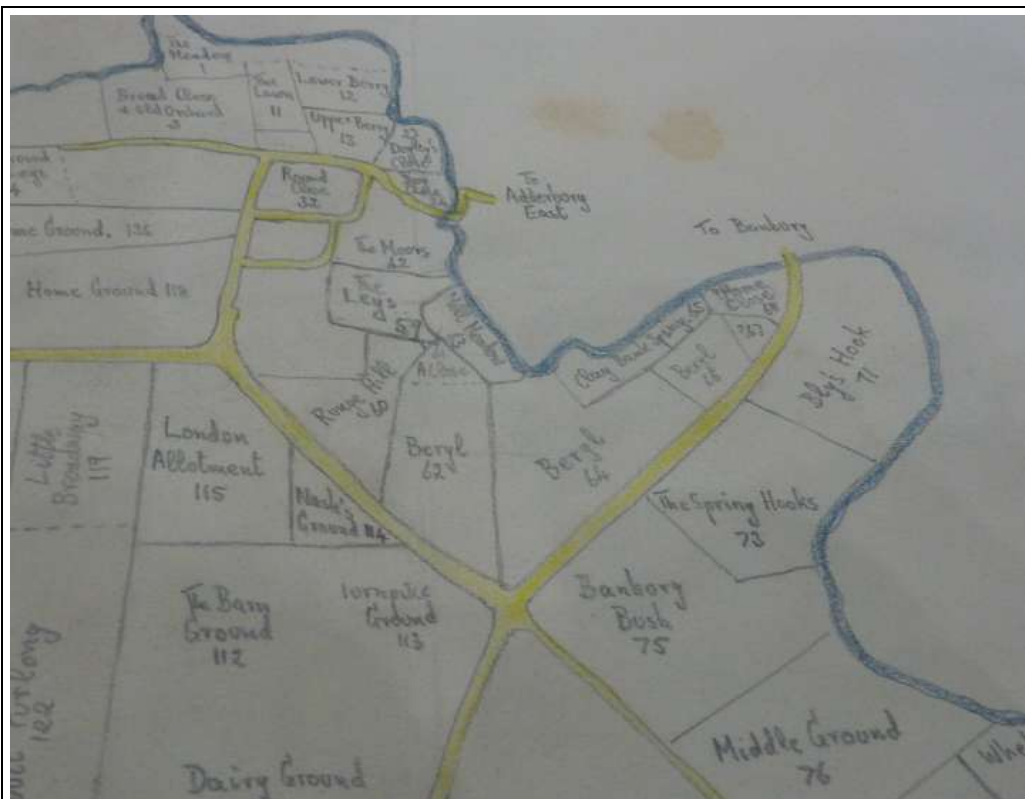
¹³ Conveyance of 1984 relating to the Land Situate on and Adjacent to berry Hill Road. Owners.

¹⁴ Adderbury History Society. Adderbury: the Village and its People in Photographs (Adderbury: Millennium Publishing Ltd. 2000), p 19.

4.4 Sequential Development of the Site



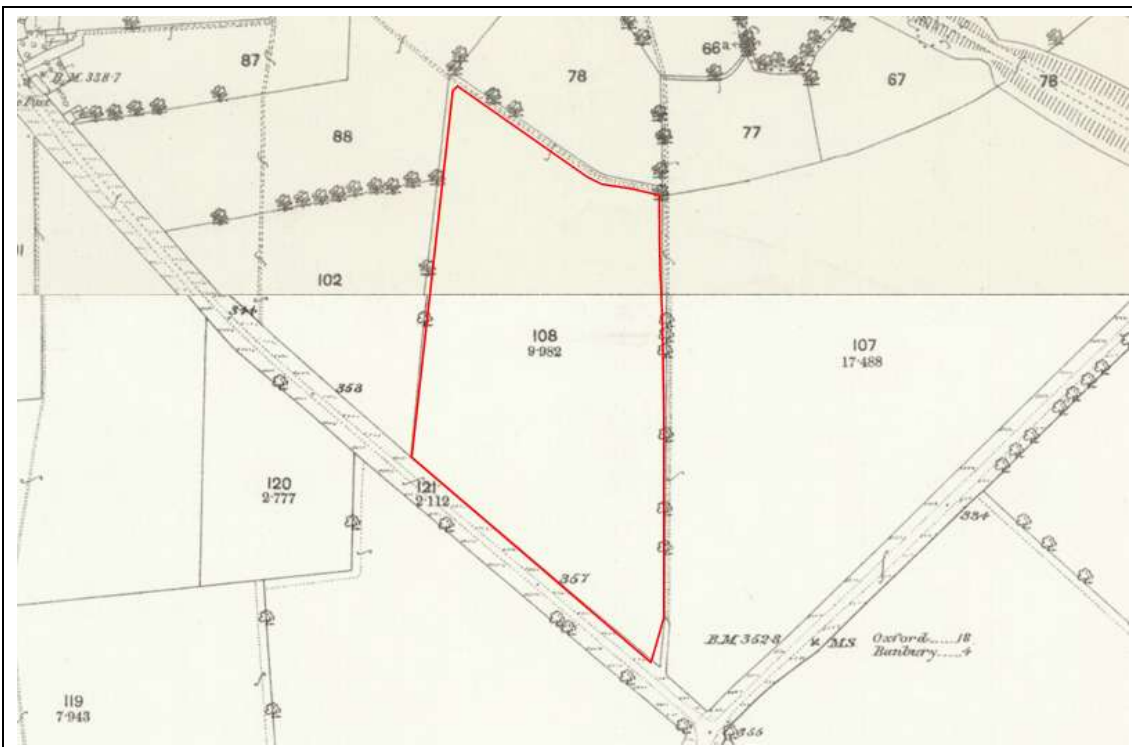
1768 Copy of Enclosure Map of Adderbury West (M1/1/H/2)



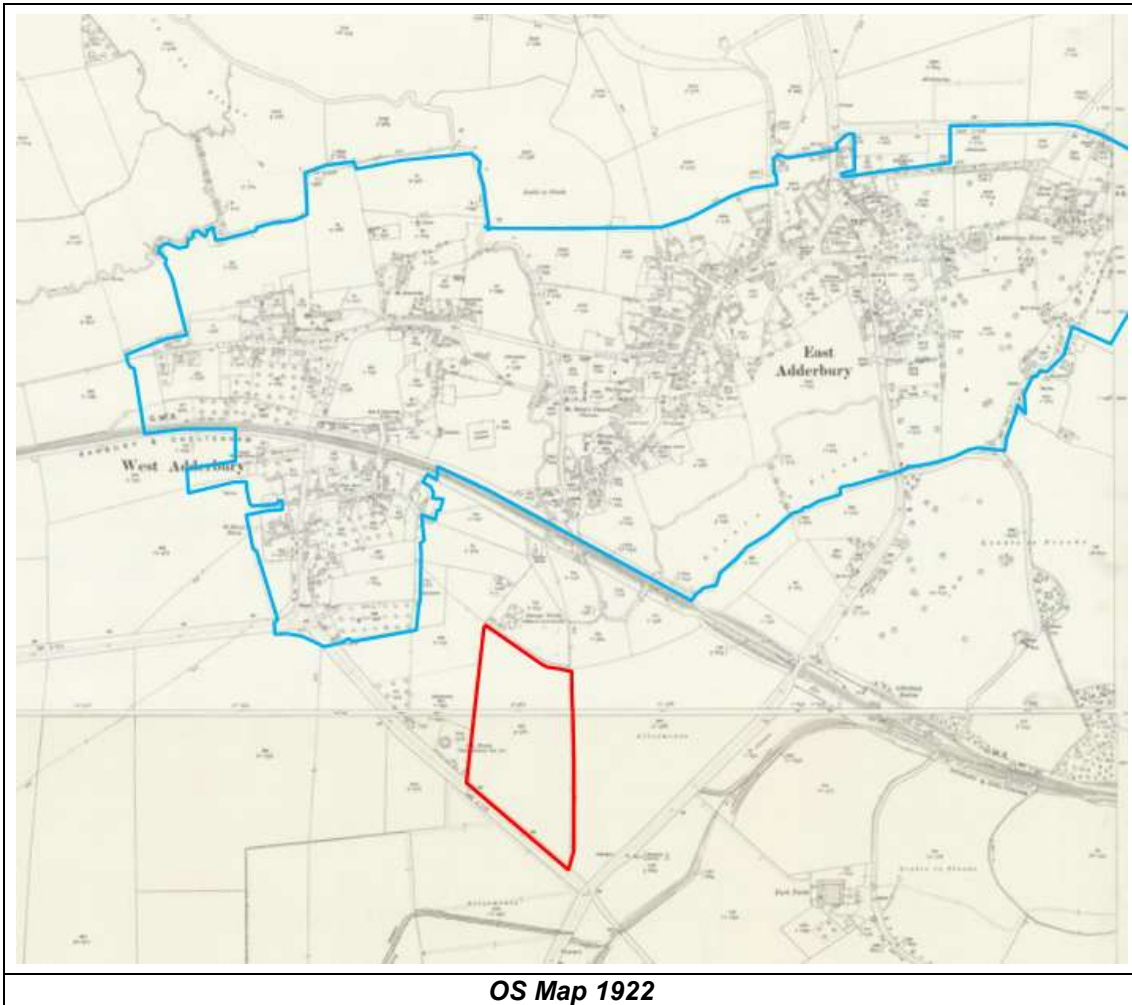
1838 Copy of Survey Map of Richard Davies (M1/1/H1/2)



OS Map 1881/2



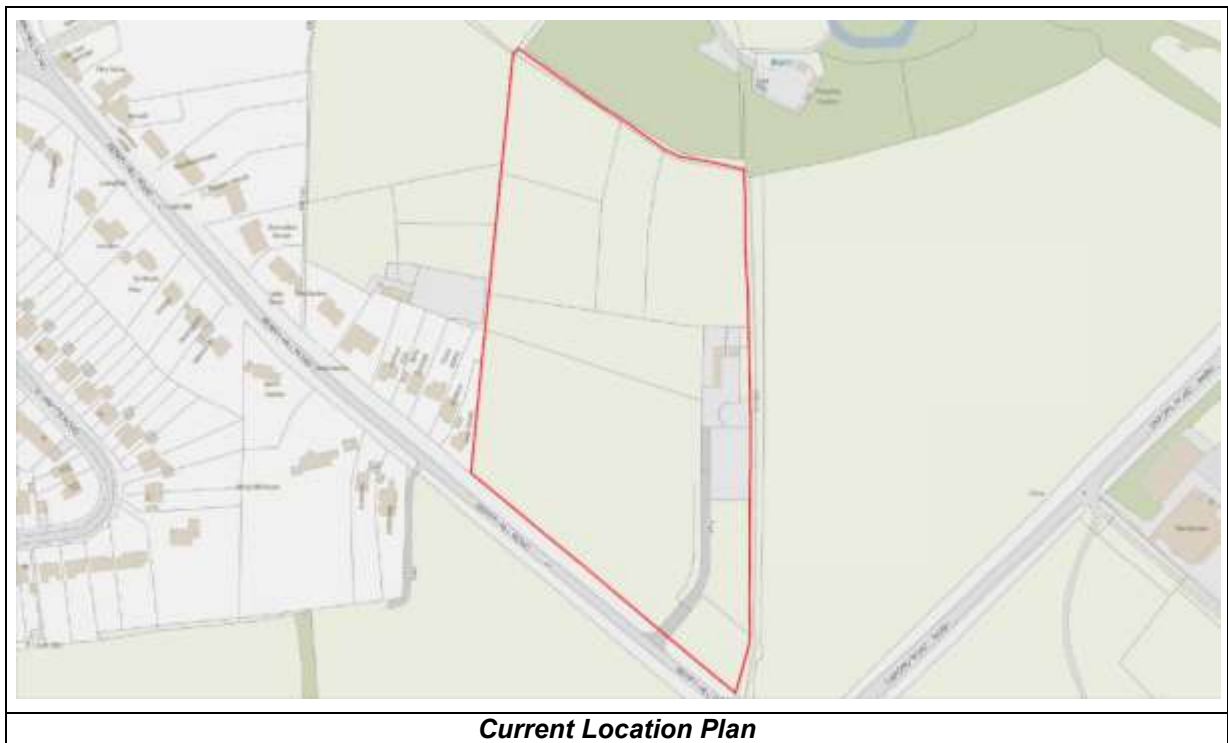
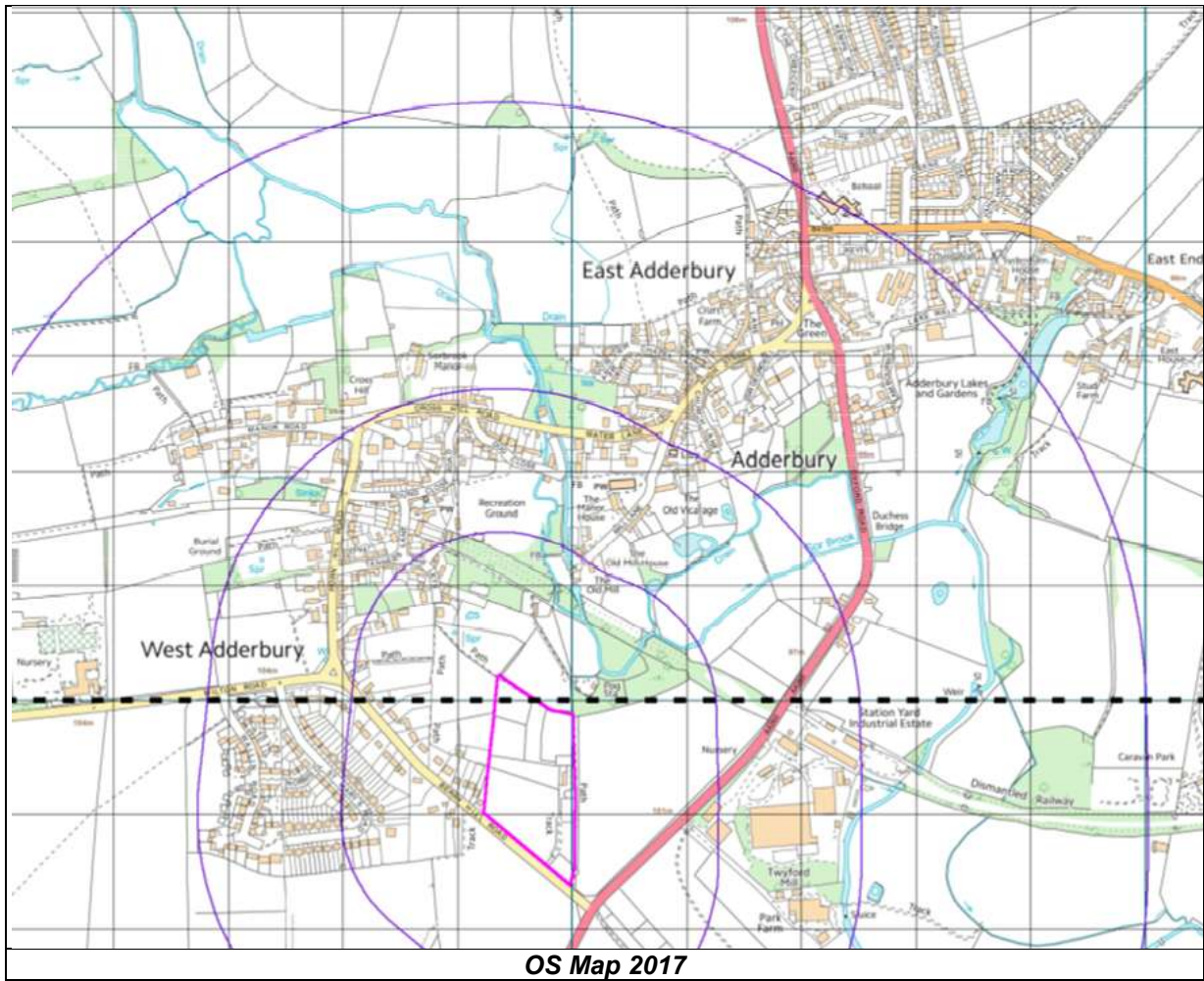
OS Map 1881/2



OS Map 1922



OS Map 1922



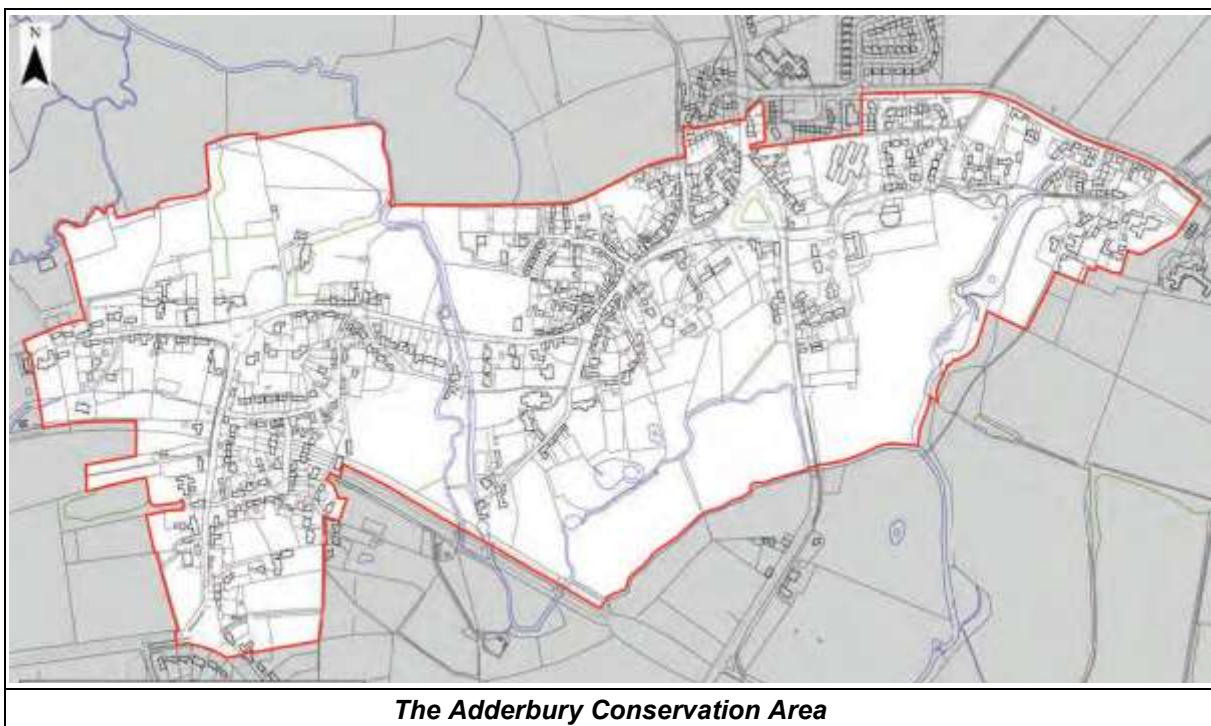
Section 5 Special Interest and Significance of the Heritage Assets

5.1 Special Interest of the Conservation Area

The Historic England document, *Understanding Place: Conservation Area Designation, Appraisal and Management*, outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- Location and Setting
- Historic Development
- Architectural Quality and Built Form
- Open Spaces, Parks, Gardens and Trees
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings

The Conservation Area Appraisal adopted as supplementary planning guidance in April 2012 fully assesses the special interest of the Conservation Area using the above assessment criteria.



5.1.1 Summary of Special Interest of the Conservation Area

Adderbury Conservation Area covers almost half of the village of Adderbury (East and West) and encompasses the historic central section of the village. The limited palette of building materials and the use of local ironstone for many buildings creates a sense of architectural and visual harmony within the Conservation Area. Many vernacular buildings dating to the 17th and 18th centuries survive, and they too are mainly constructed using coursed rubble or squared ironstone. There are examples of ashlar to the more affluent properties. Many of the cottage roofs are now concrete or slate tile, replacing thatch but have the steep pitch of the earlier thatched roof.

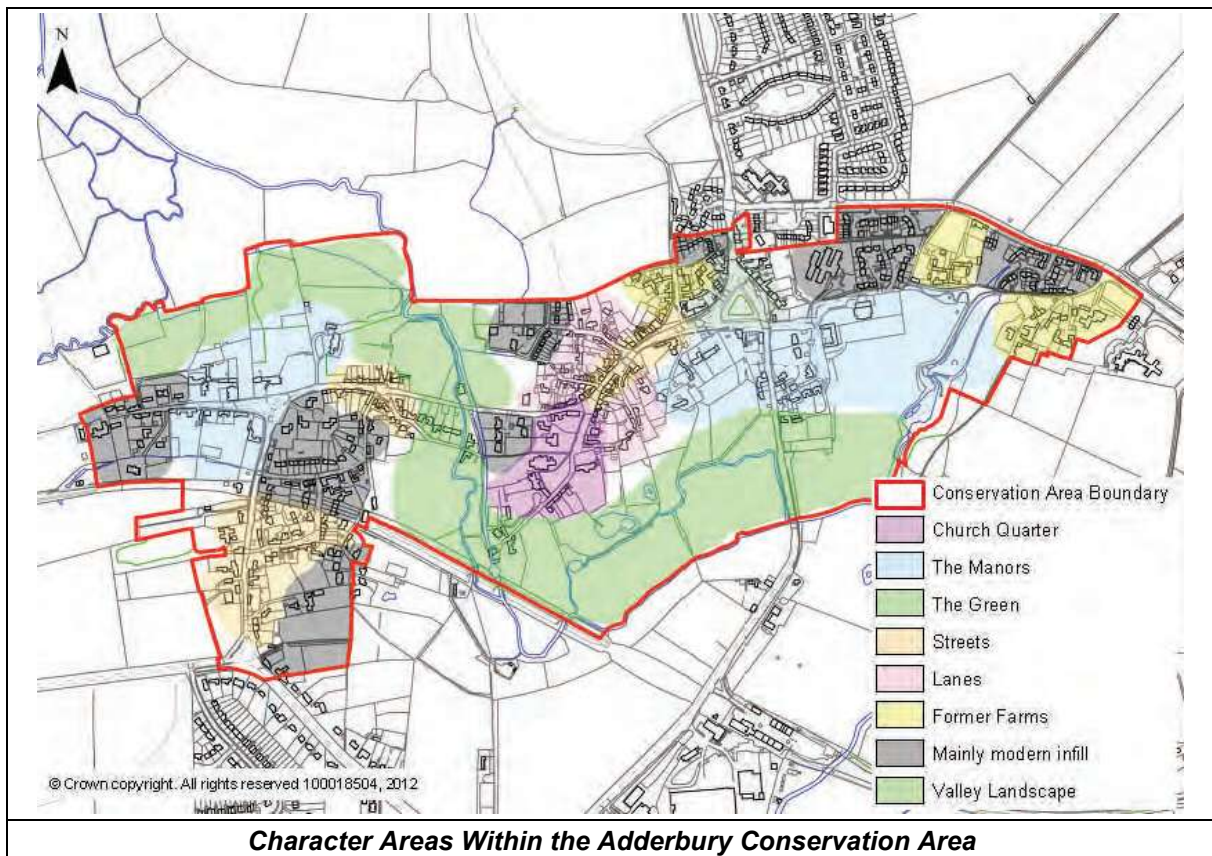
The land slopes gradually from north to south, dissected from north to south by the Sor Brook, which creates a valley through the centre of the area, giving the impression that the Conservation

Area is situated at a lower level, especially when viewed from the north. Views of the Conservation Area from along Banbury Road looking westwards provide good views of the falling fields and the 'main visual feature' of the area, the spire of the Church of St Mary.

Historic maps of the village show the development of the historic core running along the east-west Axis and the development has a strong linear structure, particularly between the High Street and Cross Hill Road, which now forms a busy thoroughfare through the Conservation Area. To the central and eastern sides of the area, development is regular and tightly knit. To the west there is a more dispersed and irregular pattern of development. The undulating topography of the area, and the plan form of the village, with an historic core running from east to west and linear streets connected by winding lanes, create an interesting streetscape. The views within the conservation area are limited because of the strong building line along the main thoroughfare of the conservation area, creating views that look inwards as opposed to out of the conservation area. The roads that radiate out from the main thoroughfare are generally short residential streets that terminate in views out over the countryside. The uses of the buildings within the area is predominantly residential, there is some retail along the High Street though, including public houses.

The Conservation Area Appraisal states that although Adderbury has a homogenous character created by the limited palette of building materials and ages of the structures, there are still distinct character areas within the Conservation Area. These areas are;

- Church Quarter
- The Manors
- The Green
- Streets
- Lanes
- Former Farms
- Valley Landscape
- Mainly modern infill



For the purpose of this assessment, the information relating to 'The Green', which is the closest character area to the proposal site, is provided below. The information is taken directly from the most recent Conservation Area Appraisal.

The Green

"Adderbury was once called "Adderbury on the Green" and it is clearly evident why. The scale of The Green and the trees on its border are a magnificent feature. There is a significant contrast between The Green and the adjoining areas, which become more linear and densely built. Today, this is an important gateway to Adderbury Conservation Area. The area suddenly appears to visitors approaching the village from the south, where the Oxford Road narrows on approach before opening out and revealing the extensive Green around the corner. The area is dominated by the generous sized village Green. The shaped mound of The Green and wide selection of mature deciduous trees, including Chestnuts, Oaks, and Maples, are a valuable visual amenity. The mound and the trees screen much of the area from the noise and intrusion of the heavy traffic on the main road, absorbing the bustle created there, leaving the conservation area feeling relatively tranquil and undisturbed. The predominant land-use of the surrounding properties is residential, although two public houses are located in this prominent area. Former uses in the area include a Boys School and Reading Room (now the Parish Institute), Post Office, Wheatsheaf PH and Green Farm (all now converted to residential use).

Building Age, Type, Materials, Style, Construction.

The strong building lines frame the area, creating an enclosed space. The buildings consist mainly of 17th-19th century vernacular properties, constructed from local ironstone with slate or plain tile roofs. Some properties are of irregular rubble brought to rough courses, for example Quoin Cottage (grade II), and others are of finely cut smooth ashlar, such as Wisteria House (grade A couple of buildings, The Gables and The Coach and Horses public house (grade II) have been rendered, possibly masking alterations. There are a few larger properties on the southern side of The Green including South House (grade II), The Rookery (grade II), and other later infills, The Orchard and Lindum. These are grand freestanding properties set within large estates, enclosed by high stone walls. These larger properties stagger between two character areas, The Green and The Manors. South House and The Rookery are prominent due to their location close to the roadside, whilst the other buildings are set further back and are largely screened by the high walls and mature trees. South House is three storeys, mainly fine ashlar, with large sash windows and The Rookery is two and a half storeys, formed of squared ironstone with ashlar dressing, mullioned windows and imposing gables and roof.

Scale and Massing

The buildings surrounding The Green vary in scale. To the north and east, they are mainly small, two storey properties; but, despite their modest scale, the consistency of frontage (materials, height, building line) provides a strong enclosure to The Green. In contrast, the southern boundary consists of larger properties set in extensive grounds. These make less impact on the space because they lack a continuous frontage, where the substantial plots allow large breaks between the individual buildings.

Means of Enclosure

Stone walls of various heights are the main means of enclosure in this area. The most significant walls lie to the south, forming the front boundaries to South House, The Orchard and Lindum. These high stone walls are grade II listed, constructed of coursed squared ironstone, with triangular coping; entrances to properties are highlighted with ashlar piers with large ball finials and iron gates. More understated walls are used to define front gardens to many other properties. They vary in height but are generally around 300-500 mm. A combination of evergreen hedging with a low wall is found outside The Green and The Orchard and these provide a softer edge and are less imposing than a high, solid wall.

Trees, Hedges, Verges, Open Space

The Green and the associated mature trees on it are the highly significant features. The variety of tree shapes and foliage, adds texture and colour to the character area. The many verges found

here are also important. They are little mounds that soften the road line as well as adding colour. The verges perform an important visual and practical function. They are directional, funnelling movement from the main space (The Green and along the High Street) into secondary lanes like Sir Georges Lane, Chapel Lane and Croft Lane. Some erosion has occurred in relation to the verges, there have been occurrences where verges have been unashamedly cut into to allow access to newly surfaced parking spaces. Further infringements like these would further harm the rural character of the conservation area and should be discouraged.

Carriageway, Footways and Footpaths

The area is very well managed and maintained. Some spaces are neatly defined through the use of various paving/edging materials, creating immaculate crisp lines; some spaces are less rigidly defined and most of the verges have no edging or border, giving a more natural appearance. The road surface is entirely tarmac and there is a strong presence of parked cars here, unsurprisingly given that it is an important junction, with various uses close by; however the wealth of soft landscaping helps to disguise their visual impact.”

5.1.2 Important Buildings and Positive Contributors

When assessing structures that make a positive contribution to the significance of a Conservation Area, Historic England guidance offers the following advice,

“Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards. It will be helpful to identify those key unlisted buildings that make an important contribution to the character of the conservation area, as well as those which clearly detract from it and could be replaced.¹⁵”

The Conservation Area Appraisal identifies important structures within the Conservation Area which are listed, as well as locally listed buildings. The listed buildings within the Conservation Area are identified as:

Grade I Listed

- The Church of St Mary, Mill Lane

Grade II* Listed

- Cross Hill House, Cross Hill Road
- The Grange, High Street
- Friends Meeting House, Horn Hill Road

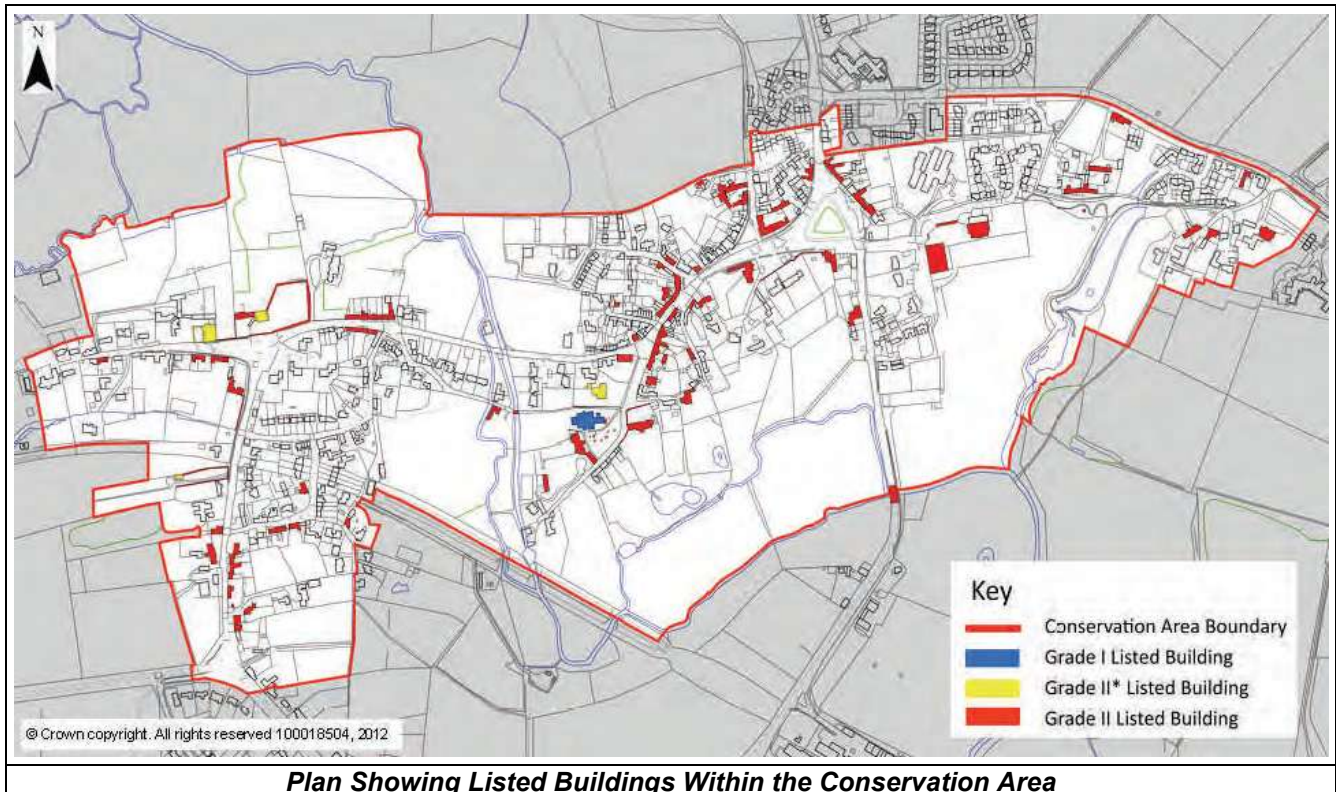
Grade II Listed Buildings

- Farthing Cottage, Chapel Lane
- Dunston, Church Lane
- Ivy House, Church Lane (formerly The Vicarage, Back Lane)
- Croft Farmhouse, Croft Lane
- Bradscot and Post Office Cottage, Cross Hill Road
- Cross Hill Cottage, Cross Hill Road
- Lampost, Cross Hill Road
- Farmhouse, Cross Hill Road
- North Bank & outbuilding, Cross Hill Road
- Rose Cottage, Cross Hill Road

¹⁵Historic England, *Conservation Area Designation, Appraisal and Management* (March, 2011) 14.

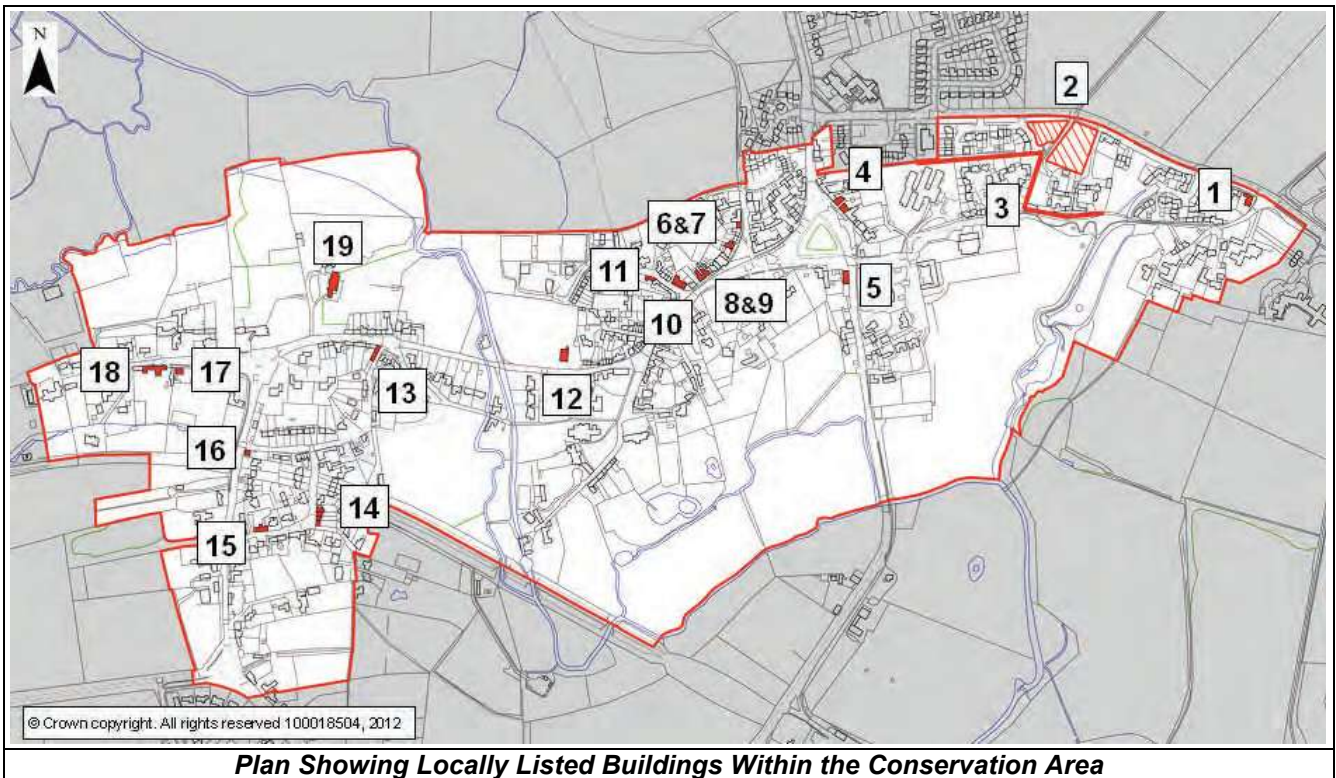
- South View, Cross Hill Road
- St Amands Cottages, Cross Hill Road
- Vine Cottage, Cross Hill Road
- Wren Cottage, Cross Hill Road
- The Old Laundry, 12 Dog Close
- Pinfold, 14 Dog Close
- Beehive Veterinary Surgery, High Street
- Beggars Roost, High Street
- Bennetts Corner, High Street
- Clematis, High Street
- Corner Cottage, High Street
- Fletchers, High Street
- Hannah's Cottage, High Street
- Holly Cottage, High Street (formerly Kayleh Cottage)
- Moorey Cottage, High Street
- Placketts, High Street
- Royal Oak Cottage, High Street
- Royal Oak House, High Street
- Sunday School, High Street
- The Bell Inn, High Street
- The Cottage, High Street
- The Mount, High Street
- The Old School House, High Street
- The Old Vicarage, High Street
- The Wicketts, High Street
- Thenton, High Street
- Tythe Barn, High Street
- Urina Cottage, High Street
- Beacon House, Horn Hill Road
- Cherry Tree Cottage, Horn Hill Road
- Hamelin Cottage, Horn Hill Road
- Horn Hill Cottage, Horn Hill Road
- Southbank, Horn Hill Road
- St Mary's Farmhouse, Horn Hill Road
- West Bank, Horn Hill Road
- Westway Cottage, Horn Hill Road
- Westway House, Horn Hill Road
- 1 & 2 Manor Road
- Home Farmhouse, Manor Road
- Little Manor, Manor Road
- Lockes Cottage, Manor Road
- The Manor House, Mill Lane
- Callaly Cottage, Tanners Lane
- Cornerstones, Tanners Lane
- The Leys House, Tanners Lane
- The Old House, Tanners Lane
- White Hart Cottages, Tanners Lane
- Adderbury House, The Green
- Green Farmhouse, The Green
- Ivy House, The Green
- Quoin Cottage, The Green
- Rawlins House, The Green
- South House, The Green:
- The Cedars, The Green

- The Coach and Horses public house, The Green
- The Green, The Green
- The Old Wheatsheaf, The Green
- The Red Lion, The Green
- The Rookery, The Green
- Well House, The Green
- Wisteria House, The Green



The following buildings are identified in the appraisal as making a positive contribution to the character and appearance of the Conservation Area.

- Christmas House, Aynho Road
- Walled paddocks west of The Plough
- Long Wall, Long Wall Path
- Gables and Holly Lodge, Oxford Road
- Adderbury Parish Institute, The Green
- Hazel Tree and Tarvers, Croft Lane
- Lyndhurst and Mannville, High Street
- Methodist Church, High Street
- The Cottage, Croft Lane
- The Old Pump House, Water Lane
- The Old Forge, Round Close Road
- The Leys, West Haven and West Leigh
- The Old White Hart, Tanners Lane
- Ivydene, Horn Hill Road
- The Red House, Manor Road
- Court End House, Manor Road
- Sorbrook Manor, Cross Hill Road



5.2 Significance of the Heritage Assets near the Proposal Site

5.2.1 Listed Structures and Non Designated Heritage Assets

As is demonstrated by the above information, there are no listed or locally listed buildings within the immediate vicinity of the proposal site. However, views of the spire of the listed church are afforded from within the southern boundary of the proposal site, and so the proposal site could be considered to form part of the wider setting of the listed church. These views are, however, not publicly accessible views at present. This section contains a statement of significance which addresses the significance of the listed St Mary's Church. This section has been compiled using the values outlined in English Heritage's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. These values are evidential value, historic value, aesthetic value and communal value.

5.2.2 The Church of Saint Mary The Virgin

The building dates from the 1200s, and the tower and the spire, which remain today, were added in the early 14th century. The church has carvings that date to the 14th century, and the chancel and vestry date to the early 15th century. These were bestowed by the New College at Oxford and were crafted by the stone mason Richard Winchcombe. The church underwent restoration in the 18th century, but these were inadequate and resulted in the loss of some historic fabric. However, between 1866-1870, the church underwent a scheme of restoration by Sir George Gilbert Scott.

Evidential Value

- The erection of the church in the 13th century provides evidence of the expansion of the settlement during the medieval period.
- The building provides evidence of historic architectural design.
- The structure provides evidence of historic building techniques dating to the 13th- 19th centuries, as many original features, internal fittings and materials from later phases of restoration remain.

Historical: Illustrative Value

- The building is illustrative of the relationship between The Church and the local Parish.
- The later phases of alteration and repair are illustrative of the longevity of the above relationship.

Historical: Associative Value

- The building is associated with renowned 14th century stone mason Richard Winchcombe.
- The church is associated with George Gilbert Scott, who undertook a scheme of restoration in the 19th century.
- The building was associated with the New College, Oxford.

Communal: Social Value

- The church played and continues to play an important role in the local community both as a place for worship and as a place for community outreach and social activity.
- The church building is one of relatively few Grade I listed buildings in England, and it is highly valued for making a positive contribution to the local landscape.

Communal: Spiritual Value

- The Church is an important local focus for worship, Christian teaching and outreach, demonstrated by the fact that the church is still in use today.

Aesthetic: Design Value

- The Church is fine example of a medieval structure, with later alterations and additions designed by the renowned George Gilbert Scott.
- The building constitutes a landmark within the Conservation Area, owing to its location upon a hill and the imposing spire, which is highly visible from various locations in the surrounding landscape.
- It makes an important contribution to the local landscape during the day and at night; historically the light shining from the numerous large windows was seen as a welcoming beacon at night.
- The stone carvings and some of the interior features such show an exceptionally high level of design and workmanship.

Summary:

Pevsner has classed this grade I listed building as, 'One of the largest and most important churches in the county'. Today, the building still retains a high level of historic fabric dating to the 14th and 15th. The most recent scheme of restoration dates to the 20th century, and the tower was restored in 1927 and the spire, which was partly rebuilt in 1922, was again repaired in 1952. The church retains a high level of historic, evidential, aesthetic and communal value.

Section 6 Contribution of the Proposal Site to the Setting of the Heritage Assets

6.1.1 Introduction

Due to an incidental view of the listed church spire which is afforded from Berry Hill Road, looking northwards across the proposal site, the proposal site has the potential to affect the setting of the heritage asset. The site is situated some way to the south of the Adderbury Conservation Area, adjacent to a character area named 'The Green' but across the valley formed by the Sor Brook, the location of the water treatment plant. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the asset, how the asset is experienced and the associative attributes of the asset.

6.1.2 The Physical Surroundings of the Heritage Assets

The Church of Saint Mary

The attributes of the physical surroundings of the listed structure help determine the contribution the setting makes to the significance of the heritage asset. The immediate and significant setting of the Church of Saint Mary is formed by the church grounds and cemetery to the east, south and west of the site. The wider setting is formed by an area of the village identified in the CAA as 'The Church Quarter'. To the north of the churchyard is a public footpath and beyond this, the wider setting of the church is residential development. The houses closest to the church are large, individual properties in their own grounds such as The Grange, The Manor House, The Old Vicarage and Moorey. Further away from the church are smaller, two storey vernacular properties. To the west of the churchyard is Sor Brook and Dog Close. The Church Quarter is a quiet and peaceful area, situated outside of the commercial area along the High Street. The area is accessed via Mill Lane from the northeast, the road narrows towards the south and extends round to the west, where it affords extensive views over the Sor Valley. The church is situated above street level, and there are striking views of the building from this 'localised viewpoint'.

Adderbury Conservation Area

The Conservation Area lies approximately 5.5km to the south of the centre of Banbury. The immediate setting of the Adderbury Conservation Area is formed by a combination of dispersed houses, agricultural land and modern housing development to the northeast and southwest. The area to the southern section of the Conservation Area that is in closest proximity to the proposal site is called 'The Green'. To the southern boundary of this section of the Conservation Area is an area of predominantly green space with some dispersed development to the west along 'The Leys' and the sewage treatment plant.

6.1.3 How the Heritage Assets are Experienced

The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting.

The Church of Saint Mary

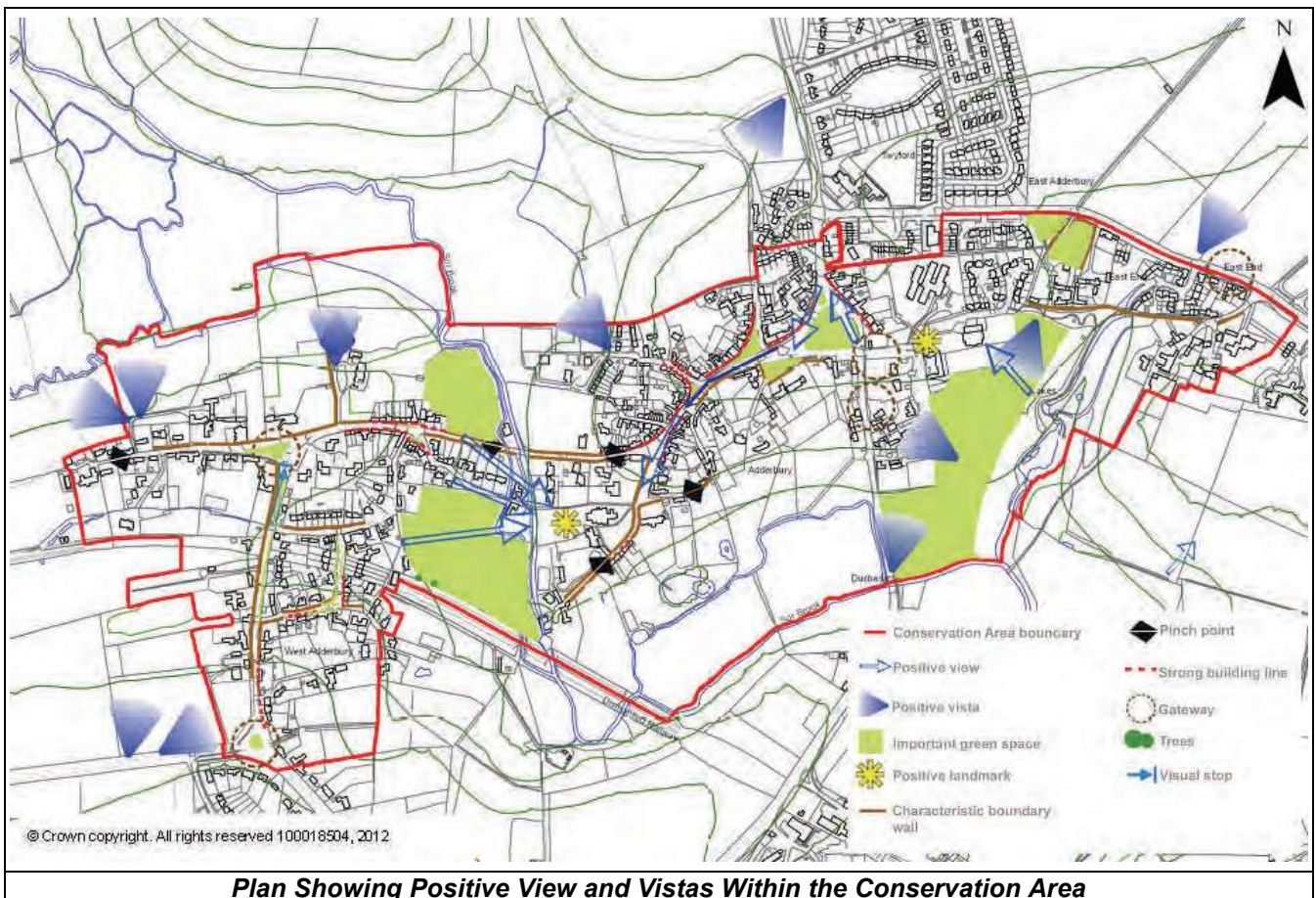
The church is best experienced from within its immediate setting, however, due to the nature of the building, there are views of the spire from the surrounding landscape. The Conservation Area Appraisal offers some analysis of the positive views of the church. Positive vistas are also identified within the appraisal, but none of these include views of the church. The positive views of the church identified in the Appraisal are;

- From the west of the church, looking across the playing field
- From the northwest along looking southeast across Sor Brook
- From the northwest along Dog Close, looking southeast
- From the northeast along Mill Lane, looking southwest.

Adderbury Village Conservation Area

The historic character of the Adderbury Conservation Area is reflected by the surviving structures such as the listed and locally listed buildings, the highly significant listed church and elements of the pattern of the settlement such as the two distinct areas of East and West Adderbury and the linear form of the historic core to East Adderbury. The Conservation Area Appraisal assesses that due to the built form of the village, views along the main spine of the conservation area (which extends from east to west) are limited and this creates 'inward looking spaces'. Views along the residential streets that radiate from this main spine often terminate in views over the countryside. A further consideration is that the Conservation Area Appraisal has identified a number of distinct character areas within the Conservation Area, and these are experienced in ways individual to the area.

Positive vistas into the conservation area are identified, but only from the north of the conservation area, "From the Banbury Road, towards West Adderbury where the topography of the falling field draws the eye towards the main visual feature, the spire of the Church of St Mary," and from the southeast of the area.



6.1.4 The Associative Attributes of the Heritage Assets

There is no historic functional relationship between the heritage assets and the proposal site.

Section 7 Proposed Works and the Impact on the Heritage Assets

7.1 Description of the Proposed Development

The current application is for outline planning permission, with all other matters, except for details of site access, reserved for consideration at a later date. The outline proposals are for a residential development of up to 40 dwellings of a mixture of types and sizes.



Both vehicular and pedestrian access to the site will be from Berry Hill Road. The vehicular access will be retained at the existing access. An additional pedestrian access will be sited to the western end of the site. The proposed residential development would occupy the southern half of the site, with areas of formal and informal public open space to the northern half of the site, including a play provision. The existing public rights of way would be retained, and the eastern boundary of the site would remain unaltered, so the character of the public footpath to the east of the site will remain unaffected. The purpose of the public open space to the north is to provide access to views of the church and landscape beyond; these views are currently only partially visible through the dense undergrowth forming the southern boundary of the site.

7.2 Impact of the Proposed Works on the Setting of the Heritage Assets

7.2.1 Identification of the Heritage Assets Affected

The views of the spire of St Mary's Church could potentially be affected by development of the proposed site. The proposed development site is situated some way to the south of the Adderbury Conservation Area, although it does not border the Heritage Asset and is on the far side of the Sor Brook and its valley. The below assessment identifies the impact of the proposals on the significance of the setting of the Heritage Assets following Historic England guidance on the Setting of Heritage Assets. The assessment of the impact of the proposed works also considers the impact on the Conservation Area in light of the character appraisal and proposed management objectives.

7.2.2 The Location and Siting of the Development

The location of the proposal site to the southern half of the site will ensure that views of the church are enhanced. The location and siting of the proposed development will not negatively impact upon views of the church or upon public footpaths.

The proposed development is located to south of the Conservation Area, to the north side of Berry Hill Road. The area called West Adderbury, very near the proposal site, has been the site of recent residential development, along Berry Hill Road, including Wallin Road, St Mary's Road, Tanners Lane and The Leys. The development is proposed for the southern section of the site, with an area of public open space to the north; this will provide an area of green space in keeping with the rural character of the southern section of the Conservation Area, 'The Green'. It will also add further green space to the setting of the Conservation Area. Instead of appearing as a non-traditional extension to the linear form of the historic core of the eastern side of the village, the green space dividing the proposed development from the Conservation Area will clearly define the boundary between the two areas. The new development will stand alone in the landscape, clearly separate from the historic core of the Conservation Area. The location of the proposed development will not affect any positive views of vistas into or out of the Conservation Area.

7.2.3 The Form and Appearance of the Development

The site has been provisionally laid out to establish two views of the church spire from along Berry Hill Road. Views from this perspective are currently limited by the dense planting along the southern boundary, and clear views of the church are only visible from within the site, which is currently an area of private property that is not readily accessible to the public. Even from the public footpath along the north boundary of the site views are limited due to the chain link fence (not the owners) and the shrubbery. The proposed site layout and public open space will help to increase access to views of the church and the Conservation Area from the south. The treatment of the boundaries of the site aims to improve the quality and amenity value of the public realm in line with policies laid down in the Conservation Area Appraisal. The hedgerow to the south of the site will be retained in its current state and enhanced where possible, without 'fussy domestication'. The existing vegetation around the perimeter of the site will be retained and enhanced where possible, to maintain the rural character of the street scene along this section of Berry Hill Road.

Although the details of the proposed development are reserved for later discussion, the development will be designed using scale and massing that reflects other structures in the area, and the form and appearance of the development will not negatively affect the settings of the heritage assets. Within the Conservation Area there are a variety of buildings of various ages and architectural styles, including examples that date to the 20th century, such as along Church Yard, the entrance to Dog Close, and Round Close Road. The new development will be designed using colours and materials that are contextual to the Conservation Area. The buildings to the south of the proposal site will be substantially set back from the road side to minimise the visual impact of the development from the roadside.



Illustrative Layout With Views of Church Spire

7.2.4 Other Effects of the Development

The proposed development will change the land use of the proposal site, from an agricultural site to a residential site. However, as the setting of the proposal site incorporates a busy through road to the south and residential development to the west and southwest, the rural character of this area of the setting of the Conservation Area has been altered with these modern additions.

The significance of the listed church is not associated with or dependent on the land use of the proposal site, and the site does not form part of the immediate setting of the church. The Conservation Area Appraisal does not assess the proposal site as forming part of a positive view of the church or part of a vista into the Conservation Area. The development will not have a negative impact upon the ways in which these assets are experienced.

7.2.5 The Permanence, Longer Term or Consequential Effects of the Development

The proposed development will become a permanent feature within the village of Adderbury. The siting and design of the new residential development and the retention of the boundaries will minimise the impact on the setting of the Conservation Area and improve access to views of the listed church from this area of the landscape. The significance of the designated heritage assets is based upon evidential, historical, aesthetic and communal values which will remain unaffected by the proposed development.

7.2.6 Summary of Impact

Overall, the proposed development will have a slight positive impact on the setting of the listed church as existing fleeting views, mainly from cars, of the church spire will be enhanced. The large public open space to the north of the site will also provide numerous additional views of the spire and southern setting of the Conservation Area which are presently not available to the public.

7.3 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the character of the Conservation Area, the setting of the listed building and proposed mitigation.

PROPOSED WORK	CONDITION OF FABRIC AFFECTED	CONTRIBUTION OF THE EFFECTED ELEMENT TO THE SETTING OF THE CONSERVATION AREA AND OTHER HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Alterations to the boundaries to the site	Fair	Positive: The extensive mixed shrubbery that forms the northern, southern and eastern boundaries of the proposal site makes a positive contribution to the wider setting of the Conservation Area and to the public footpath to the east.	Positive Impact: The planting to the boundaries will be retained and enhanced wherever possible.
New and improved access to the access to the site	Fair	Positive: The existing access provides a distant fleeting view of the church spire but there are no other similar viewpoints along Berry Hill Road south of the proposal site.	Positive Impact: The existing access will be retained with a designed clear view of the church spire. An additional pedestrian access at the west of the site will be created affording another view of the church spire.
Construction of residential development	NA	NA	Neutral Impact: The proposed development will be sited to provide an area of green space to the north, contributing to the green space to the wider setting of the Conservation Area. The proposed development will be designed to reflect the other 20 th century residential development within the Conservation Area. The materials will appropriately reflect the pallet of materials within the Conservation Area.

Land off Berry Hill Road, Adderbury: Heritage Statement

PROPOSED WORK	CONDITION OF FABRIC AFFECTED	CONTRIBUTION OF THE EFFECTED ELEMENT TO THE SETTING OF THE CONSERVATION AREA AND OTHER HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
<p>Enhancement of existing fleeting views and creation of new views of the church spire</p>		<p>Positive: The existing access provides a distant fleeting view of the church spire from Berry Hill Road.</p>	<p>Positive Impact: The public space to the north will provide views of the listed church not currently accessible to the general public.</p> <p>The development has been designed to enhance views of the church spire from Berry Hill Road.</p>

Section 8 Conclusions

8.1 History, Development and Usage

The HER does not record any archaeological finds or features within the proposal site or immediate vicinity. The enclosure award of 1768 identifies the field as belonging to John Cox. There are a number of references to the Cox family in the archives during the 18th century; they are described as yeomen of Adderbury. Cartographic evidence from 1838 identifies the field number as 62 and its name as Beryl, owned by Thomas Cox. Cox owned a number of plots in the surrounding area. The record book or the survey lists the possessions of Thomas Cox as 38/House, Homestead and Garden, 37 Cox's Close (just over an acre), 59/The Leys (4 acres), 62/Beryl (11 acres, of which 1 acre was grass and 10 arable) and 61/A Close (just over 2 acres, of which a fraction was grass and the rest arable).¹⁶

The water treatment plant to the north of the site appears between 1881 and 1922. Cartographic evidence shows that the site remained undeveloped, and in agricultural use between the early 19th-mid 20th centuries, although land immediately to the northwest along Berry Hill Road was first developed between 1882 and 1922. The property was put up for sale and acquired by the present owner in 1984. In recent times it has been used for cattle grazing and during the past 15 years for grazing sheep and horses. Some timber stables have been erected on the east side of the field near the centre of the field, with a turning circle and training area to the south, between the access track and the east boundary. Subdivisions shown on the current site plan are formed by moveable electric fences.

8.2 The Special Interest of the Conservation Area

Adderbury Conservation Area covers almost half of the village of Adderbury and encompasses the historic central section of the village. The limited palette of building materials and the use of local ironstone for many buildings creates a sense of architectural and visual harmony within the Conservation Area. Many vernacular buildings dating to the 17th and 18th centuries survive, and they too are mainly constructed using coursed rubble or squared ironstone. There are examples of ashlar to the more affluent properties. Many of the cottage roofs are now concrete or slate tile, replacing thatch. Historic maps of the village show the development of the historic core running along the east-west Axis and the development has a strong linear structure particularly between the High Street and Cross Hill Road which now forms a busy thoroughfare through the Conservation Area. To the central and eastern sides of the area, development is regular and tightly knit. To the west there is a more dispersed and irregular pattern of development.

The views within the conservation area are limited because of the strong building line along the main thoroughfare of the conservation area, creating views that look inwards as opposed to out of the conservation area. The roads that radiate out from the main thoroughfare are generally short residential streets that terminate in views out over the countryside. The uses of the buildings within the area is predominantly residential, there is some retail along the High Street though, including public houses. Views into the Conservation Area from along Banbury Road looking westwards provide good views of the falling fields and the 'main visual feature' of the area, the spire of the Church of St Mary.

¹⁶ Survey of Richard Davies, Oxfordshire Record Office, PAR2/17/E/1.

8.3 Contribution of the Proposal Site to the Setting and Special Interest of the Conservation Area

The proposal does not adjoin the Conservation Area and is separated from the south of the area by a section of green land and dispersed development. The rural nature of the site boundaries provides a level of rural character along Berry Hill Road and to the public footpath to the east and north. The Conservation Area Appraisal does not identify the site as forming a part of any key views into or out of the Conservation Area.

8.4 Contribution of the Proposal Site to the Significance of the Listed Church

The proposal site does not make a contribution to the significance of the listed church, as the site has no historic or visual relationship with the asset. There are views of the church spire from within the proposal site, but these are not clearly visible from the south along Berry Hill Road, as the substantial boundary distorts the view. At best there are fleeting views or glimpses of the spire available presently from Berry Hill Road. The proposal site is not assessed as forming part of positive views of the church by the Conservation Area Appraisal.

8.5 The Proposed Works

The proposals are for a residential development of up to 40 dwellings. The development site is to north of Berry Hill Road. The pedestrian and vehicular access will be from along Berry Hill Road. The southern, eastern and northern boundaries to the site will be retained and enhanced.

8.6 Impact of the Proposed Works on the Setting and Special Interest of the Conservation Area

The proposed works will maintain and enhance the southern boundary of the site. The area of green space to the north of the proposed development will provide further green space to the setting of the southern section of the Conservation Area, and act as a clearly defined boundary to ensure that the new development is not an inappropriate extension to the linear form of the historic core of East Adderbury.

8.7 Impact of the Proposed Works on the Setting of the Heritage Assets

The proposed development is located to the south of the wider setting of the Church of St Mary. The proposed development does not form part of identified positive views of the church and will not physically or visually isolate the heritage asset. The views of the listed church from the south will be improved, and the provision of public open space with a play area, will provide access to views of the church which are not currently accessible to members of the public.

8.8 Overall Impact

Overall, the proposed development will have a slight positive impact on the setting of the listed church as existing fleeting views, mainly from cars, of the church spire will be enhanced. The large public open space to the north of the site will also provide numerous additional views of the spire and southern setting of the Conservation Area which are presently not available to the public.

Section 9 Sources

Published Works

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- Adderbury Parish Council. *Adderbury Neighbourhood Plan 2014-2031*. Adderbury Parish Council, March 2017.
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- Will, Codicil and Probate of John Cox of Adderbury, 1815-35*, Pellatt I/ix/1-3 and Pellatt I/ix/1, Oxfordshire County Record Office.

Maps and Plans

- 1768 Enclosure Map of Adderbury West, Oxfordshire County Record Office, M1/1/H/2
- 1838 Copy of Survey and Map of Richard Davies, Oxfordshire County Record Office, (M1/1/H1/2 and PAR2/17/E/1)
- Conveyance of 25/10/1984 relating to Land Situate on and Adjacent to Berry Hill Road (owners). Oxfordshire X.5 (includes: Bloxham; East Adderbury; Milton; West Adderbury) Surveyed: 1881 Published: 1881
- Oxfordshire X.9 (includes: Barford St John and St Michael; Deddington; East Adderbury; Milton; West Adderbury) Surveyed: 1881 Published: 1882
- Oxfordshire X.5 (includes: Bloxham; East Adderbury; Milton; West Adderbury) Revised: 1920 Published: 1922
- Oxfordshire X.9 (includes: Barford St John and St Michael; Deddington; East Adderbury; Milton; West Adderbury) Revised: 1920 Published: 1922

Archives, Libraries and Databases Consulted

- Archaeology Data Service
- Adderbury Local Library
- Adderbury History Association (information requested but nothing received)
- Oxfordshire County Record Office
- Oxfordshire County Historic Environment Record
- National Heritage List for England

Appendix 1: Listing Description

Name: CHURCH OF ST MARY

List entry Number: 1200012

Location: CHURCH OF ST MARY, HIGH STREET
CHURCH OF ST MARY, MILL LANE

County: Oxfordshire

District: Cherwell

Parish: Adderbury

Grade: I

Date first listed: 08-Dec-1955

Details:

SP4735 ADDERBURY HIGH STREET (West side) Adderbury East 7/51 Church of St. Mary
08/12/55

GV I Church. Early C13 and early C14; chancel and vestry 1409-19 by Richard Winchcombe for New College Oxford; chancel restored c.1831 by J.C. Buckler; nave restored c.1866 by Sir G.G. Scott; further restoration 1886 by J.O. Scott. Marlstone rubble and ashlar with limestone-ashlar dressings; lead roofs. Cruciform plan with north and south aisles and porches, vestry and west tower. Winchcombe's sumptuous 3-bay ashlar chancel, with a high moulded plinth and elaborate stepped buttresses with crocketed pinnacles facing the upper stages, has 4-centre-arched windows in deep casement mouldings with restored Perpendicular tracery and crenellated transoms; to south is a Tudor-arched priest's door with ornamented spandrels, and to north, a contemporary 2-storey vestry in similar style projects from the middle bay and has a fine traceried bay window with a crenellated parapet. Plain chancel parapet has large winged gargoyles, and above the east window is a head of William of Wykeham and the arms of New College. Rubble transepts retain C13 clasping buttresses and moulded strings, but have large 4-light C13 windows with restored geometrical tracery; both have tall C15 paired clerestory windows, arched on the south transept and square-headed on the north. C14 aisles, with 3- and 4-light Decorated windows with restored geometrical and flowing tracery, have remarkable carved friezes below the parapets, depicting grotesque faces, animals and musicians. C14 porches have simpler friezes and wave-moulded entrance arches. South door is richly moulded with attached shafts and an elaborate hood mould ornamented with ballflower. The 3 main doors have very fine ironwork: the hinges and the handle on the north and west doors probably medieval, those on the south door C19. Nave clerestory has 3-light C15 windows with pointed-segmental arches. Early-C14 tower, of 4 unequal stages with diagonal buttresses, has a wave-moulded west door below a 3-light window with intersecting uncusped tracery, and has similar openings in the tall bell-chamber stage. The late-C14 pierced trefoil parapet rises from a further elaborate frieze and has winged corner gargoyles; large octagonal pinnacles with ball finials are set back behind the parapet and cluster round the octagonal limestone spire which has triangular-headed traceried lucarnes between the pinnacles. Interior: chancel retains fine carved corbels and head-stops of bishops and kings, and has a restored 3-seat sedilia, piscina and reredos of great elaboration and quality; the C19 figures flanking the east window stand in tall C15 niches with superb pinnacled and crocketed canopies. Chancel roof is C19 in C15 style. Tall chancel arch is C14, but 4-bay nave arcades are C13, though possibly altered in C14; they have octagonal columns with moulded circular capitals. Both transepts retain C13 blind arcading with detached shafts, plus the splays of several lancets built up in C14. South transept has a small cusped piscina and a later double piscina with a traceried triangular head; north transept has a C13 aumbry with a cusped head. 2-bay late-C14 arcades opening from transepts to aisles have slender moulded columns, set diagonally, and capitals with male and female heads, some linking arms as at Bloxham and Hanwell Churches (q.v.). Both aisles have a tomb recess, that to north probably a restoration. C15 roof of nave has 8 king-post trusses with cusped and moulded arched braces rising from wall posts, and with further cusped bracing extending in 4 directions from the kingposts; C19 aisle roofs repeat the design. Panelled font in Perpendicular style of 1831 by John Plowman. Oak fittings are C19 except for a fine traceried C15 rood screen, restored and given an elaborate roof loft by Gilbert Scott, and some C17 panelling in the transepts from former box pews; also 2 old chests and an early-C18 communion table. Chancel fittings include return stalls

with misericord seats, and an organ case by Gilbert Scott. Monuments include a brass to Jane Smith (d.1508) and a painted wooden memorial to Thomas More (d,1586). Stained glass includes armorial glass of 1834 by Willement. 2 windows in the transepts by Ward and Hughes (1870 and 1888), a window of 1905 by Clayton and Bell, and the west window of 1912 by Powell and Sons. (Buildings of England: Oxfordshire: pp413-15); VCH: Oxfordshire: Vol IX, p12)

Listing NGR: SP4708635375