

LAND OFF SOUTH NEWINGTON ROAD,
BLOXHAM, OXFORDSHIRE

BUILT HERITAGE ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF GLADMAN DEVELOPMENTS
LTD

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

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BUILT HERITAGE ASSESSMENT

LAND OFF SOUTH NEWINGTON ROAD, BLOXHAM, OXFORDSHIRE

ON BEHALF OF: GLADMAN DEVELOPMENTS LTD.

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Prepared by: Rebecca Gilbey, Heritage Consultant

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Summary

Pegasus Planning Group have been commissioned by Gladman Developments Ltd to carry out a Built Heritage Setting Assessment for Land off South Newington Road, Bloxham, Oxfordshire.

No designated heritage assets are located within or immediately adjacent to the site. Nos. 11 and 12 South Newington Road, two semi-detached late 19th-century dwellings, are located immediately adjacent to the east of the site. These buildings are considered to be of a significance commensurate to a non-designated heritage asset.

The significance of the Grade I Listed Church of St Mary was assessed in relation to the proposed development within the site. The spire of the church dominates the skyline due to its immense height, and it is visible from within the Conservation Area, settlement and the surrounding landscape. The spire of the church is visible from within the site, including from the public right of way which crosses the site. The church spire is also visible from the views from within the site, and public footpath to its west, are not considered to be key views, and more important views of the church are possible from elsewhere (e.g. from footpaths to the east of the Church). Any harm resulting from the loss or reduction of non-key views from within the proposed development site, or land immediately west of the proposed development site, would be negligible, de minimis. In line with paragraph 134 of the NPPF, this should be balanced against the public benefits of the proposals.

The Bloxham Conservation Area, which contains 130 Listed Buildings (including the Grade I Listed Church of St Mary as well as one Grade II* Listed Building, and 128 Grade II Listed Buildings) is located c. 150m north-east of the site. Bloxham Conservation Area is considered to be a designated heritage asset of the highest significance. Bloxham Conservation Area is divided into Character Zones, the closest of which is Cumberford, an area of residential development separated from the site by intervening built form. There are no readily apparent views of the site from the Conservation Area. No Positive views (key views) are identified looking towards the site in the Conservation Area Appraisal. Existing built form at the Brookside Estate is sited between the Conservation Area and the site. Views south from the Conservation Area towards the site are identified as negative views in the Conservation Area Appraisal. Notwithstanding the negligible harm to the Church of St Mary identified above, in the absence of any key views or any key historic associative relationship between the Conservation Area and the site, it is concluded that the proposed development will not result in an additional adverse impact the significance of the Bloxham Conservation Area as a whole.

1. Introduction

- 1.1 Pegasus Planning Group have been commissioned by Gladman Developments Ltd to carry out a Built Heritage Assessment for Land off South Newington Road, Bloxham, Oxfordshire as shown on the Site Location Plan provided in Plate 1.
- 1.2 The site is approximately 5.86 ha in area and is situated across two agricultural fields to the south of Bloxham. The site includes a cow shed and a track within the southern boundary of the site.
- 1.3 This Built Heritage Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government’s National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

- 1.5 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be “*proportionate to the asset’s importance*”.

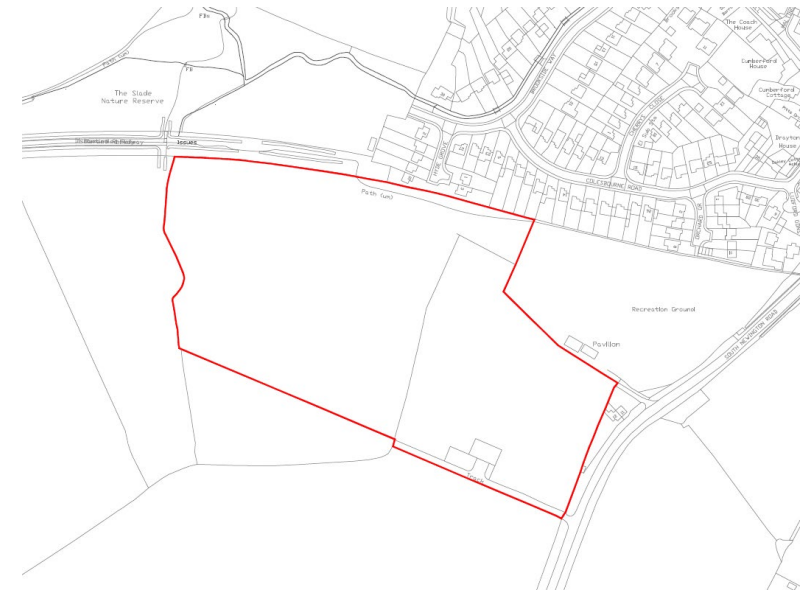


Plate 1: Site Location Plan (not to scale)

¹ NPPF, MHCLG, 2019

2. Methodology

2.1 The aims of this Built Heritage Assessment are to assess the contribution that the site makes to the heritage significance of the surrounding designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

2.2 A site visit was undertaken by Pegasus Group on 11th November 2016, during which the Site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

2.3 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the Site and the surrounding areas could be established.

Sources

2.4 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for**

information on designated heritage assets;

- **The Bloxham Conservation Area Appraisal as prepared by Cherwell District Council;**
- **Archival sources held at the Oxfordshire Record Office; and**
- **Aerial photographs and satellite imagery.**

Assessment of significance

2.5 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. ²For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”

2.6 Historic England’s Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment³ (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of significance as part of the application process. It advises

² NPPF Annex 2, MHCLG, 2019

³ Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

understanding the nature, extent, and level of significance of a heritage asset. In order to do this, GPA 2: Managing Significance also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's Conservation Principles⁴; **evidential, historical, aesthetic** and **communal**. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest.

2.7 *Conservation Principles* provides further information on the heritage values it identifies:

Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset, but gives a particular resonance through association with a notable family, person, event or movement.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

2.8 Significance results from a combination of any, some or all of the values described above.

2.9 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

2.10 As defined in the NPPF:

"Significance derives not only from a heritage asset's physical presence, but also from its setting."⁵

2.11 Setting is defined as:

⁴ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

⁵ NPPF Annex 2, MHCLG, 2019

“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 an asset, may affect the ability to appreciate that significance or may be neutral.”⁶

2.12 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

2.13 It is also important to note that whilst a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. This was recently considered in a High Court Judgement⁷ where it was concluded that:

“The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual”.

Assessing change through alteration to setting

2.14 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*⁸ (henceforth referred to as *GPA 3: The*

Setting of Heritage Assets), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.

2.15 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess “*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciate*”⁸. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, land use, accessibility and rarity.

2.16 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to “*maximise enhancement and avoid or minimise harm*”. Step 5 is to “*make and document the decision and monitor outcomes*”.

2.17 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the

⁶ Ibid

⁷ EWHC 1456, *Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council*, 2017.

⁸ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

2.18 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the Government's Planning Practice Guidance as "*buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting*

*consideration in planning decisions but which are not formally designated heritage assets*⁹".

2.19 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

2.20 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

2.21 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013¹⁰ that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"; and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

2.22 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High

⁹ MHCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20140306, Revision date: 06 03 2014)

¹⁰ EWHC 2847, R MHCLG and Nuon UK Ltd v. Bedford Borough Council

Court Judgement of 2014 is relevant to this¹¹. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

2.23 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged". Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

2.24 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating 'what matters and why'. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

2.25 It should be noted that this key document states that:

"setting is not itself a heritage asset, nor a heritage designation"¹²

2.26 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

2.27 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that "*conserving or enhancing heritage assets by taking their settings into account need not prevent change*".

2.28 Additionally, it is also important to note that, as clarified in the Court of Appeal¹³, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

2.29 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

¹¹ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

¹² Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (paragraph 9)*

¹³ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (04 November 2016)

3. Planning Policy Framework

3.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

3.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

3.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

3.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case¹⁴, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

3.5 A judgement in the Court of Appeal¹⁵ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

3.6 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

¹⁴ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

¹⁵ Jones v Mordue Anor (2015) EWCA Civ 1243

National Policy Guidance

The National Planning Policy Framework (February 2019)

- 3.7 National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in February 2019. This updated the previous National Planning Policy Framework 2018, which in turn had amended and superseded the previous 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 3.8 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 3.9 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both

plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 3.10 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- **plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;**
- **strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:**

- **the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or**
- **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

For decision-taking this means:

- **approving development proposals that accord with an up-to-date development plan without delay; or**
- **where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
 - **the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
 - **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."**

3.11 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change." (our emphasis)

3.12 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

3.13 Heritage Assets are defined in Annex 2 of the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)"

3.14 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site,

Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation¹⁶” (our emphasis)

3.15 As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance¹⁷”

3.16 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

“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”

3.17 Paragraph 192 goes on to state that:

“In determining planning 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”

3.18 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

“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.

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:

¹⁶ NPPF Annex 2, MHCLG, 2019

¹⁷ IBID

- 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"**

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"**

3.19 Section b) of the above describing assets of the highest significance also includes footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.20 In the context of the above, it should be noted that paragraph 195 reads as follows:

"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**

3.21 Paragraph 196 goes on to state:

"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"

3.22 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

3.23 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management

decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Guidance

- 3.24 The Department for Communities and Local Government (DCLG) launched the planning practice web based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 3.25 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 3.26 The PPG has a discrete section on the subject of 'Conserving and enhancing the historic environment' which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential

¹⁸ PPG, paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014)

impact and acceptability of development proposals¹⁸

- 3.27 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting¹⁹.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm" (our emphasis)

¹⁹ PPG, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014)

3.28 With regard to design, the PPG states at paragraph 02 that:

“Good design should:

- e) ensure that development can deliver a wide range of planning objectives**
- f) enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being**
- g) address the need for different uses sympathetically²⁰.”**

3.29 Paragraph 23 goes on to explain how to consider buildings and the spaces between them and reads as follows:

“Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:

- h) layout – the way in which buildings and spaces relate to each other**
- i) form – the shape of buildings**
- j) scale – the size of buildings**
- k) detailing – the important smaller elements of buildings and spaces.”²¹**

²⁰ PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

Local Planning Policy

3.30 The Oxfordshire Structure Plan (adopted 2016) for the county sets out general policies regarding protecting and enhancing the historic environment. The Cherwell Local Plan Part 1 (adopted 2015) includes policies for the Cherwell District.

3.31 The Oxfordshire Structure Plan 2016 includes the following policies:

EN6 – Archaeology

There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

3.32 The Cherwell Local Plan 2015 includes the following policy:

ESD15 – 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

²¹ PPG, paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

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 with 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 on any 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.

Local Plan Policies with regards to the NPPF and the 1990 Act.

3.33 With regard to Local Plan policies, paragraph 213 of NPPF states that:

"existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

3.34 In this context, where local plan policy was adopted before the

NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 197) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

- 3.35 In this case, although the above policies are of relevance, they were adopted prior to the inception of the NPPF, and as so the weight which can be attributed to them will be determined by their consistency with the policy guidance set out within the NPPF. Since the above policies do not allow for a balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to them in the decision-making process is limited.

Emerging Policy

- 3.36 The Cherwell Local Plan 2011-2031 (Part 2) is currently in preparation but no draft had been published at the time of writing this assessment.

4. Baseline Conditions

Site Description

- 4.1 The site is situated across two agricultural fields and also includes a track along the southern boundary of the site. The main area of the site was pasture at the time of the site visit and a cow shed is located in the south-eastern area of the site.

Historic development

- 4.2 The site is recorded as agricultural land on the 1801 Inclosure Map of Bloxham²². The Banbury & Cheltenham Direct Railway (now dismantled) was constructed in the later 19th-century, bounding the northern edge of the site. Now demolished buildings are shown in the north-eastern area of the site on the First Edition Ordnance Survey map of 1881. Nos. 11 and 12 South Newington Road are depicted immediately adjacent to the eastern edge of the site on the Second Edition Ordnance Survey map of 1900. Settlement at Bloxham expanded through the 20th-century and by the 1970s bounded the site to the north-east, with further infilling in the later 20th/early 21st century.
- 4.3 The site is bounded to the north by the line of the dismantled Banbury and Cheltenham Direct railway and residential development, to the east by a recreation ground and South

Newington Road, and to the south and west by agricultural land. The site includes a public right of way along its northern boundary, which crosses the site and continues to the west.

Designated Heritage Assets

- 4.4 There are no designated heritage assets within the site.
- 4.5 Bloxham Conservation Area is located c. 150m north-east of the site. This contains 130 Listed buildings (comprising one Grade I Listed, one Grade II* Listed and the remaining Grade II Listed).
- 4.6 No Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites are located within the vicinity of the site.
- 4.7 Designated heritage assets are discussed in further detail in the *Setting Assessment* below.

Non-designated heritage assets

- 4.8 Nos. 11 and 12 South Newington Road are two late 19th-century semi-detached dwellings located immediately adjacent to the eastern boundary of the site (Plate 2). These are two-storey stone-built dwellings. They are not Listed or Locally Listed, and are considered to be of a significance commensurate to a non-

²² See Pegasus Group 2019 *Land south of Newington Road, Bloxham: Archaeological Desk-Based Assessment*

designated heritage asset.



Plate 2: Nos. 11 and 12 South Newington Road, view to south

5. Setting Assessment

- 5.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is to identify which designated heritage assets might be affected by a proposed development.
- 5.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage assets setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 5.3 Consideration was made as to whether any of the designated heritage assets present within the vicinity (Figure 1) include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 5.4 The Grade I Listed Church of St Mary, located c. 590m north-east of the site, is a well-known focal point within the village of Bloxham with its c. 190 ft. (58m) tall spire dominating the skyline. This heritage asset is assessed in further detail below.
- 5.5 The Bloxham Conservation Area, located c. 150m north-east of the site is also considered in further detail below. Bloxham Conservation Area contains 130 Listed Buildings. Other than the Grade I Listed Church of St Mary, no other Listed Buildings within the Conservation Area were identified as requiring

individual assessment, although they are considered as part of the wider Conservation Area as a whole.

- 5.6 No Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites are located within the vicinity of the site.
- 5.7 Designated heritage assets in the wider vicinity have been excluded on the basis of distance, and/or absence of intervisibility, absence of historical functional relationships and the nature of the development proposals which will form an extension of existing built form at Bloxham.

The Church of St Mary

- 5.8 The Grade I Listed Church of St Mary is located c. 590m north-east of the site, within the Bloxham Conservation Area (discussed in further detail below). As a Grade I Listed building it is considered to be a designated heritage asset of the highest significance (Figure 1).
- 5.9 The Parish Church of St Mary includes 12th-century and 13th-century elements, although its fabric is predominantly 14th and 15th-century with later alterations and additions. The west tower and church spire, which and stands c. 190 ft. (58m) high, dates to the 14th-century although was repaired several times during the 18th-century. The Church of St Mary forms a focal point

within Bloxham, located at the south-eastern edge of the historic settlement. Pesnver and Sherwood describe the church as 'one of the grandest churches in the country' due to its sizeable spire²³.

5.10 The church is located within an associated churchyard which contains a number of Grade II Listed headstones and chest tombs. Beyond the churchyard, which principally extends east from the church, the current setting of the Church of St Mary includes residential and small-scale business development to the north, west and south. Beyond the churchyard to the east is undeveloped agricultural land.

5.11 The church is located on the peak of hill slope and the church spire is a prominent local landmark. It is visible from numerous locations within Bloxham and the surrounding landscape. There are views to the church, beyond intervening agricultural land, from footpaths to its east (Plate 3), as well as from within the settlement (e.g. Plate 4; Plate 5; Plate 10). The Conservation Area Appraisal for Bloxham²⁴ notes prominent views to the Church Tower and states that 'from the brook [looking south] the church is impressive as the road leads the eye to the next ridge framed by the greenery in the centre of the village. The church also dominates the skyline from the Chipping Norton (southern) direction but to a lesser extent'.



Plate 3: View of the church spire from the footpath to the east of the church

²³ Pesnver, N. and Sherwood, J., 1974. *Buildings of England: Oxfordshire*. Penguin: Harmondsworth. pp477-483.

²⁴ Cherwell District Council, 2007. *Bloxham Conservation Area Appraisal*. <http://www.cherwell.gov.uk/media/pdf/f/5/pdf3085491584154085592.pdf>



Plate 4: The church spire visible from the public footpath to the west of the church



Plate 5: View from the northern boundary of the Conservation Area towards the south. Church spire visible in centre of photograph

5.12 The proposed development site is not visible from ground level views from the vicinity of the church or the churchyard due to intervening built form (Plate 6). However, the church spire can be seen from the majority of areas within the site. The public right of way which runs along part of the northern boundary, and across the north-western area of the site, has views towards the church spire beyond existing residential development (Plate 7 and Plate 8). The Church of St Mary is also visible from further west along the public right of way, beyond the site (Plate 9).



Plate 6: View south towards the site from adjacent to the church



Plate 7: View north-east towards the Conservation Area from the public right of way within the site. Church spire visible at centre left.



Plate 8: View towards the church spire from the public footpath on the northern boundary of the site



Plate 9: View from the continuation of the public right of way, west of the site. Church spire visible at centre of photograph.

5.13 The Church of St Mary principally derives its significance from the evidential value of its historic fabric, and its illustrative value as an example of a Parish Church of medieval origin. The church was intentionally sited in a prominent location within the settlement and views to the church spire may be considered to contribute to an understanding of this and hence also its significance. The presence of the church as a local landmark contributes to its aesthetic and illustrative value.

5.14 Land within the proposed development site does not make any direct contribution to the significance of the Church of St Mary. The site is separated from the church by intervening residential

development and there is no key historical functional relationship between the church and the site.

- 5.15 Although the spire of the Church of St Mary is visible from within the site, these are not considered to be key views. The proposed development would not interrupt views to the church spire from within Bloxham, nor would it interrupt views to the church from the main approach to Bloxham along the A361 (north or south). Views to the church from footpaths immediately to its east may also be considered key views and these would likewise be unaffected.
- 5.16 Development within the site is focused within the eastern area of the site, as the land in the western area of the site, which includes the public right of way is to be retained for public open space. Views from the northern boundary towards the Grade I Listed Church of St Mary are to be retained. Any harm resulting from the loss or reduction of non-key views from within the proposed development site, or land immediately west of the proposed development site, would be negligible, de minimis.

Bloxham Conservation Area

- 5.17 The Bloxham Conservation Area is located c. 150m north-east of the site (Figure 1). The Conservation Area comprises 130 Listed buildings and structures, including the Grade I Listed Church of St Mary and the Grade II* Listed mid-15th-century Rectory Farmhouse. The Listed buildings are primarily found in the two older village nuclei, on either side of the Sor Brook. Bloxham Conservation Area may be considered to be a

designated heritage asset of the highest significance.



Plate 10: The High Street Character Zone, detailing a positive view of the Conservation Area, view to north

- 5.18 A Conservation Area Appraisal has been produced for Bloxham, and adopted by the Cherwell District Council²⁴. Conservation Areas are designated for their special architectural or historic interest. The Conservation Area Appraisal highlights a number of areas as key to the special interest of the Conservation Area including the value of Bloxham's historical, aesthetic and architectural character. The Conservation Area is divided into ten Character Zones: High Street Area, Church Area, Old Road, Hill Lanes, Green Centre, Historic Residential, School Precinct, Insular Closes, Buffer Zone and Cumberford.

5.19 The Character Zone in closest proximity to the site comprises Cumberford, c. 150m to the north-east. The Cumberford Character Zone is entirely residential and is defined by its position at the southern end of the historic village. The area consists of buildings traditionally found on the outskirts of a working village including the Old Smithy, Coach House, Malt House, allotments and a railway station, all of which are have been converted or demolished. On the south side of Cumberford Hill the housing line is strong and is made more dominant by rising with the hill side above the course of the road.

5.20 The Conservation Area Appraisal identifies Positive views and Negative views. No Positive views are identified overlooking the site from Cumberford Character Zone (Positive views are identified looking north and west from within the Character Zone), or other Zones. A view from Colesbourne Road within the Conservation Area looking south, towards the site is detailed as a 'Negative view' and 'Horizon view' by the Conservation Area Appraisal. At the time of the site visit any horizon view which may have previously been possible from ground level was obscured by intervening buildings (Plate 11). A second negative view from the south-western edge of the Conservation Area, from St Newington Road (A361) at the junction with Cumberford Road, is also identified (potentially due to the presence of a petrol station to the east of the road). The site is not visible in this view (Plate 12).



Plate 11: View from the Cumberford Character Zone towards the site (detailed in the Conservation Area Appraisal as a 'horizon view' and 'negative view')

5.21 The surrounds of the Cumberford Character Zone consist of the Conservation Area to the north-east, and 20th-century residential development to the east, south and west. The Brookside estate, constructed during the late 20th-century, currently lies between the Conservation Area and the proposed development site.

5.22 Bloxham Conservation Area principally derives its significance from the architectural and historic interest of its associated Listed buildings and structures as well as from other historic (non-designated) buildings. As well as this, the Conservation

Area also derives some significance from its setting. The setting of the Bloxham Conservation Area is primarily residential to the north, south and west, with agricultural land to the east and south-east. Agricultural land in the proximity of the Church of St Mary (see above) may be considered to make some contribution to the significance of the Conservation Area. Agricultural land within the site is separated from the Conservation Area by intervening built form and is not considered to make any key contribution to its significance.

5.23 Views towards the Conservation Area from the site include the close modern development of the Brookside Estate in the forefront, a minimal amount of visible roofs and chimneys of dwellings within the Conservation Area, and the church spire of the Church of St Mary. Any views towards the site beyond intervening built form (outside the Conservation Area) from the southern boundary and elsewhere within the Conservation Area are not considered to be key views, and are detailed as negative views in the Conservation Area Appraisal.

5.24 On the approach to Bloxham from the south, existing built form screens views of the southern part of the Conservation Area. Views south from the Conservation Area towards the site are detailed in the Conservation Area Appraisal as negative views. In the absence of any key views or any key historic associative relationship between the Conservation Area and the site, it is

concluded that the proposed development will not adversely impact the significance of the Bloxham Conservation Area. While an assessment of the Church of St Mary (above) has concluded that there may be negligible (de minimis) harm to this designated heritage asset, it is not concluded that there would be additional resulting harm to the Conservation Area as a whole (in addition to that to the church, which is part of the Conservation Area).



Plate 12: View towards the site from the southern boundary of the Conservation Area

6. Conclusions

- 6.1 No designated heritage assets are located within or immediately adjacent to the site. Nos. 11 and 12 South Newington Road, two semi-detached late 19th-century dwellings are located immediately adjacent to the eastern boundary of the site. These buildings are considered to be of a significance commensurate to a non-designated heritage asset.
- 6.2 The significance of the Grade I Listed Church of St Mary was assessed in relation to the proposed development within the site. The spire of the church dominates the skyline due to its immense height, and it is visible from within the Conservation Area, settlement and the surrounding landscape. The spire of the church is visible from within the site, including from the public right of way which crosses the site. The church spire is also visible from the views from within the site, and public footpath to its west, but these are not considered to be key views, and more important views of the church are possible from elsewhere (e.g. from footpaths to the east of the Church). Any harm resulting from the loss or reduction of non-key views from within the proposed development site, or land immediately west of the proposed development site, would be negligible, de minimis.
- 6.3 The Bloxham Conservation Area, which contains 130 Listed Buildings (including the Grade I Listed Church of St Mary as well as one Grade II* Listed Building, and 128 Grade II Listed Buildings) is located c. 150m north-east of the site. Bloxham Conservation Area is considered to be a designated heritage asset of the highest significance. Bloxham Conservation Area is divided into Character Zones, the closest of which is Cumberland, an area of residential development separated from the site by intervening built form. There are no readily apparent views of the site from the Conservation Area. No Positive views (key views) are identified looking towards the site in the Conservation Area Appraisal. Existing built form at the Brookside Estate is sited between the Conservation Area and the site. Views south from the Conservation Area towards the site are identified as negative views in the Conservation Area Appraisal. Notwithstanding the negligible harm to the Church of St Mary identified above, in the absence of any key views or any key historic associative relationship between the Conservation Area and the site, it is concluded that the proposed development will not result in any additional adverse impact the significance of the Bloxham Conservation Area as a whole (in addition to that to the church, which is part of the Conservation Area).

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Appendix 1: Heritage Data

Historic England Data

List Entry	Name	Grade	NGR
1046163	WHEATLANDS	II	SP 42848 35604
1046164	MILDURA	II	SP 42871 35534
1046165	SEAL COTTAGE	II	SP 42868 35499
1046166	ORCHARD COTTAGE	II	SP 42833 35571
1046167	ASHWELL HOUSE	II	SP 42949 35972
1046168	BROOK COTTAGE	II	SP 42930 35940
1046169	PARK CLOSE	II	SP 42895 35970
1046170	8, MERRIVALES LANE	II	SP 43087 35772
1046171	3, 4 AND 5, MERRIVALES LANE	II	SP 43065 35780
1046172	WALL AND DOORWAY TO REAR OF JOINERS ARMS	II	SP 43074 35826
1046173	CRANHAM COTTAGE	II	SP 42736 35494
	WEAVRES COTTAGE		
1046174	LITTLE BENNETTS	II	SP 43154 36045
1046175	PRIMROSE COTTAGE	II	SP 43132 36014
1046176	PIGHLE COTTAGE	II	SP 43099 35979
1046177	OLD BARN HOUSE	II	SP 42779 35438
	THE COTTAGE		
1046178	STONE HILL HOUSE AND ATTACHED WALL	II	SP 42982 36004
1046179	1, UNICORN STREET	II	SP 42964 35796
1046180	CAMPBELL COTTAGE	II	SP 43018 36094
1046185	DOUBLE HEADSTONE APPROXIMATELY 8 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43040 35690
1046186	HEADSTONE TO MATHEW POTTER APPROXIMATELY 5 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43036 35682
1046187	HEADSTONE APPROXIMATELY 6 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43036 35686
1046188	HEADSTONE APPROXIMATELY 2 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43030 35671

1046189	HEADSTONE DATED 1686 APPROXIMATELY 15 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43004 35653
1046190	HEADSTONE TO ? GASCOINE DATED 1691 APPROXIMATELY 15 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43010 35652
1046191	HEADSTONE DATED 1686 APPROXIMATELY 12 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43001 35659
1046192	HEADSTONE DATED 1699 APPROXIMATELY 15 METRES SOUTH OF CHANCEL OF CHURCH OF ST MARY	II	SP 43000 35654
1046193	THE COURT HOUSE AND ATTACHED WALL AND DOORWAY DATED 1610 2 METRES TO RIGHT	II	SP 42979 35644
1046194	RECTORY FARMHOUSE	II*	SP 42950 35657
1046195	THE COTTAGE THE WEBB	II	SP 42925 35568
1046196	THE OLD COTTAGE AND HOUSE TO LEFT	II	SP 42913 35536
1046197	HOME COTTAGE	II	SP 42899 35507
1046198	NUT TREE HOUSE	II	SP 42982 36146
1046199	IVY COTTAGE PRINTS COTTAGE WACKERFIELD	II	SP 42744 35455
1046200	CUMBERFORD HOUSE	II	SP 42681 35508
1046201	BLOXHAM SCHOOL	II	SP 43091 36203
1046202	ART BLOCK BLOXHAM SCHOOL	II	SP 43152 36201
1046203	BRIDGE AND PUMP APPROXIMATELY 20 METRES WEST OF JOINERS ARMS	II	SP 43023 35862
1046204	THE OLD BAKERY	II	SP 43031 36019
1046205	ETON HOUSE	II	SP 43064 36006
1046212	MILESTONE APPROXIMATELY 200 METRES NORTH WEST OF BLOXHAM SCHOOL	II	SP 43204 36416
1046213	ELEPHANT AND CASTLE PUBLIC HOUSE	II	SP 43113 35966
1046214	GARDEN LEE COTTAGE	II	SP 43141 35936
1046215	HEADSTONE APPROXIMATELY 32 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43068 35666
1046216	HEADSTONE APPROXIMATELY 30 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43066 35679
1046217	HEADSTONE APPROXIMATELY 27 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43058 35667
1046218	HEADSTONE DATED 1666 TO THOMAS ? APPROXIMATELY 34 METRES EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43053 35662

1046219	HEADSTONE TO WIFE OF JOHN AMO? APPROXIMATELY 23 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43055 35686
1046220	HEADSTONE TO WILLIAM BLOXHAM APPROXIMATELY 22 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43050 35672
1046221	HEADSTONE TO MATHEW HAILE APPROXIMATELY 23 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43050 35669
1046222	HEADSTONE DATED 1661 APPROXIMATELY 20 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43045 35669
1046223	HEADSTONE DATED 1675 APPROXIMATELY 31 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43043 35662
1046224	HEADSTONE DATED 1635 APPROXIMATELY 19 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43042 35669
1046225	HEADSTONE APPROXIMATELY 29 METRES EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43038 35658
1046226	HEADSTONE TO ANNE DAUGHTER OF THOMAS WARNER APPROXIMATELY 30 METRES SOUTH EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43038 35648
1046227	HEADSTONE DATED 1663 APPROXIMATELY 10 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43036 35669
1183325	BEAUCHAMP HOUSE	II	SP 43272 35931
1183335	ROSEBANK	II	SP 43210 35946
1183360	HEADSTONE TO ROBERT SHILTON APPROXIMATELY 30 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43067 35684
1183364	HEADSTONE TO WIFE OF BENJAMIN ROBBINS APPROXIMATELY 30 METRES EAST OF CHANCEL OF ST MARY	II	SP 43065 35671
1183370	HEADSTONE DATED 1641 APPROXIMATELY 28 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43062 35664
1183389	HEADSTONE DATED 1700 APPROXIMATELY 23 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43051 35666
1183396	HEADSTONE DATED 1661 AND 1672 APPROXIMATELY 21 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43047 35669
1183401	HEADSTONE TO THOMAS WARDER APPROXIMATELY 30 METRES SOUTH EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43039 35646
1198101	HEADSTONE DATED 1664 TO WILLIAM ? APPROXIMATELY 29 METRES EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43039 35662
1198108	HEADSTONE TO MARGARET WIFE OF JOHN HAWTIN APPROXIMATELY 30 METRES SOUTH EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43038 35652
1198122	HEADSTONE APPROXIMATELY 11 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43034 35663

1198144	HEADSTONE TO THOMAS GASCOINE AND WIFE APPROXIMATELY 14 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43001 35657
1198149	HEADSTONE DATED 1699 APPROXIMATELY 15 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43002 35654
1198163	YEW TREE HOUSE	II	SP 42976 35623
1198175	THATCHERS	II	SP 42928 35579
1198178	GREYSTONES	II	SP 42917 35549
1198190	COTTAGE APPROXIMATELY 50 METRES WEST OF SCYCAMORE TERRACE	II	SP 42802 35665
1198198	11, HIGH STREET	II	SP 43065 36118
1198218	REPTON COTTAGE	II	SP 43050 36157
1198221	ST MARYS LODGE	II	SP 42988 35760
1198284	7, MERRIVALES LANE	II	SP 43081 35775
1198359	JOINERS ARMS PUBLIC HOUSE	II	SP 43058 35832
1198374	WALLFLOWERS	II	SP 42755 35532
1198386	THE MALTHOUSE	II	SP 42727 35510
1198397	IVY COTTAGE, BLOXHAM SCHOOL	II	SP 43186 36084
1198401	ROSE COTTAGE	II	SP 43113 36001
1248363	COTTAGE TO RIGHT OF ORIEL COTTAGE	II	SP 42985 36098
1249108	SPRING COTTAGE	II	SP 42903 35789
1277938	ORIEL COTTAGE	II	SP 42985 36083
1277941	HILL HOUSE	II	SP 42984 36060
1283870	STONE HILL COTTAGE	II	SP 42983 36019
1283873	WOODLANDS	II	SP 42997 36146
1283883	CROSSWAYS COTTAGE	II	SP 43052 35786
1283928	THE OLD MANOR	II	SP 42910 35910
1283947	THE COTTAGE	II	SP 43088 35985
1283948	HUMBER HOUSE	II	SP 43068 35975
1283963	EASTER COTTAGE WEAVES AND WAXES	II	SP 42907 35518
1283964	CHURCH STREET STORES	II	SP 42897 35492
1283967	CUMBERFORD COTTAGE	II	SP 42690 35490
1283969	ENTRANCE ARCH TO BLOXHAM SCHOOL	II	SP 43118 36238
1283987	COFFIN STONE APPROXIMATELY 6 METRES WEST OF CHAPEL OF CHURCH OF ST MARY	II	SP 42998 35671

1284006	HEADSTONE DATED 1681 APPROXIMATELY 12 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43037 35664
1284007	CHEST TOMB APPROXIMATELY 10 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43036 35672
1284074	HEADSTONE APPROXIMATELY 20 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43044 35665
1284101	HEADSTONE DATED 1647 APPROXIMATELY 27 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43058 35664
1284105	HEADSTONE TO WILLIAM GOFFE APPROXIMATELY 34 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43053 35660
1284119	WALL TO MANOR FARMHOUSE FRONTING CHAPEL STREET AND EXTENDING TO REAR OF PROPERTY	II	SP 43256 35956
1284130	CHURCH OF ST MARY	I	SP 43011 35679
1369872	HEADSTONE DATED 1666 APPROXIMATELY 14 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43004 35657
1369873	HEADSTONE DATED 1699 APPROXIMATELY 17 METRES SOUTH OF CHAPEL DOORS OF CHURCH OF ST MARY	II	SP 42999 35651
1369874	MANOR HOUSE FARMHOUSE	II	SP 42958 35608
1369875	BARN APPROXIMATELY 20 METRES SOUTH OF RECTORY FARMHOUSE	II	SP 42951 35635
1369876	12, HIGH STREET	II	SP 43062 36108
1369877	THE VICARAGE	II	SP 42987 35737
1369878	THE COTTAGE	II	SP 42853 35608
1369882	MANOR FARMHOUSE	II	SP 43227 35969
1369883	DOVECOTE APPROXIMATELY 6 METRES SOUTH OF BEAUCHAMP HOUSE	II	SP 43249 35911
1369884	HEADSTONE TO DOROTHY WIFE OF ROBERT SHILTON APPROXIMATELY 30 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43066 35682
1369885	CHEST TOMB TO ROGER MATHEW AND WIFE ANNE APPROXIMATELY 30 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43064 35665
1369886	HEADSTONE TO ANNE WIFE OF JOHN HAWTIN APPROXIMATELY 30 METRES SOUTH EAST OF CHAPEL OF CHURCH OF ST MARY	II	SP 43038 35650
1369887	HEADSTONE DATED 16? APPROXIMATELY 12 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43037 35661
1369888	HEADSTONE APPROXIMATELY 11 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43034 35660
1374858	GREENLAND COTTAGE LEACROFT	II	SP 42864 35515
1374859	SYCAMORE TERRACE	II	SP 42835 35674
1374860	GREYROOFS	II	SP 42845 35492
1374861	THATCHED COTTAGE OPPOSITE STONELEIGH HOUSE	II	SP 43004 35839

1374862	STONELEIGH HOUSE	II	SP 42979 35821
1374863	CROSSWAYS	II	SP 43037 35789
1374864	WOODBINE COTTAGE	II	SP 43047 35855
1374867	HEADSTONE APPROXIMATELY 8 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43039 35686
1374868	HEADSTONE APPROXIMATELY 5 METRES EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43036 35679
1374869	ROW OF 5 HEADSTONES APPROXIMATELY 6 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	II	SP 43032 35667
1374870	HEADSTONE TO WIFE OF ? GASCOINE APPROXIMATELY 15 METRES SOUTH OF CHAPEL OF CHURCH OF ST MARY	II	SP 43007 35653

Appendix 2: Designation Descriptions

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Historic England

CHURCH OF ST MARY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARY

List entry Number: 1284130

Location

CHURCH OF ST MARY, CHURCH STREET

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell

District Type: District Authority

Parish: Bloxham

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 08-Dec-1955

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 244168

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BLOXHAM CHURCH STREET SP4235 (East side) 9/65 Church of St. Mary
08/12/55

GV I

Parish Church. C12 fragments. C13. Chancel, nave, north and south aisles, and nave arcades. C14: North and south aisles widened; shallow north transept constructed; north and south porches; west tower and spire. C15: Milcombe Chapel; clerestory of the nave. Roofs of north and south aisles reconstructed 1686. Spire repaired several times in C18. 1864 restoration by G.E. Street: 1956: Major repairs. Regular coursed ironstone rubble. Lead roofs. Nave, north

and south aisles, south chapel, chancel, north and south vestries, north and south porches, west tower. Chancel: 4-light Gothic revival east window, other windows 2-light with intersecting Y- or geometrical tracery. North vestry 1866; south vestry C20. North aisle: 4-light west window has unusual tracery with carved figures; 3-light window west of porch has a form of reticulated tracery; east of porch two 3-light windows have reticulated and geometrical tracery; 5-light Perpendicular east window. North porch and doorway early C14 with wave mouldings. South aisle: 4-light geometrical west window with a six-sided star to head; 3-light geometrical window to left of porch; C14 porch is vaulted with room over and third storey added in C15. Milcombe Chapel has 4-, 5- and 7-light rectilinear windows externally divided by buttresses with pinnacles; straight parapet has gargoyles; mutilated niches flank the east windows of south aisle and chapel. West tower: West doorway has 3 orders of wave moulding, hollows filled with ballflower, leaves and birds and large carved heads in place of capitals. Hood has seated figures. Tower of 5 stages has angle buttresses with niches, string courses to all stages and louvred lights to bell stage. At fifth stage the tower forms an octagon under the spire; broaches are marked by corner pinnacles. Octagon has cornice of blind tracery; spire has canopied lucarnes. Interior: Chancel: C12 responds of chancel arch re-used in C14 rebuilding; re-set C12 doorway in north wall has tympanum with fish scale pattern; re-used Romanesque carvings to rere-arches of south windows; 4-bay nave arcades: double chamfered arches; north piers are round with moulded capitals; south piers of quatrefoil section, one has a stiff leaf capital. North transept entered through 2 arches on diamond shaped piers. Capital has band of heads. Between the south aisle and the Milcombe Chapel are 2 delicately moulded 4-centred arches and a slender pier. North aisle roof and most of south aisle roof C14; chancel and nave roofs renewed 1866; font C15 with Jacobean cover; rood screen C15; reredos and choir stalls 1866 by Street. Wall paintings: Fragments of C15 over north doorway; in the Milcombe Chapel a series of narrative scenes probably C16. Fragments of C14 glass in central window of north aisle. Chancel east window by Morris and Co. 1869; chancel south window by Charles Kempe; Chancel low south window by Morris and Co, inserted 1920. Monuments: To Sir John Thornycroft (d.1725) in Milcombe Chapel, and other monuments to this family including Elizabeth, Lady Thornycroft (1704), John Thornycroft (1687) and his wife Dorothy (d.1717/18). There are memorials to C19 members of the Holloway family and to the vicars: Robert Pargiter, John Davis, Harry Davis, George Bell, James . Hodgson. The Church of St. Mary is noted as one of the finest in the country. It was indirectly under royal patronage until 1541 when the living passed to Eton College. The C14 and C15 tracery and lively sculpture was carried out by a school of C14 masons who worked on other

churches locally. The Milcombe chapel may have been built by the mason Richard Winchcombe who was responsible for Adderbury chancel 1418. (V.C.H.: Oxfordshire, Vol.IX, pp.75-8; Buildings of England: Oxfordshire, 1974, pp.477-80).

Listing NGR: SP4300835683

Selected Sources

Books and journals

Pevsner, N, Sherwood, J , The Buildings of England: Oxfordshire, (1974), 477-80

Salzman, L F, The Victoria History of the County of Oxford, (1969), 75-8

National Grid Reference: SP 43011 35679

Map

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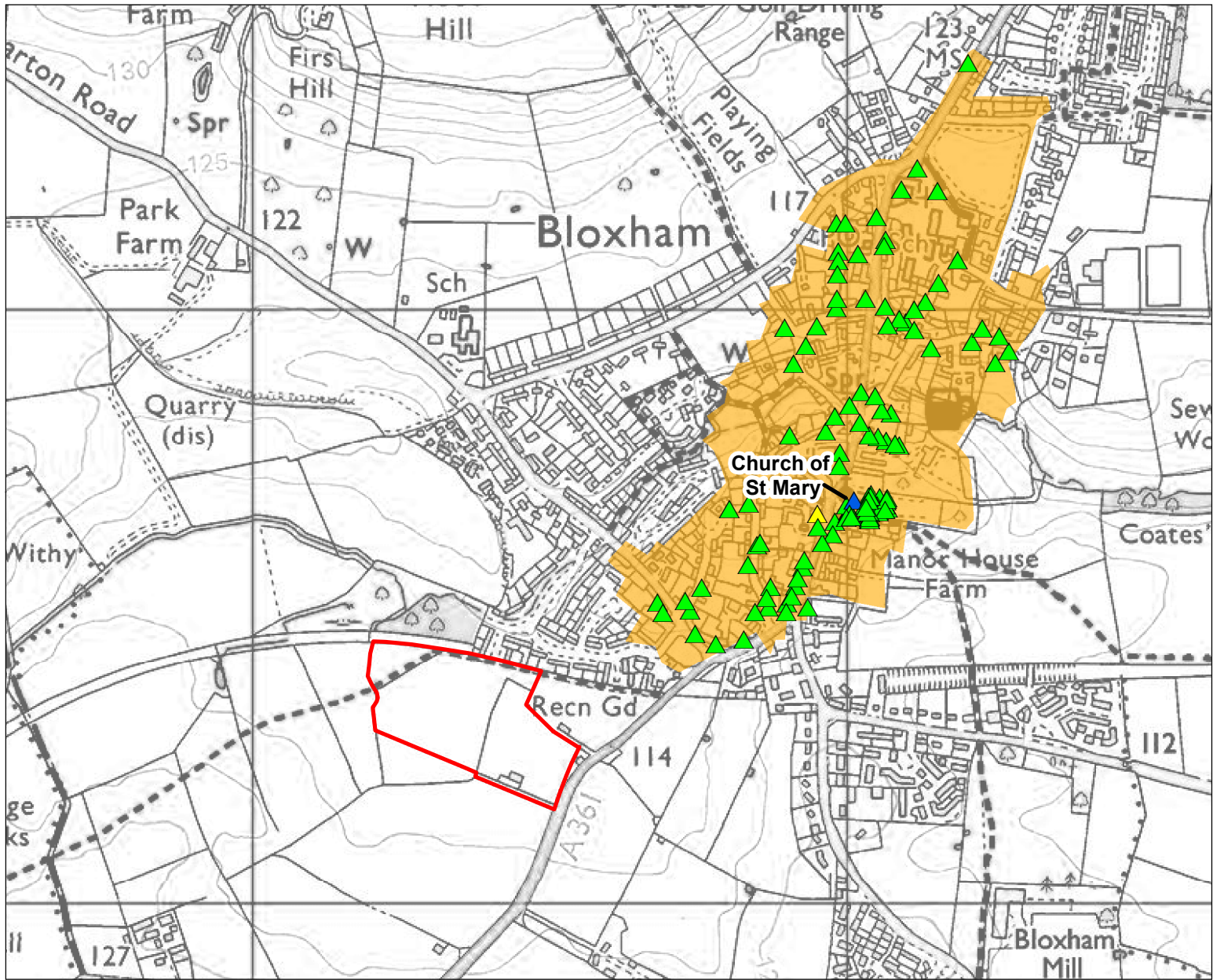
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End of official listing

Appendix 3: Figures

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KEY

- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Conservation Area

Revisions:
 First Issue- 07/11/16 RG
 Second Issue- 03/02/17 RG

Figure 1: Designated Heritage Assets
 Land off South Newington Road, Bloxham, Oxfordshire

Client: Gladman Developments Ltd
 DRWG No: P16-0883 Sheet No: - REV: -
 Drawn by: RG Approved by: RME
 Date: 03/02/17
 Scale: 1:10,000 @ A4



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