



LAND NORTH OF STATION ROAD,
HOOK NORTON

**HERITAGE
DESK-BASED
ASSESSMENT**

PREPARED BY PEGASUS GROUP
ON BEHALF OF GREYSTOKE LAND LTD

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

DRAFT

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1. Introduction

1.1 Pegasus Group have been commissioned by Greystoke Land Ltd to prepare a Heritage Desk-Based Assessment for land north of Station Road at Hook Norton (Plate 1).



Plate 1: Site location plan (site outlined in red)

1.2 The site measures 2.2ha in extent and currently comprises part of an arable field. It is intended that an outline application be

submitted to Cherwell District Council for the construction of up to 50 dwellings and associated infrastructure within the site.

1.3 This Heritage Desk-Based 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 NPPF)¹ which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”²

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”³*.

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

² MHCLG, *NPPF*, paragraph 189.

³ MHCLG, *NPPF*, paragraph 189.

2. Site Description and Planning History

Site Description

- 2.1 The site comprises the western half of an arable field at the eastern edge of Hook Norton. The southern boundary of the site is Station Road. The northern boundary of the site comprises a hedged bank. The western boundary of the site is defined by another bank. The eastern edge of the field of which the site part is crossed by the earthwork of a former railway line.

Planning History

- 2.2 A review of Cherwell District Council planning records available online identified the following planning history for the site:
- **14/01738/OUT Development of 48 houses, access, open space and landscaping (refused).**
- 2.3 The application was accompanied by a Heritage Desk-Based Assessment prepared by Oxford Archaeology in 2014. Neither archaeology nor built heritage was listed among the reasons for refusal. Indeed, the Planning Archaeologist had no objection to the scheme subject to conditions.
- 2.4 The wording of the consultation response was as follows:

“The site is located in an area of some archaeological potential as indicated by the accompanying archaeological desk based assessment. A Roman road has been recorded to the north of the site and Roman finds have been recorded for the area. Although parts of the site have been extensively

quarried the archaeological desk based assessment highlights that parts of the site do not appear to have been quarried and there is therefore the potential for previously unknown archaeological deposits to survive within these areas. A programme of archaeological investigation will therefore be required ahead of any development of these areas of the site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested above.

If the applicant makes contact with us at the above address, we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based, and provide a list of archaeological contractors working in the area.”

3. Methodology

3.1 The aims of this Heritage Desk-Based Assessment are to assess the significance of the heritage resource within the site, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant. This assessment considers archaeology, built heritage and the historic landscape.

3.2 Prior to commencement, the intended scope and methodology of this Report was outlined in a Written Scheme of Investigation that was approved by Richard Oram, Planning Archaeologist at Oxfordshire County Council, on 21st July 2020.

Sources of information

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

- **National Heritage List for England for information on designated heritage assets;**
- **Oxfordshire Historic Environment Record (HER) for information on the recorded heritage resource, previous archaeological works, Historic Landscape Characterisation data, and available historic aerial photographs;**
- **Portable Antiquities Scheme data, available from their website;**

- **Reports of previous archaeological works, available from the Archaeological Data Service and from the Oxfordshire HER and the South Oxfordshire Planning Portal as appropriate; and**
- **Online sources including geological data from the British Geological Survey, historic maps from The Genealogist and the National Library of Scotland, historic aerial photographs available at Picture Oxon, satellite imagery from Google Earth, and LiDAR imagery from the Environment Agency.**

3.4 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1, and selected data are illustrated on figures included as Appendix 2.

3.5 Available historic mapping was reviewed for the site, and beyond this where professional judgement deemed necessary. It was not possible to consult archival material held at Oxfordshire Archives, or historic aerial photographs held at Historic England Archives, due to the closure of these repositories throughout the COVID-19 outbreak – which also prevented staff from preparing digital scans or photocopies. Only a few relevant sources could be found on the Picture Oxon website (see above).

3.6 Digital terrain model LiDAR data, at 1m resolution, is freely

available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. A series of DTM shaded relief models, with azimuths graduated by 45° intervals from 0-360°, were prepared. These are included as Appendix 3.

Site visit

- 3.7 A site visit was undertaken by Dr Elizabeth Pratt, Senior Heritage Consultant at Pegasus Group, on 22nd July 2020. The south-western, northern, and south-eastern areas of the site were inaccessible due to dense tree and shrub cover and/or building debris, broken glass, and refuse posing a health and safety risk. Vegetation was fully in leaf, but it was still possible to establish intervisibility between the site and selected designated heritage assets.

⁴ MHCLG, *NPPF*, p. 71.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

Assessment of significance

- 3.8 In the NPPF, heritage significance is defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That 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 significance."*⁴

- 3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.
- 3.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁶ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic Environment⁸ (hereafter 'PPG') which are **archaeological**,

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁷ MHCLG, *NPPF*, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019),

architectural and artistic and **historic**.

3.11 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** *“As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- **Architectural and artistic interest:** *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*
- **Historic interest:** *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”⁹*

3.12 Significance results from a combination of any, some or all of the interests described above.

3.13 The most-recently issued guidance on assessing heritage

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

3.14 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

3.15 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹¹

3.16 Setting is defined 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 an asset, may affect the ability to appreciate that significance or may be neutral.”¹²

3.17 Therefore, setting can contribute to, affect an appreciation of

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹¹ MHCLG, *NPPF*, p. 71.

¹² MHCLG, *NPPF*, p. 71.

significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.18 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹³ (henceforth referred to as 'GPA 3'), particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why".¹⁴
- 3.19 In GPA 3, 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 appreciated. The guidance includes a (non-exhaustive) checklist 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 aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 3.20 Step 3 is to assess the effect of the proposed development on

¹³ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

- 3.21 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁵:

Paragraph 25 – "But – again in the particular context of visual effects – I said that if "a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape" (paragraph 56)".

Paragraph 26 – "This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building's setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred,

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

¹⁵ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

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

3.23 In accordance with the levels of significance articulated in the NPPF and the PPG, 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 PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.¹⁶

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

Assessment of harm

3.25 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.

3.26 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

*altogether or very much reduced”;*¹⁷ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

3.27 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”*¹⁸

3.28 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

3.29 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

3.30 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that

¹⁷ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹⁸ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

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’.¹⁹

3.31 Preservation does not mean no change; it specifically means no harm. GPA 2 states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*.²⁰ 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.

3.32 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, 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.

3.33 It should be noted that this key document also states that:

*“Setting is not itself a heritage asset, nor a heritage designation...”*²¹

3.34 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that

¹⁹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²⁰ Historic England, *GPA 2*, p. 9.

²¹ Historic England, *GPA 3*, p. 4.

contribute to this significance, through changes to setting.

3.35 With regards to changes in setting, GPA 3 states that:

*“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.*²²

3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, 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.²³

Benefits

3.37 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 the significance of the assets concerned.

²² Historic England, *GPA 3.*, p. 8.

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

4. Planning Policy Framework

4.1 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 site, with a focus on those policies relating to the protection of the historic environment.

Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁴ which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 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.”²⁵

4.4 In the 2014 Court of Appeal judgement in relation to the

Barnwell Manor case, 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.”²⁶

4.5 A judgement in the Court of Appeal (‘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 draft 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.²⁷

4.6 With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability

²⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²⁵ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

²⁶ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁷ *Jones v Mordue* [2015] EWCA Civ 1243.

of preserving or enhancing the character or appearance of that area.”

- 4.7 Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.
- 4.8 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.²⁸ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.9 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservation Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.²⁹

National Planning Policy Guidance

The National Planning Policy Framework (February 2019)

- 4.10 National policy and guidance is set out in the Government’s

National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

- 4.11 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.
- 4.12 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

²⁸ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

²⁹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.13 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:

- a. plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b. 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:
 - i. 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

- ii. 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:

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. 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:
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. 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.³⁰**

- 4.14 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This

³⁰ MHCLG, *NPPF*, para. 11.

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.”³¹ (our emphasis)

4.15 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.

4.16 Heritage Assets are defined in 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).”³²

4.17 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

³¹ MHCLG, *NPPF*, para. 11, fn. 6.

³² MHCLG, *NPPF*, p. 67.

³³ MHCLG, *NPPF*, p. 66.

Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”³³ (our emphasis)

4.18 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 significance.”³⁴

4.19 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.”³⁵

4.20 Paragraph 192 goes on to state that:

³⁴ MHCLG, *NPPF*, p. 71.

³⁵ MHCLG, *NPPF*, para. 190.

“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.”³⁶*

4.21 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.”³⁷

“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.”³⁸*

4.22 Section b) of paragraph 194, which describes 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.

4.23 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:

³⁶ MHCLG, *NPPF*, para. 192.

³⁷ MHCLG, *NPPF*, para. 193.

³⁸ MHCLG, *NPPF*, para. 194.

- 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.*³⁹

4.24 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.”*⁴⁰

4.25 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

“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

³⁹ MHCLG, *NPPF*, para. 195.

⁴⁰ MHCLG, *NPPF*, para. 196.

⁴¹ MHCLG, *NPPF*, para. 200.

*reveal its significance) should be treated favourably.”*⁴¹

4.26 Paragraph 201 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”*⁴² and with regard to the potential harm from a proposed development states:

*“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.”*⁴³ (our emphasis)

4.27 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.”*⁴⁴

4.28 Footnote 63 of the NPPF clarifies that non-designated assets of

⁴² MHCLG, *NPPF*, para. 201.

⁴³ Ibid.

⁴⁴ MHCLG, *NPPF*, para. 197.

archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

- 4.29 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 Planning 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 Practice Guidance

- 4.30 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.31 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.

⁴⁵ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

- 4.32 The PPG has a discrete section on the subject of 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 impact and acceptability of development proposals."⁴⁵

- 4.33 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 setting.

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.”⁴⁶ (our emphasis)

Local Planning Policy

4.34 Planning applications within Cherwell District are currently considered against the policy and guidance set out in the Cherwell Local Plan 2011 to 2031 (adopted 2015). Policy ESD 15, The Character of the Historic and Built Environment, states:

“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*

⁴⁶ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

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 microclimate, 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.” (our emphasis)

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

- 4.35 With regard to Local Plan policies, paragraph 213 of NPPF states

⁴⁷ MHCLG, *NPPF*, p. 213.

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).”⁴⁷

- 4.36 In this context, where local plan policy was adopted well 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.
- 4.37 In this case, the Local Plan was adopted after the inception of the NPPF and allows for a balanced judgement to be undertaken by the decision maker. As such, it reflects the guidance within the NPPF and can accordingly be given weight in the decision-making process.

Emerging Policy

- 4.38 Cherwell District Council, Oxford City Council, Oxfordshire County Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council have

committed to producing a joint statutory spatial plan (JSSP), known as the Oxfordshire Plan 2050. It will be submitted to the Planning Inspectorate for independent examination by 31 January 2022 and adopted by 31 October 2022, subject to the examination process.

5. The Historic Environment

- 5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains within the site.
- 5.2 Designated heritage assets are referenced using their seven-digit NHLE number. Oxfordshire HER 'event' numbers have the prefix EOX and HER 'monument' numbers have the prefix MOX.
- 5.3 A gazetteer of relevant heritage data is included as Appendix 1 and is illustrated on Figures 3, 4, and 6 in Appendix 2.

Previous Archaeological Works

- 5.4 No previous archaeological works are recorded within the site by the HER, but it is known that a Heritage Desk-Based Assessment was prepared for the site in 2014 (see 2.3).
- 5.5 Elsewhere within the study area, eight 'events' are recorded by the HER. These include trial trenching of land c.420m west of the site in 2017 (EOX6312), trial trenching of land c.750m west of the site in 2014 (EOX5509), and monitoring of groundworks at properties within Hook Norton village.
- 5.6 The results of selected previous investigations are discussed below, where relevant to the potential archaeological resource of the site.

Geography, Topography and Geology

- 5.7 The site occupies a west-facing slope of high ground above the River Swere, which flows c.250m to the south (Figure 1).
- 5.8 Banks approximately 2–3m in height define the western and northern boundaries of the site. The land of the site slopes from c.156m aOD at the north-western corner / western boundary to c.152m aOD at the south-eastern corner / eastern boundary, with a slight dip in the southern-central part of the site.
- 5.9 The recorded geology of the site consists of ferruginous (iron-containing) limestone and mudstone of the Marlstone Rock Formation overlain by unknown superficial deposits. The site is mapped by the British Geological Survey as 'Worked Ground', in recognition of quarrying in the late-19th and early-20th century (Figure 2; see below).
- 5.10 The site has freely draining slightly acid but base-rich soils, best suited for spring and autumn sown crops and grassland.

Archaeological Baseline

Prehistoric (pre- 43 AD) and Romano-British (AD 43 – 410)

- 5.11 Only two 'monuments' relating to prehistoric and Roman activity are recorded within the study area by the HER. A Mesolithic flint sickle blade and Roman coins were discovered at Talbot House in Hook Norton, c.750m south-west of the site, in or before the

1970s (MOX3405). Two ditches, two inhumation burials, and a small assemblage of artefacts and ecofacts were excavated at Sibford Road, c.420m west of the site, in 2017 (MOX27154).

5.12 It is thought that a Roman road extended north through Hook Norton from Over Norton before meeting another Roman road that ran west from Finmere in Buckinghamshire to join the Fosse Way at Ettington in Warwickshire. Its conjectured route passes c.260m north-west of the site. No archaeological evidence of the Roman road is recorded within the study area by the HER.

5.13 Greater evidence of prehistoric and Roman activity is known in the wider landscape, beyond the limits of the study area. A stone circle, standing stone, and chambered tomb are located near Little Rollright, c.7km south-west of the site; an Iron Age hillfort is located at Tadmarton Heath, c.3km north-east of the site; and an Iron Age enclosure and Roman villa are located at Wigginton, c.3km east of the site.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.14 Hook Norton was the location of a massacre of the Saxons by the Danes in 917AD as recorded in the Anglo-Saxon Chronicle of 922AD. Recorded archaeological evidence of early medieval activity within the study area include a hoard of Saxon pennies and possible burials discovered at Southrop, c.770m south-west of the site (MOX3400), and 8th- or 9th-century deposits associated with the Church of St Peter at Hook Norton, c.815m south-west of the site (MOX24144).

5.15 The HER identifies the south-eastern quadrant of the study area

as the possible location of a medieval park documented at the start of the 14th century and in the 16th century (MOX3434). This suggestion is based on the naming of the nearby (but later) Park Farm and the depiction on the first and second edition Ordnance Survey maps of perimeter earthworks that might represent the park pale. However, any such evidence surviving at that time is considered to have been destroyed by later quarrying.

5.16 No evidence of early medieval or medieval activity is recorded within the site. It probably comprised part of one of the outlying open fields of Hook Norton throughout these periods.

Post-medieval (1540 – 1800) and Modern (1801 – present)

5.17 The earliest available mapping of the site is Davis' 1797 map of Oxfordshire (not reproduced). Although drawn at a large scale, it is possible to identify the position of the site with reference to the road to its south and the watercourse to its north: the site formed part of a larger field located beyond the eastern edge of the village. The 1813 Ordnance Surveyor's map is also of limited use in being at a large scale.

5.18 There is no enclosure tithe map for Hook Norton available online. As such the next mapping consulted for this assessment was the first edition Ordnance Survey of 1882 (Plate 2). It shows the site straddling two fields: the western boundary of the western field was defined by a track; the eastern field was bisected by the watercourse and had been truncated to the south-east (beyond the site) by the construction of a railway line.



Plate 2: Extract of 1881 Ordnance Survey map (image courtesy of Promap)

- 5.19 The second edition Ordnance Survey map of 1900 documents significant changes within the site and its immediate vicinity – namely, the opening of ironstone quarries and the completion of the railway line (Plate 3).
- 5.20 The quarry within the site was apparently known as Bottom Pit (while Top Pit was located near Redlands Farm on Sibford Road, c.525m to the north-west of the site); both were established in the 1890s by Henry William Baker. Other quarries around Hook

Norton were owned and operated by the Brymbo Ironworks of Wrexham.

- 5.21 The 1900 map identifies a tramway within the western boundary of the site, with a building at the north end and a subway at the south end. A lightning-bolt shaped earthwork extends across the eastern boundary of the site and is labelled 'Old Ironstone Quarry', indicating that this area was no longer being worked. More extensive earthworks are depicted to the west of the site and are labelled 'Ironstone Quarries'.



Plate 3: Extract of 1900 Ordnance Survey map

- 5.22 The 1900 map also shows the completed railway line crossing Station Road, less than 50m to the east of the south-eastern corner of the site, and a railway station and a hotel on the south side of Station Road, directly south of the south-eastern corner

of the site.

- 5.23 The third edition Ordnance Survey map of 1922 shows baulks within the upper half of the western boundary of the site, parallel to the tramway, and extending on a south-easterly axis towards the centre of the site (and then continuing as a path to Station Road). The site is now labelled 'Ironstone Quarry' while the area to the west is labelled 'Old Ironstone Quarries' (Plate 4).



Plate 4: Extract of 1922 Ordnance Survey map (image courtesy of Promap)

- 5.24 The hachures of the baulks indicate that the quarries extended east / north and south respectively. The southern edge of the pit in the southern third of the site would have been defined by Station Road (though today there is no change in ground level). The northern edge of the pit in the central and northern thirds of the site would have been defined by the extant bank (see 5.27) but its easterly limit is unfortunately not shown (see 5.29).
- 5.25 Documentary sources confirm that the earthworks depicted on the 1922 map represent a return to an area of earlier extraction (see 5.21) during the First World War when demand for iron increased. Brymbo Ironworks had acquired Baker's quarries in 1909 and thereafter worked Bottom Pit as well as other quarries to the north of the site and to the south of Station Road. New tramways were built to transport ironstone from these various quarries to calcining kilns in railway sidings located c.650m to the east of the site.
- 5.26 Quarrying continued at Hook Norton, albeit on a smaller scale, until 1946. There is unfortunately no available mapping covering this period and only post-war aerial photographs could be found online (see 3.5). However the previous Desk-Based Assessment was able to review prints held at Historic England Archives, and stated that the site had reverted to agricultural use by the late-

1940s⁴⁸.

5.27 The representation of the site on the 1955 Ordnance Survey map (not reproduced) is identical to the 1922 edition, as is often the case for post-war mapping. Aerial photographs from 1961 show the site under cultivation, with a cropmark corresponding to the baulk that once extended on a south-easterly axis through the site⁴⁹. No earthworks are marked on the 1972 Ordnance Survey map (not reproduced) and no cropmarks are visible on aerial photographs from 1982⁵⁰.

5.28 Today the site is under cultivation. The northern and western boundaries of the site are defined by banks measuring c.2–3m in height and containing blocks of ironstone (Plate 5 and Plate 6). It is assumed that this significant change in level is related to historic quarrying. However there is no such change at the southern boundary of the site. The nature of the post-war quarry restoration works is unknown but presumably entailed infilling using spoil and soil imported from elsewhere.



Plate 5: South face of the bank at the northern boundary of the site

⁴⁸ Adam, N., 2014. *Land at Station Road, Hook Norton, Oxfordshire: Cultural Heritage Desk-Based Assessment*. Oxford Archaeology.

⁴⁹ Fairey Surveys Ltd, 29.6.1961; 1:8000 scale black and white photographic survey of Oxfordshire - sortie 33, frame 16 [Picture Oxon reference POX0451928]

⁵⁰ Astral Aerial Surveys Ltd, 1981; Astral 1:10,000 scale colour aerial photographic survey of Oxfordshire - sortie 21, frame 657 [Picture Oxon reference POX0453021]



Plate 6: Visible blocks of ironstone within the south face of the bank at the northern boundary of the site

- 5.29 Processed 1m resolution digital terrain model LiDAR imagery show the diagonal baulk as well as disturbance extending across the north-eastern and south-eastern corners of the site, which could indicate the quarry's former easterly extent (Appendix 3; best seen with azimuth = 180°). No earthworks were discerned during the site walkover survey due to a mature barley crop.
- 5.30 No trace of any tracks or infrastructure of the tramway were observed within the western boundary of the site, though the presence of dense vegetation hindered visibility of the ground surface. The former subway beneath Station Road, at the south-western corner of the site, survives as a blocked-up archway of ironstone and blue brick (Plate 7 and Plate 8).



Plate 7: Former archway of the subway beneath Station Road, in the south-western corner of the site



Plate 8: Close-up of infilled subway arch in the south-western corner of the site

5.31 While the embankment and brick wall of the dismantled railway line survive at the eastern boundary of the field of which the site part, no railway infrastructure was observed within the site.

Statement of Archaeological Potential and Significance

5.32 Historic mapping and documentary sources attest to ironstone quarrying within the site between c.1890 and c.1946. It has not been possible to firmly establish the extent of these workings, as only the baulk dividing the two halves of the quarry pit is depicted by the Ordnance Survey and not the eastern limits of the pit. However LiDAR imagery appears to show disturbance across the north-eastern and south-eastern corners of the site.

5.33 Based on available information is assumed that all areas except for the baulk and the former tramway route within the western boundary of the site have been affected by extraction activity – which will have removed any earlier archaeological deposits. The previous Desk-Based Assessment mapped a 25m strip of land within the eastern boundary of the site as unquarried, solely on the observation of the ground being more level than elsewhere, but this difference may simply be due to post-war restoration and subsequent ploughing.

5.34 There is no evidence or indication of prehistoric, Romano-British, or early medieval activity within the site. It seems that the site comprised agricultural land outlying the East End of Hook Norton throughout the medieval, post-medieval and early modern periods. Any surviving archaeological remains of historic land use would be confined to those areas unaffected by quarrying.

Furrows from ploughing and ditches or post-holes of former field boundaries typically would not be considered heritage assets.

5.35 The tramway subway arch at the south-western corner of the site is of some historic interest but limited heritage significance overall. It is considered that there is limited potential for the survival of other tramway infrastructure, such as the footings of the building depicted near the north-western corner of the site on the 1900 Ordnance Survey map. Any such remains would be of some historic interest but limited heritage significance overall.

Designated Heritage Assets

5.36 No designated heritage assets are located within the site.

5.37 A large part of the village of Hook Norton is designated as a Conservation Area. Its closest edge lies c.150m south-west of the site. It encompasses 64 Listed Buildings, all of which are Listed at Grade II except for the Church of St Peter, which is Listed at Grade I and lies c.815m south-west of the site.

5.38 There is one other Listed Building located within a 1km radius of the site: the Grade II Listed Manor Farmhouse, which lies c.950m to the south-east.

5.39 There are no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or World Heritage Sites located within a 1km radius of the site.

5.40 Designated heritage assets are considered in further detail in Section 6 below.

6. Setting Assessment

- 6.1 Step 1 of the methodology recommended by Historic England's setting assessment guidance GPA 3 (see Section 2, above) is to identify which heritage assets might be affected by a proposed development.
- 6.2 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3 Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

Step 1

- 6.4 The Hook Norton Conservation Area was considered potentially sensitive to the proposed development, due to the proximity of the site and the possibility of key views across the site from the eastern edge of the Conservation Area. It was progressed to Step 2 of Historic England's guidance.
- 6.5 For all of the Listed Buildings within the study area (Figure 6), it is clear that their significance is derived predominantly from the architectural and historic interests of their built form and fabric.

Their private accesses, outbuildings, gardens/grounds, and landholdings featuring in key views towards and from the assets contribute to their significance but to a lesser degree. For no asset, including the Grade I Listed Church of St Peter, has an historical or visual association with the site been identified.

- 6.6 As such it is considered that the site does not contribute to the significance of any Listed Building through setting and no further settings assessment is required.

Step 2

Hook Norton Conservation Area

- 6.7 The Conservation Area encompasses the historic settlement core of Hook Norton, focussed on the 'spine' of Scotland End / Netting Street / Chapel Street / High Street as well as the once-separate village of Southrop, located between the River Swere towards the dismantled railway line. The eastern edge of the Conservation Area lies c.150m south-west of the site, beyond the modern housing at East End.
- 6.8 The Appraisal prepared by Cherwell District Council makes clear that the character and appearance of the Conservation Area is principally derived from its spatial layout and built form. The west/east spine road follows the ridge of the hill, with side roads branching off from it to the north and the south; the historic

buildings mostly date from the 17th and 18th centuries and are constructed from the local ironstone. The Appraisal claims:

“The village is indicative of the Banbury area with a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character.”

- 6.9 Nevertheless it identifies a total of 10 character areas within the Conservation Area; to the east is ‘Main Route’, ‘Insular Closes’ (divided into five parcels across the Conservation Area), and ‘Green Fields’. Each character area is described in terms of its land use, street pattern, built form, means of enclosure, green infrastructure, road surfaces, key views, and threats.
- 6.10 The mapped views are mostly short-ranging, afforded from within the Conservation Area and directed along roads and towards landmarks. The site visit established that while some of the ‘horizon views’, namely those from Rope Walk/Beanacre Road/Ashburton Lane, afford long-ranging views across the outlying agricultural landscape, others, namely those from the footpath over the River Swere, are only short- or mid-ranging on account of topography and/or intervening vegetation.
- 6.11 In terms of the setting of the Conservation Area, the Appraisal refers to topography, geology, and ecology: describing the area as characterised by ironstone hills and valleys, with Hook Norton occupying the ridge and valley slope that descends southwards to the River Swere and Southrop on the lower-lying land on its south side. The 19th-century quarries of which the site was part are not mentioned and nor is the outlying agricultural landscape.

The Appraisal does however acknowledge the ecological interest of the Hook Norton Cutting and Banks SSSI, which lies to the south of the Conservation Area.

- 6.12 The visit undertaken for this assessment confirmed that the site is physically and visually separate from the Conservation Area. The modern housing at East End lies between the site and the historic edge of the village. There are no key views either from the Conservation Area towards the site (Plate 9 and Plate 10) or from the site towards the Conservation Area or any of its Listed Buildings – and nor is the site co-visible in views towards the Conservation Area or its Listed Buildings from outlying locations.



Plate 9: View looking east along Station Road from the eastern edge of the Conservation Area



Plate 10: Panoramic view looking north and east across the field between Park Hill and the former railway line

6.13 It is concluded that the following contribute to the significance of Hook Norton Conservation Area through setting:

- **Its topographical position on a ridgeline above the valley of the River Swere;**
- **The outlying meadows and fields within the valley of the River Swere to the south of the Conservation Area;**
- **The mid- to long-ranging views from locations within the southern part of the Conservation Area and at its southern boundary, which provide a sense of the wider rural agricultural landscape context.**

6.14 The site does not contribute to the significance of Hook Norton Conservation Area through setting and no harm to the heritage significance of the Conservation Area is anticipated through the residential development of the site.

7. Conclusions

Archaeology

- 7.1 No heritage assets are recorded within the site, but the blocked-up arch of a late-19th/early-20th century quarry tramway subway was observed in the south-western corner of the site during the walkover survey carried out for this assessment. Seemingly comprising the only surviving above-ground remains associated with 'Bottom Pit', it has some historic interest but is of limited heritage significance overall.
- 7.2 Historic mapping and documentary sources attest to ironstone quarrying within the site from *c.*1890 to *c.*1845. Quarrying will have removed any earlier archaeological deposits. Unfortunately the easterly extent of 'Bottom Pit' is not recorded. It is currently only possible to say that the former baulk through the centre of the site and the former tramway within the western boundary of the site may have been unaffected by extraction activity.
- 7.3 In these and any other undisturbed areas, there is no specific potential for archaeological remains of prehistoric, Roman or early medieval activity. Any evidence of medieval and post-medieval agricultural land use would typically comprise furrows and ditches of insufficient heritage significance to warrant their identification as heritage assets.

Built heritage

- 7.4 An appropriate and proportionate level of settings assessment has been undertaken for designated heritage assets located within and beyond a 1km radius of the site.
- 7.5 Particular attention was given to Hook Norton Conservation Area. Modern residential development at East End separates the eastern edge of the Conservation Area from the site. There is no intervisibility between the Conservation Area or any of its Listed Buildings and the site, due to intervening built form and dense vegetation. It is from the southern part of the Conservation Area that there are mid- to long-ranging views directed south across the outlying countryside.
- 7.6 It is concluded that the site does not contribute to the significance of the Conservation Area through setting. As such, no harm to the heritage significance of the Conservation Area is anticipated through the residential development of the site.

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1813	Ordnance Surveyor's Map of Oxfordshire
1881	Ordnance Survey County Series for Oxfordshire, 1:2,500
1900	Ordnance Survey County Series for Oxfordshire, 1:2,500
1922	Ordnance Survey County Series for Oxfordshire, 1:2,500
1955	Ordnance Survey County Series for Oxfordshire, 1:10,560
1972–74	Ordnance Survey Plan, 1:2,500
1977	Ordnance Survey Plan, 1:10,000

Aerial Photographs

1961	Fairey 1:8000 scale black and white photographic survey of Oxfordshire – sortie 33, frame 16 [Picture Oxon reference POX0451928]
1981	Astral 1:10,000 scale colour aerial photographic survey of Oxfordshire - sortie 21, frame 657 [Picture Oxon reference POX0453021]
2004–05	Google Earth satellite imagery
2005–06	Google Earth satellite imagery

Appendix 1: Gazetteer of Historic Environment Record Data

Historic England National Heritage List for England

Listed Buildings

ListEntry	Name	Grade
1046249	DIAL HOUSE & THE MIDDLE HOUSE	II
1046250	CENTRAL STORES	II
1046251	THE BELL INN	II
1046252	CHEST TOMB APPROXIMATELY 4 METRES NORTH WEST OF BAPTIST CHAPEL	II
1046253	MAGDALEN LODGE	II
1046254	PRIESTFIELD COTTAGE	II
1046255	THE THATCH	II
1046256	THE OLD SWEET SHOP	II
1046258	WALNUT TREE COTTAGE	II
1046260	EASTER COTTAGE	II
1046261	SOUTHROP HOUSE	II
1046280	STADDLE COTTAGE	II

1046281	CORNERWAYS	II
1046284	BLACKBIRDS	II
1046286	THE OLD MALT HOUSE COTTAGE	II
1046287	GINGERBREAD COTTAGE	II
1046288	STUART HOUSE	II
1046289	THE OLD SURGERY	II
1046290	LINCOLN'S INN & SALFORDS	II
1046291	EAST END HOUSE & THE POTTERY	II
1198472	BRIDGE HOUSE & BEDLAM	II
1198487	SOUTH HILL HOUSE	II
1198515	HOUSE TO LEFT OF MACE'S STORE	II
1198523	DOWNEND COTTAGE	II
1198530	HEYDON HOUSE	II
1198541	IVYDENE	II
1198753	GAZEBO & HOMELEIGH	II
1198756	PETRA	II
1203225	CROOKED THATCH	II
1259279	GOSLING COTTAGE & HATAWAY COTTAGE	II
1283676	ST VALENTINES	II

1283678	LABURNUM	II
1283692	JASMINE COTTAGE	II
1283711	NETTING COTTAGE	II
1283775	CROOKED COTTAGE	II
1283786	BARCLAYS BANK	II
1283828	THE OLD POST OFFICE	II
1369835	MANOR FARMHOUSE	II
1369837	BLARNEY COTTAGE	II
1369839	SOUTHROP FARMHOUSE	II
1369840	CHURCH OF ST PETER	I
1369841	HORN'S BUTCHERS SHOP	II
1369860	CENTRAL STORES (MIDDLE BLOCK)	II
1369861	BAPTIST CHAPEL	II
1369862	THE PADDOCKS	II
1369863	PRIESTFIELD	II
1369864	WISTERIA HOUSE	II
1369865	HOUSE TO RIGHT OF THE OLD SWEET SHOP	II
1369866	BENACRE COTTAGE	II
1369868	LONG THATCH	II

1376152	FORMER NATIONAL SCHOOL AND OLD SCHOOL HOUSE	II
1393760	2, THE GREEN	II

Oxfordshire Historic Environment Record

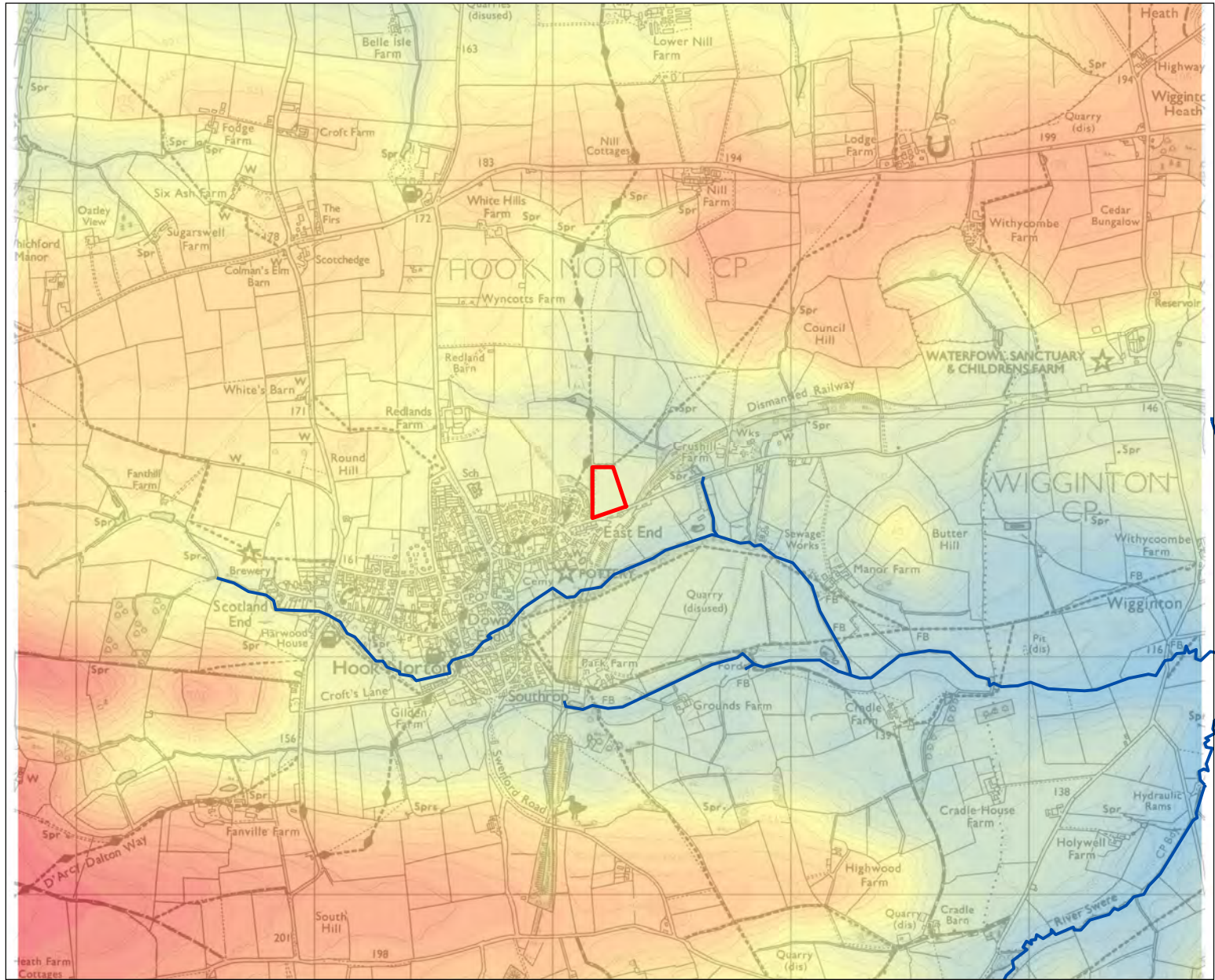
Event Data

EvUID	Name
EOX1078	Former Garage Site, Queen Street: Watching brief
EOX1361	Grounds Farm: Geophysical survey
EOX2579	Land at Bourne Lane: Desk-based assessment
EOX3282	Saint Peter's Church: Watching brief
EOX3284	The Orchard, Queen Street: Watching brief
EOX5509	Bourne Lane: Trial trench evaluation
EOX6296	St Peter's Church: Watching brief
EOX6312	Sibford Road, Hook Norton: Trial trench evaluation
EOX96	Rope Way: Trial trench evaluation

Monument Data

MonUID	Name
MOX12581	Possible cellars of large house in Hoke Norton Park
MOX24144	Possible Site of an Anglo Saxon Church at St Peter's Church
MOX24608	Probable Post-Medieval or C20 extractive pit
MOX24763	C20 ironstone quarry
MOX26586	Undated Gully
MOX27154	Roman settlement at Hook Norton
MOX3398	Ironstone quarries and kilns (Hook Norton Quarries)
MOX3400	Anglo Saxon coins and skeletons
MOX3405	Mesolithic, Roman, and Medieval findspot
MOX3410	Site of Strict Baptist Chapel
MOX3413	Ironstone quarries, railway sidings (Hook Norton Quarries Partnership)
MOX3434	Site of Hook Norton Park
MOX3438	Hook Norton Viaducts

Appendix 2: Figures



KEY

- Site
- Watercourses

Contains OS Open Source Terrain data.

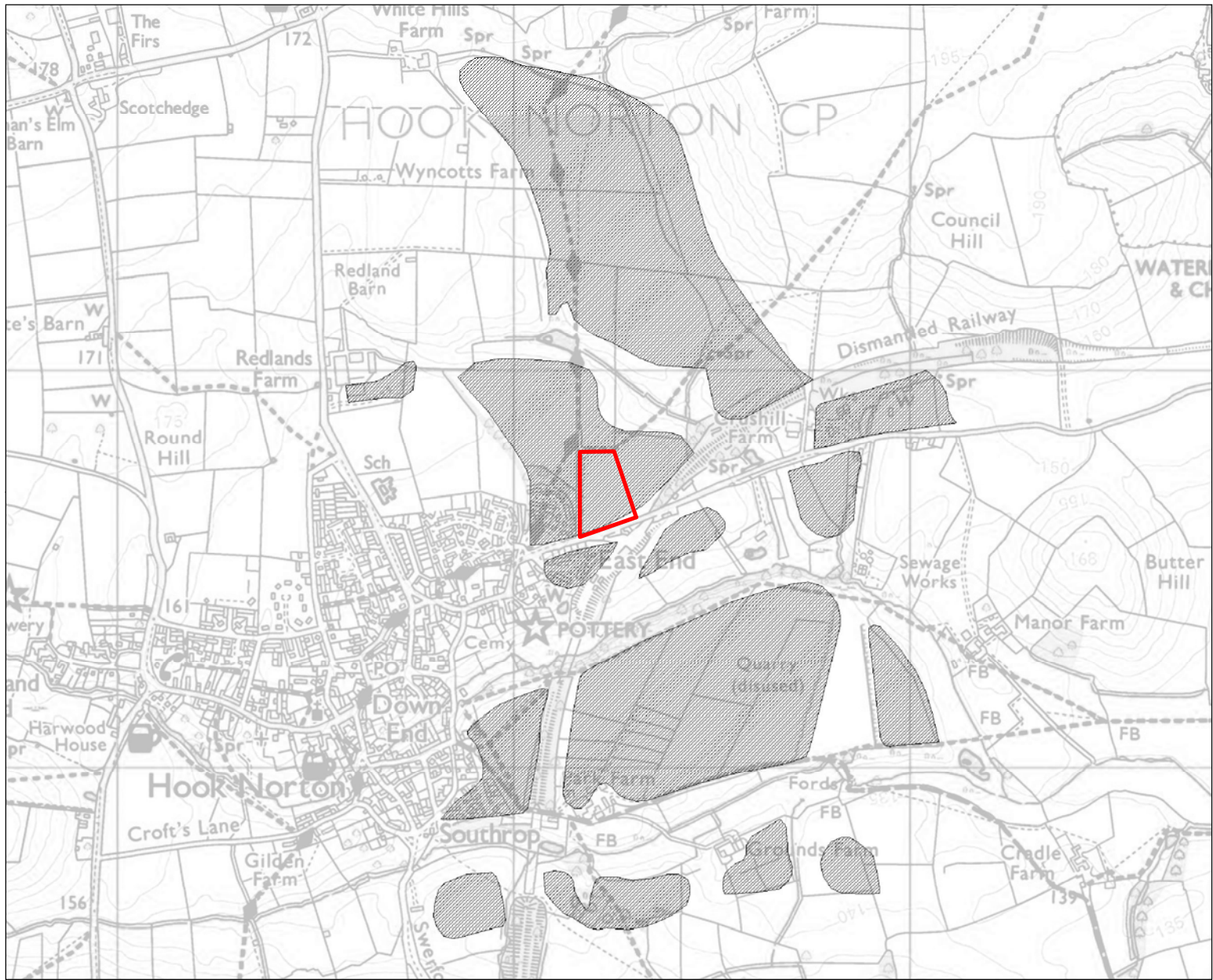
Height extremes:
 Dark blue = 119m aOD
 Dark red = 221m aOD

Figure 1: Digital Terrain Model

Land north of Station Road, Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 20/07/2020
 Scale: 1:25,000 @ A4





KEY

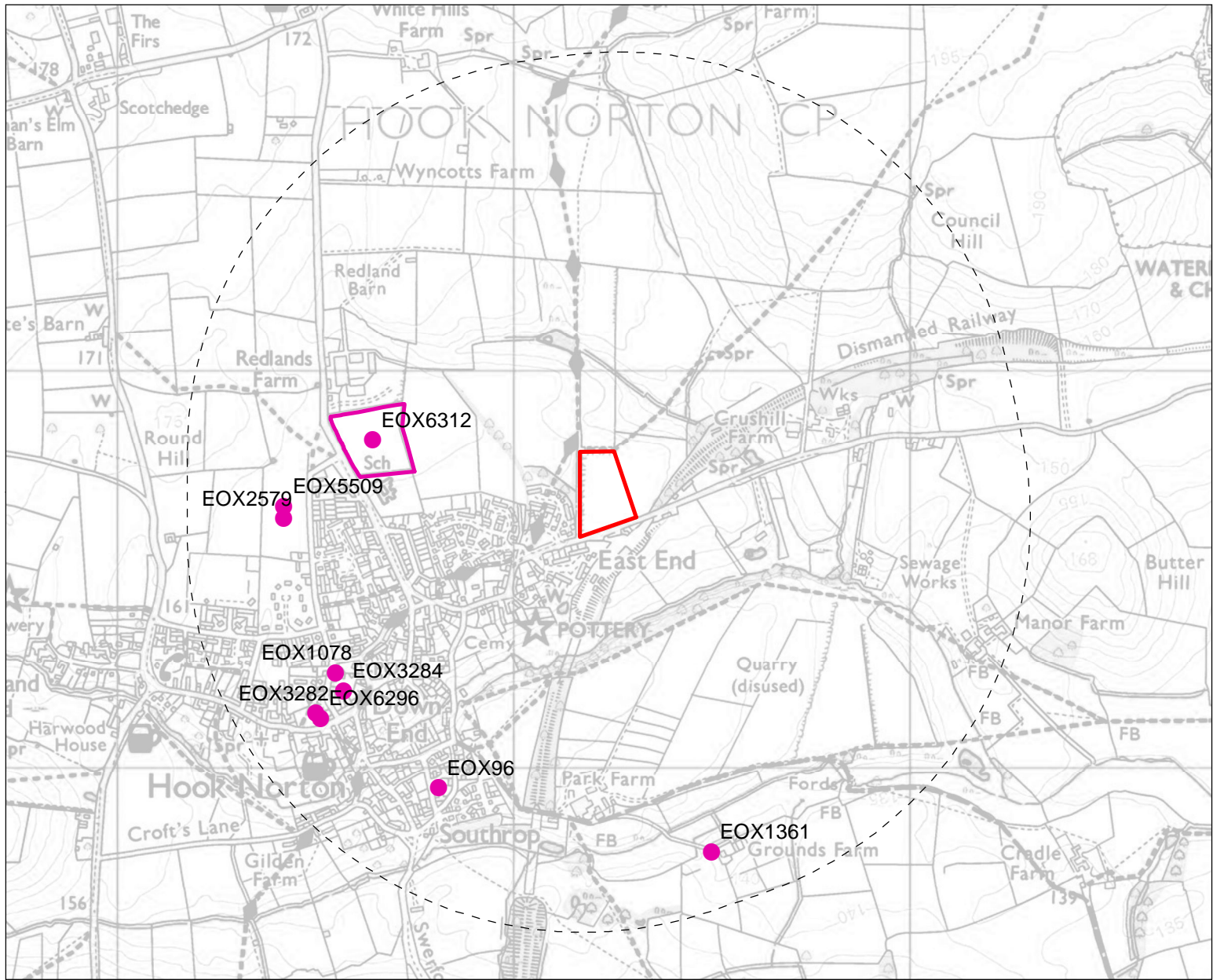
 Site

Contains British Geological Survey data.

Shading represents 'Artificial ground'. It is not clear whether the displayed data has been plotted from historic mapping, borehole logs, or both. As such, it may not be an entirely accurate representation of the extent of former quarrying.

Figure 2: Geological Data
Land north of Station Road, Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 20/07/2020
 Scale: 1:15,000 @ A4

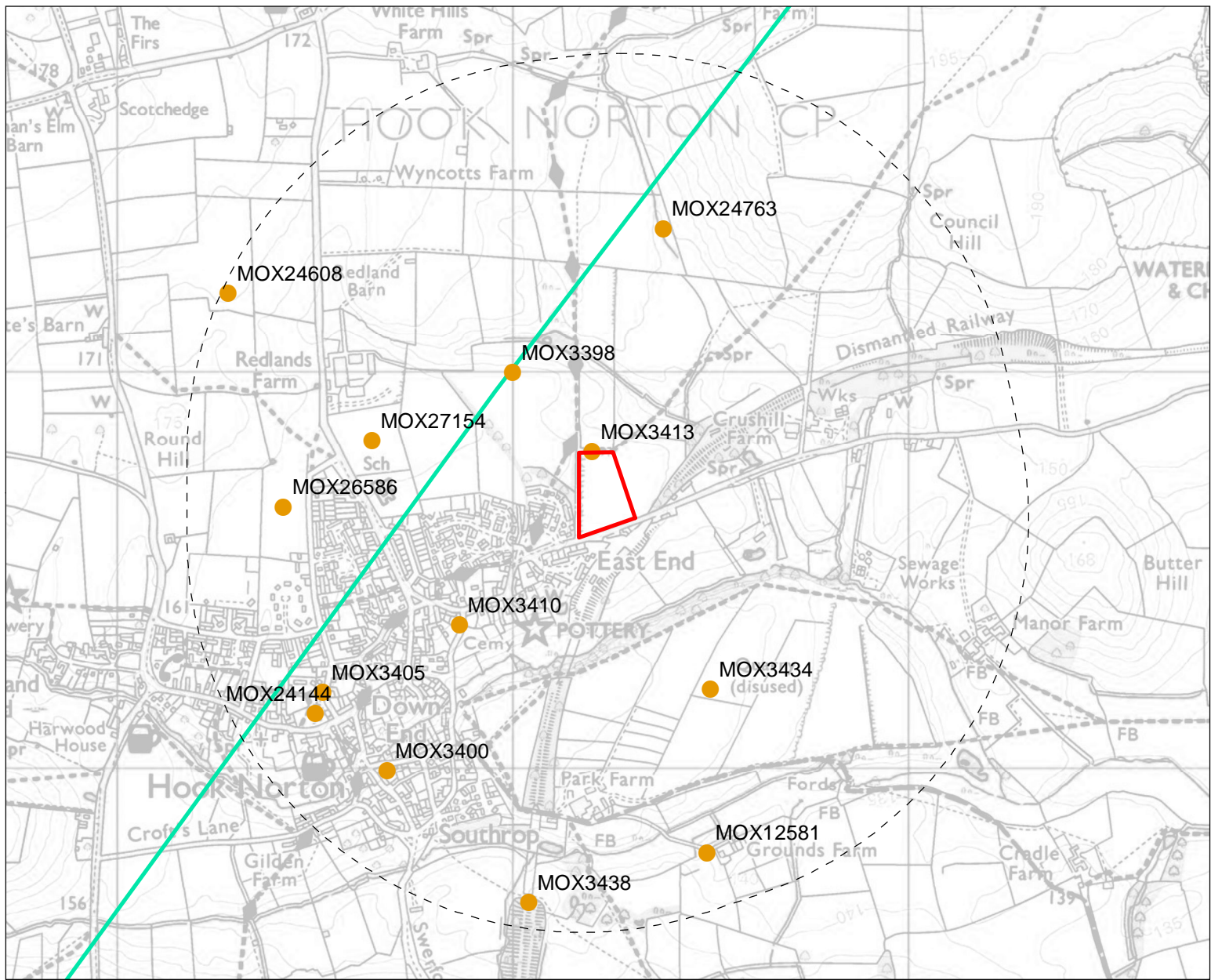


- KEY**
- Site
 - 1km
 - Events
 - Events

Figure 3: HER 'Events'

Land north of Station Road,
Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 21/07/2020
 Scale: 1:15,000 @ A4



KEY

- Site
- 1km
- Monuments
- Conjectured route of Roman road

NB Buildings are not shown; see Fig. 6.

The Roman road has been traced from data held by The Rural Settlement of Roman Britain Project, not the HER.

Figure 4: HER 'Monuments'
 Land north of Station Road,
 Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 21/07/2020
 Scale: 1:15,000 @ A4





KEY
 Site

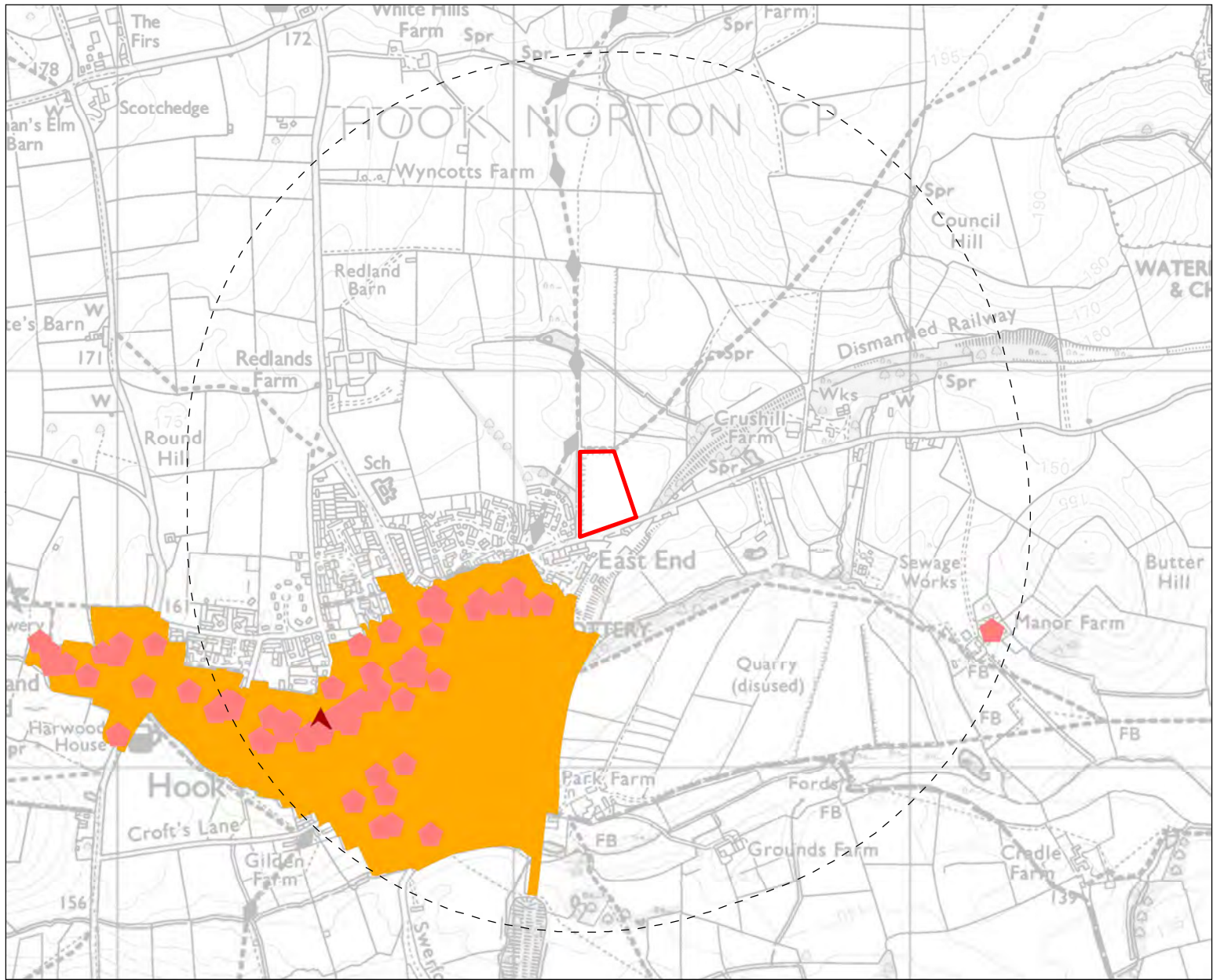
Figure 5: 1900 Ordnance Survey Map

Land north of Station Road,
 Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 20/07/2020
 Scale: 1:15,000 @ A4

0 1 km





KEY

- Site
- 1km
- Conservation Area

Listed Buildings

Grade

- ▲ I
- ⬠ II

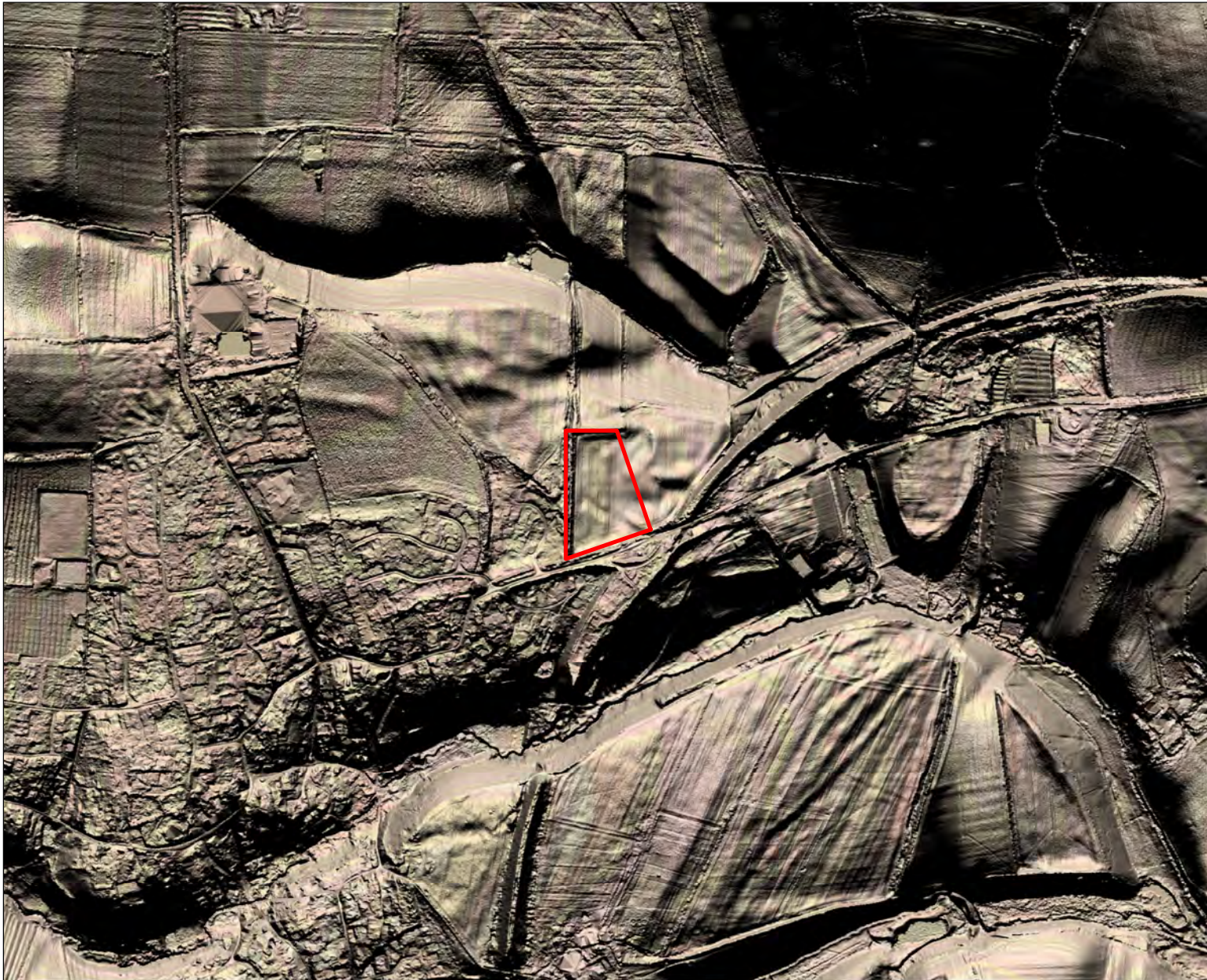
Figure 6: Designated Heritage Assets

Land north of Station Road, Hook Norton

Client: Greystoke Land
 DRWG No: P20-1845 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 20/07/2020
 Scale: 1:15,000 @ A4



Appendix 3: Processed LiDAR Imagery



KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 0
Altitude: 45
Z Factor: 20

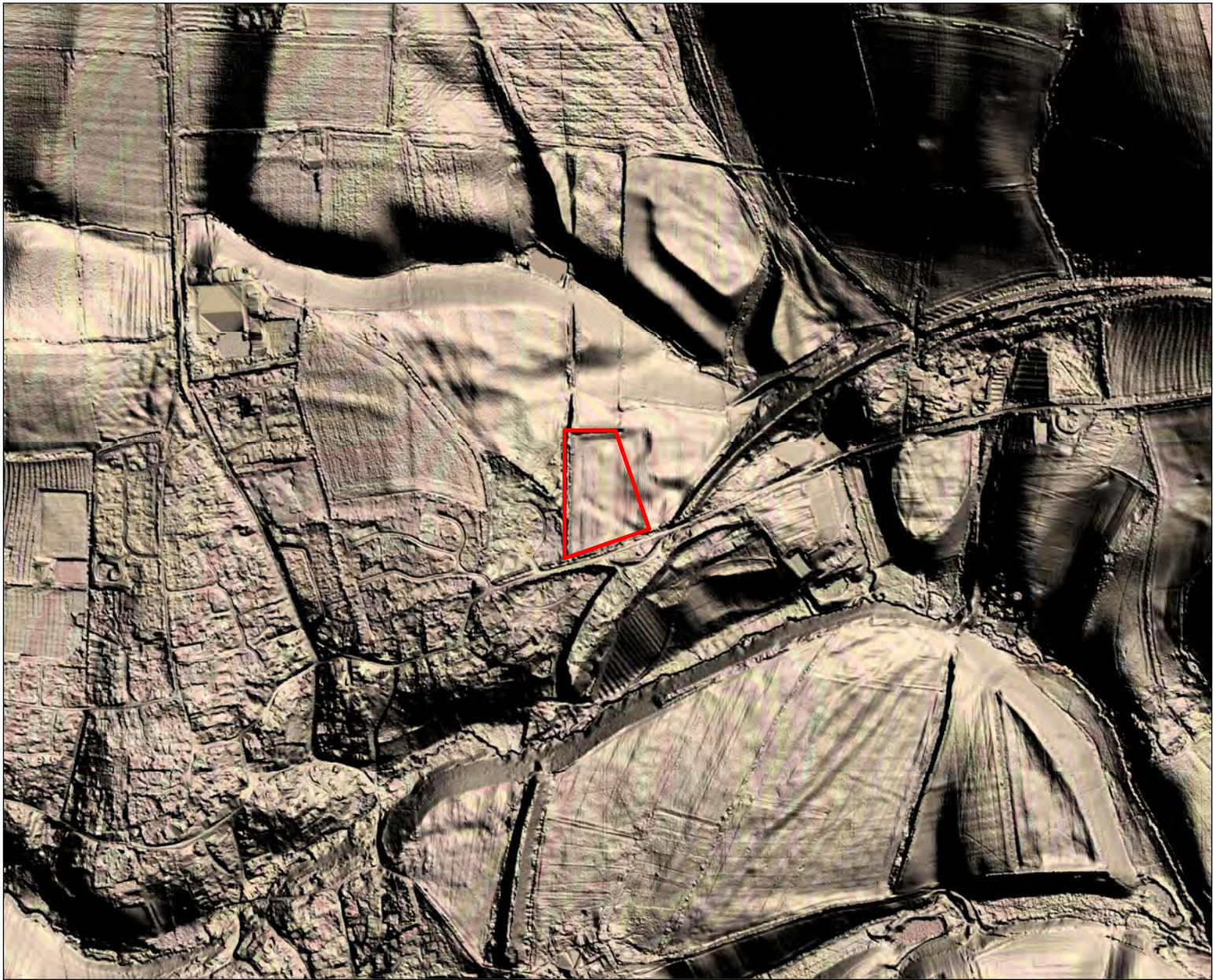
1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 45
Altitude: 45
Z Factor: 20

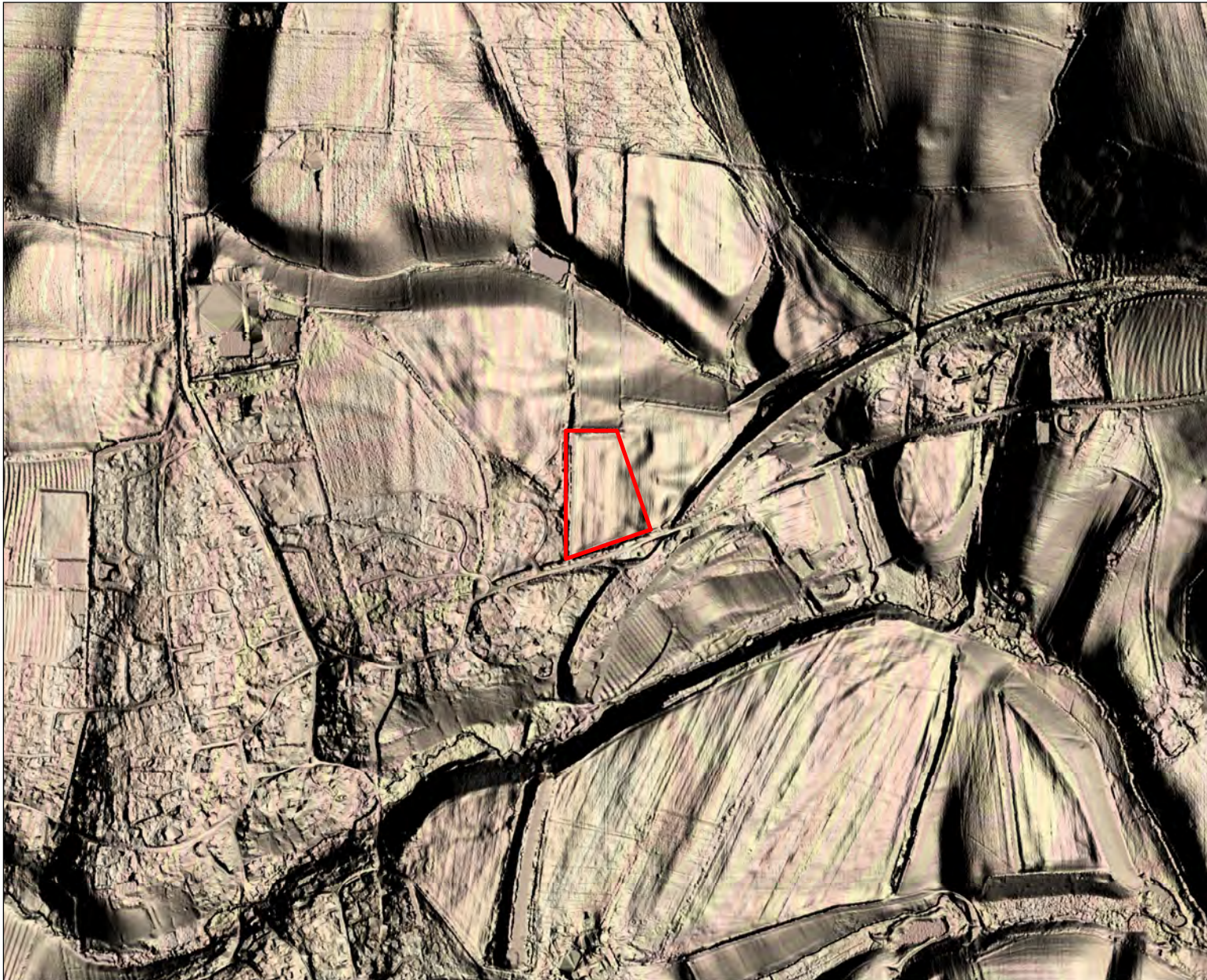
1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

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Azimuth: 90
Altitude: 45
Z Factor: 20

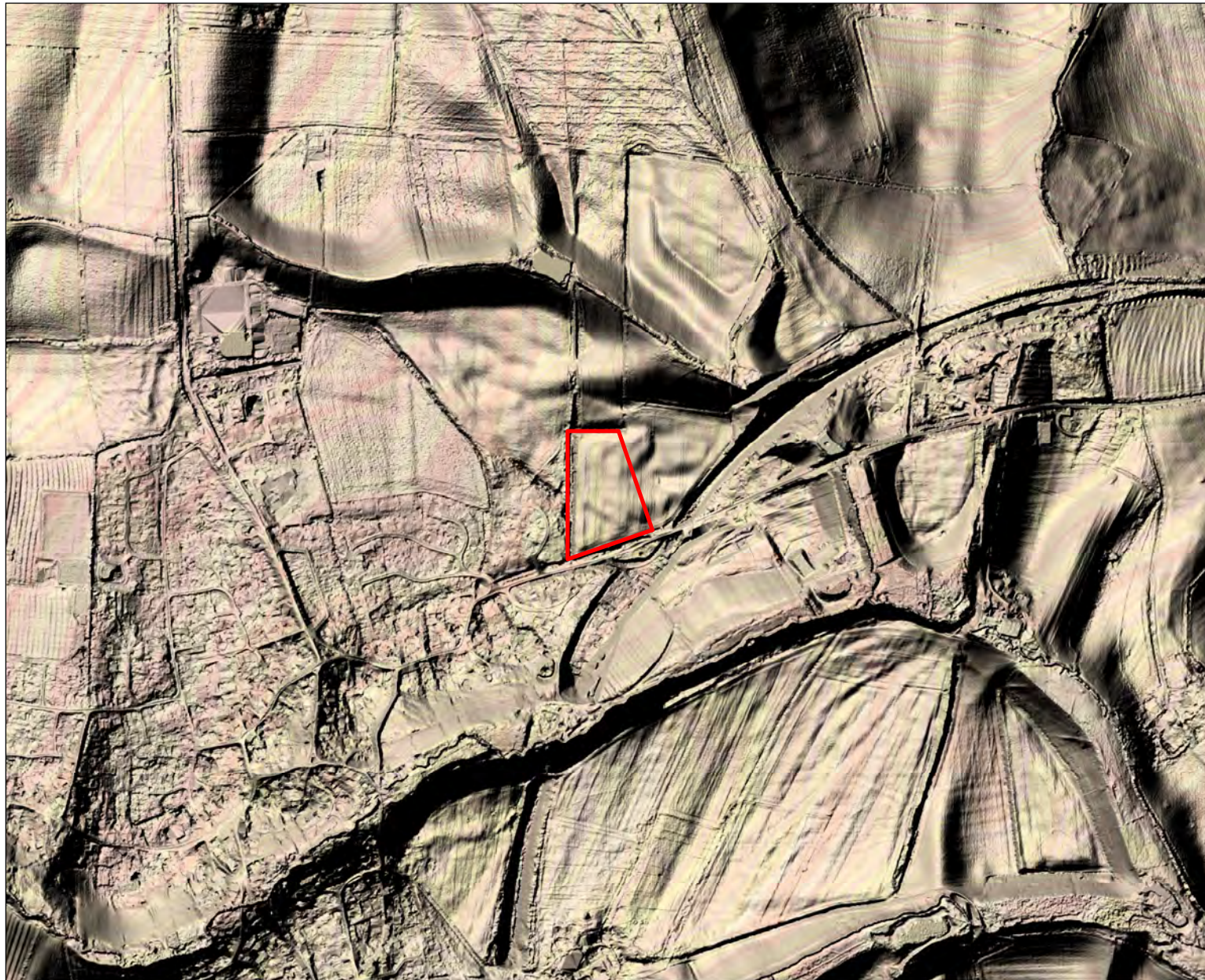
1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 135
Altitude: 45
Z Factor: 20

1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4



KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 180
Altitude: 45
Z Factor: 20

1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4





KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 225
Altitude: 45
Z Factor: 20

1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd

DRWG No: P20-1845 Sheet No: - REV:-

Drawn by: EP Approved by: GS

Date: 31/07/2020

Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 270
Altitude: 45
Z Factor: 20

1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

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Azimuth: 315
Altitude: 45
Z Factor: 20

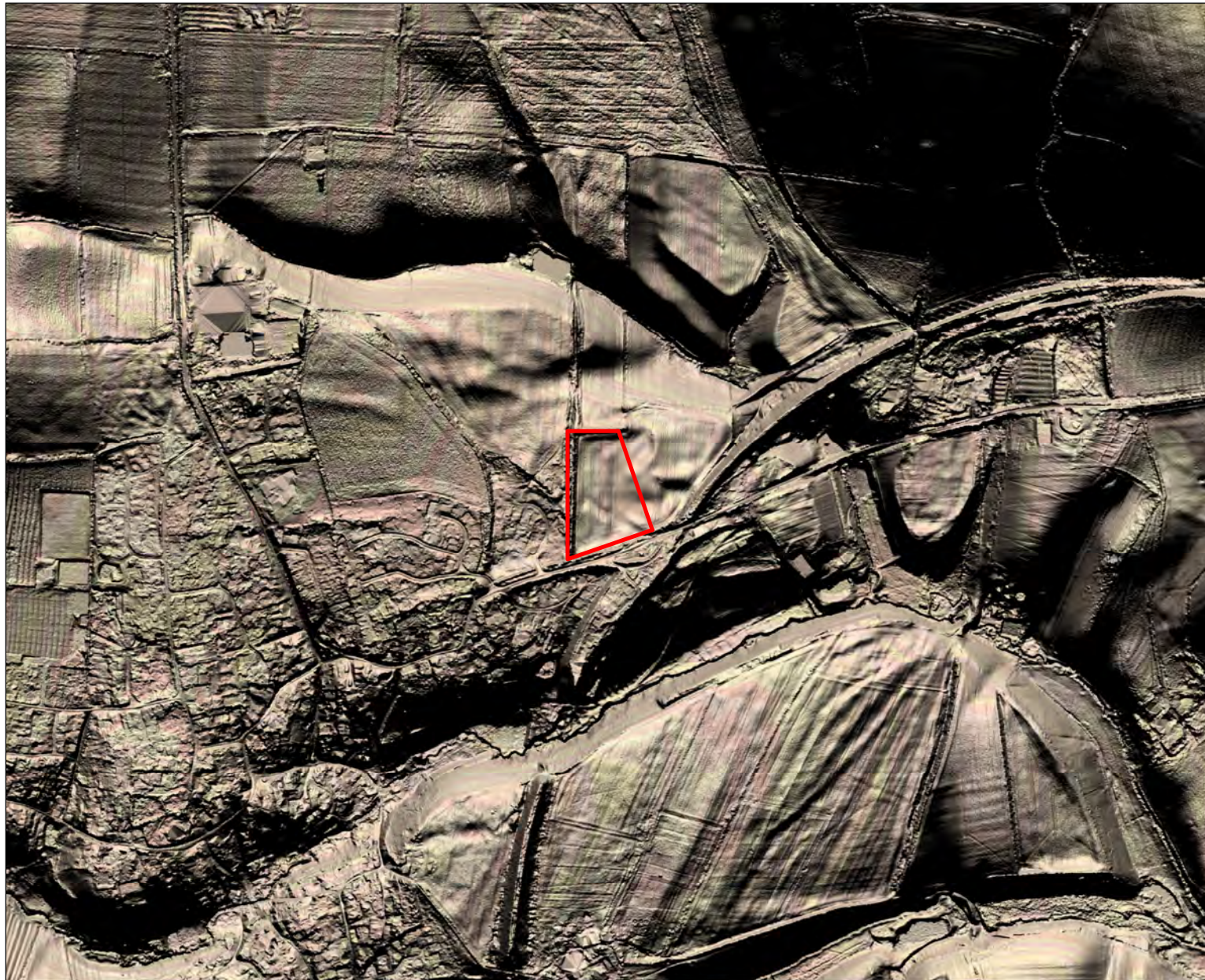
1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd
DRWG No: P20-1845 Sheet No: - REV:-
Drawn by: EP Approved by: GS
Date: 31/07/2020
Scale: 1:10,000 @ A4

0 500 m





KEY

 Site

Downloaded from the Environment Agency and processed in ArcMap.

Azimuth: 360
Altitude: 45
Z Factor: 20

1m resolution digital terrain model LiDAR imagery

Land north of Station Road,
Hook Norton

Client: Greystoke Land Ltd

DRWG No: P20-1845 Sheet No: - REV:-

Drawn by: EP Approved by: GS

Date: 31/07/2020

Scale: 1:10,000 @ A4

0 500 m



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