

<b>Application number(s):</b>	21/04275/OUT
<b>Application site:</b>	Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm, Lords Lane, Bicester
<b>Proposal:</b>	<p>OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition</p>

<input checked="" type="checkbox"/>	Non-designated heritage Assets	<input checked="" type="checkbox"/>	Setting of a Conservation Area	<input checked="" type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input checked="" type="checkbox"/>	Grade II*	<input checked="" type="checkbox"/>	Grade II

### Policies

#### **Cherwell Local Plan 2011-2031 (2015)**

<input checked="" type="checkbox"/>	<p><b>Policy ESD15</b> New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy) Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure ). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality Use locally sourced sustainable materials where possible.</p> <p>Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.</p>
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#### **Cherwell Local Plan 1996 Saved Policies**

<input type="checkbox"/>	<b>C18</b> Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.
<input checked="" type="checkbox"/>	<b>C15</b> Prevention of coalescence of retained – settlements: The Council will prevent the coalescence of settlements by resisting development in areas of open land, which are important ndistinguishing them
<input type="checkbox"/>	<b>C23</b> Presumption in favour of retaining positive features within a Conservation Area.

X	<b>C28</b> The layout, design and materials proposed within a new development should respect the existing local character. 'control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.
X	Countryside Design Summary Supplementary Planning Guidance
X	Cherwell Design Guide Supplementary Planning Guidance
X	North West Bicester Supplementary Planning Document

#### NPPF – Chapter 16

X	<b>Paragraph 194.</b> In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
X	<b>Paragraph 199.</b> 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.
X	<b>Paragraph 200.</b> 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.
	<b>Paragraph 201.</b> Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
X	<b>Paragraph 202.</b> 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.
X	<b>Paragraph 203.</b> 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.

#### Other Relevant Policies and guidance

X	Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 Historic England's Conservation Principles, Policies and Guidance 2008 Historic England's The Setting of Heritage Assets, GPA3 2017 Historic England: Tracing the routes of historic waterways. the CLANDAGE Research Project: <a href="https://historicengland.org.uk/whats-new/research/building-climate-resilience-through-community-landscapes-and-cultural-heritage/">https://historicengland.org.uk/whats-new/research/building-climate-resilience-through-community-landscapes-and-cultural-heritage/</a> and <a href="https://historicengland.org.uk/whats-new/research/historic-watercourses-and-climate-change-mapping-the-history-of-rivers-and-floodplains/">https://historicengland.org.uk/whats-new/research/historic-watercourses-and-climate-change-mapping-the-history-of-rivers-and-floodplains/</a>
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**Planning (Listed Buildings and Conservation Areas) Act 1990**

	<b>Section 16.</b> In considering whether to grant listed building consent for any works the local planning authority 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.
X	<b>Section 66 (1).</b> In considering whether to grant planning permission [F1or 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.
	<b>Section 72.</b> With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

**Significance (50 words)**

**Background Reading:**

- Blomfield, J. C. (James Charles), 1821-1895. History of the present deanery of Bicester, Oxon. / compiled by J. C. Blomfield
- The Victoria County History Buckingham Volume 4 pp 157-163 – see Appendix
- The Victoria County History Oxford Volume 6 pp 71-80 – see Appendix
- Oxoniensia, Historic Routes in Cherwell District, North Oxfordshire Philp Masters and Sally Stradling 2016
- Bicester Estate Map 1754 Oxfordshire History Centre, Cowley.
- Tithe Award Map 1855 Oxfordshire History Centre, Cowley
- Tithe Award Map 1850 Oxfordshire History Centre, Cowley

**The site:**

The proposed development lies in land to the N of Bicester, S of Bucknell and W of Caversfield: *‘The current site is arable with several farms likely to date from the inclosure of the land. There are also several listed buildings and a conservation area nearby. I defer to Landscape and Archaeology for their comments on the potential for the site.’* – SCO comments.

**Archaeology:** There is evidence of past Roman, Iron and Bronze Age activity in the site boundary. The VCH mentions two lost estates of Saxenton mentioned in the Domesday Survey. There is evidence of ridge and furrow. The VCH states Bucknell had early inclosure, which was well underway by the late 16<sup>th</sup> century, and certainly by the mid 17<sup>th</sup> century. By the parliamentary inclosure in 17809, slightly more than half the parish was already inclosed, the remaining land was split between the Lord of the Manor and the Rector. The arable strips still lay in three fields known as North, West and South Fields. Davis’s map of 1797 shows only Bucknell Lodge but in the 19<sup>th</sup> century there were 4 more farms. In 1888 Home Farm, Lower Farm, Manor Farm, and Bucknell Lodge Farm are recorded, the Glebe was separate. A miller was recorded in the 13<sup>th</sup> century. Inclosure at Caversfield appears to have taken place under an Inclosure Act of 1780.

**Listed buildings and their settings:**

North West Bicester SPD Item 2.24: *‘Views out from the site include those to existing dwellings and other buildings in Bucknell to the north, and to trees lining the B4100 to the east with Caversfield Church visible beyond these.’*

**Caversfield:**

There are views towards Manor Farm and St Lawrence Church across the proposed site and from Bucknell.

**St Lawrence Church:**

The church is well screened by mature trees, particularly in summer but the tower can still be made out as a way marker in distant views. The visual connection with the tower of St Peter’s Church in Bucknell may have historic significance and should be retained. Further analysis is recommended.



**Home Farm:**

The farm is mostly screened by the development taking place east of the current site which has a far greater impact on its setting.



The development east of the proposed site will have a far greater impact on the listed buildings that remain in Caversfield than the current site. The main impact of the current development is likely to be on below ground archaeology. The coalescing of the settlements is discussed elsewhere, with potential mitigation and adjustments recommended.

**Bucknell:**

The south of the village of Bucknell can be seen from the Bicester/Bucknell Road and the B4100 across the site, this includes Grade II listed buildings. There is a hedgerow that has grown up that partially restricts views from and to Bucknell from the site. A public footpath network runs to the south of these which provides views of the village and the site.

Bucknell is not a Conservation Area at present but there are a number of listed buildings in the immediate surrounding area. The key listed buildings are:

Manor House, Bainton Road Grade II and separately listed thatched outbuilding:

Ploughed fields/ridge and furrow to the south and east of the Manor House. There is a break in planting to the south which allows views to and from the house from its parkland. The site will be visible from the Manor above the hedgerows. The south and east façades potentially afford views to the south towards the application site.



Photos taken in May 2022

Trees beside the PRW next to the moat to Bucknell Manor marked on the 1<sup>st</sup> edition OS Map, and the walled kitchen garden to Bucknell Manor which is visible from the PRW network. The gap between the proposed extended site and this walled kitchen garden is considered to be too narrow to retain the sense of separation between the settlements. Bucknell was a closed parish, primarily owned by the Manor with uninterrupted views from its south principal garden elevation.

Manor Farmhouse, Bainton Road Grade II:

The principal façade with its attic dormers potentially affords views to the south towards the application site.



Laneside House, Bainton Road Grade II:

The principal façade with its attic dormers potentially affords views to the south towards the application site.



Nos 5 and 6 Bainton Road listed Grade II: The principal façades potentially afford views to the south towards the application site.



Views looking from Bainton Road towards the application site:



St Peter's Church, Bainton Road Grade I and Churchyard Cross Grade II:



The church is mostly screened by the Manor which lies to the south, however the tower has served as a waymarker, more so before tree planting matured but is likely more visible in winter. There is likely to have been a historic connection between the tower of St Peter's and St Lawrence in Caversfield, raising alarms.

The Trigger Pond Public House Grade II:

This has a line of conifers to the south and east. The setting is unlikely to be affected by the development.



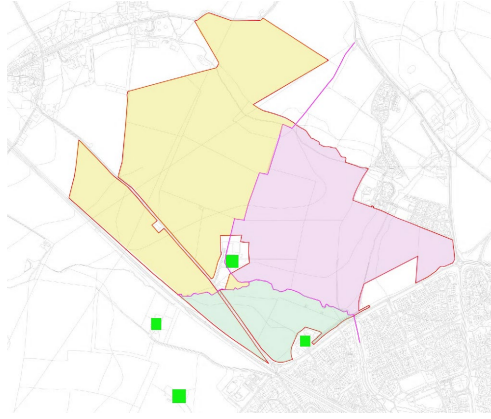
The Old Rectory lies north of the church, complete with farm outbuildings from Rectory Farm. The setting of the Old Rectory is unlikely to be affected by the development.

#### **Non Designated Heritage Assets:**

Caversfield House:

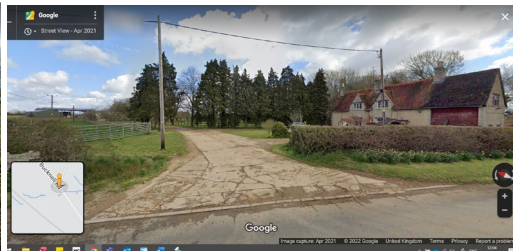
The majority of the house burned down in the 1970s, what remains have some merit but are well screened from the site and is unlikely to be affected by the development.

**Isolated Inclosure farms:**

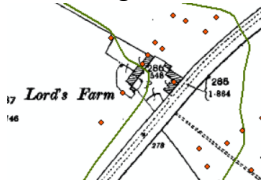


Isolated farms likely to date from the 1780 Inclosure of the land

**Hawkwell Farm** lies NW of the railway and the Bicester/Bucknell Road and appears on the 1<sup>st</sup> edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 85-87m above sea level. Ploughed field to the west. Likely pair of farmworkers' cottages to the roadside (extended). The setting of the farm will be affected by the development, how this will be integrated/screened will be key.



**Lord's Farm** lies NW of the railway and the Bicester/Bucknell Road and appears on the 1<sup>st</sup> edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 84-86m above sea level but most likely at 85m. The setting of the farm will be affected by the development, how this is integrated/screened will be key.

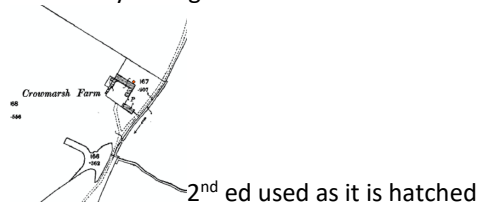


Modern, but characterful barns, on the west of the Bicester Road between Bicester and Bucknell: how these are integrated/screened will be key, adjacent to proposed LEAP and housing on the west side of the Bucknell/Bicester Road



The impact of the development on the following farms from this development is likely to be low based on the height of the railway embankment (to the former Ashendon & Aynho Line) to the level of the Bucknell Road:

**Crowmarsh Farm** lies to the SW of the railway track and appears on the 1<sup>st</sup> edition OS Map. Isolated farm most likely dating to the inclosure of land. The farm appears to lie between 92-93m above sea level.



**Aldershot Farm** also lies to the SW of the railway track and appears on the 1<sup>st</sup> edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 88-89m above sea level.



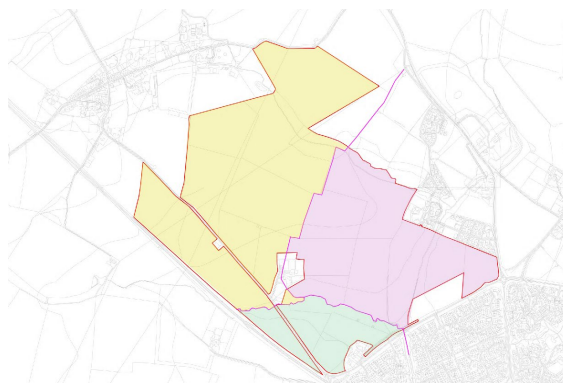
**Gowell Farm** also lies to the SW of the railway track and appears on the 1<sup>st</sup> edition OS Map. Isolated farm most likely dating to the inclosure of land. The farm appears to lie between 86-88m above sea level.



#### Old watercourses and Parish boundaries:

*'The site lies within the catchment of the River Ray, three tributaries of which flow through the site. The River Bure runs through the eastern part of the Site on a north-south axis before turning south to join a second watercourse (known as Langford Brook) running through the southern part of the Site. The Bure then continues south through the Bure Park Nature Reserve and Bicester town'.*

Reading historic texts they describe Langford Brook as a watercourse to the north of Lord's farm which marks the historic parish boundary between Bicester and Caversfield, the north fork runs north-west from Hawkwell Farm and formed part of the Parish boundary between Bucknell and Caversfield. The development should mark these historic parish boundaries to help link future communities with past communities. Gagle Brook flows south from Bucknell to join the River Ray. See areas marked yellow (Bucknell), pink (Caversfield), and green (Bicester) within the proposed site boundary on the schematic below:



Parish boundaries within the proposed site

The site forms part of the original agricultural landholding associated with several farms which date from the enclosure of the land. The structure this imposed on the landscape by means of hedgerows is not as strong as it once was but the character and orientation should influence the layout of any housing, retaining existing hedgerows to help the integration of any scheme.

## Appraisal

### CDC SCOPING RESPONSE:

#### ***“Historic Environment***

*It is agreed that this should be scoped into the Environmental Statement.*

*Historic England have confirmed that the assessment should consider designated heritage assets and their settings in the area around the site. It is agreed that for the purpose of the ES that this should be focussed upon those listed buildings in Caversfield and that the potential impact upon listed buildings within Bucknell can be scoped out of the ES. However, we would expect to see consideration given to the potential impact upon heritage assets within Bucknell addressed by the application, which should be via a separate heritage statement.*

*Non-designated heritage assets should also be considered since these can make an important contribution to the character and local distinctiveness of an area and its sense of place. In this respect, we would encourage consideration to be given to farmsteads within the NW Bicester site and Caversfield House.*

*Historic England also advise that the potential impact which associated activities (such as construction, servicing and maintenance and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, when appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits and can lead to subsidence of buildings and monuments.*

*Please note the advice of the Council’s Conservation Officer who has highlighted some helpful additional data sources to be provided (i.e. historical mapping), and policy/ guidance to be referred to.*

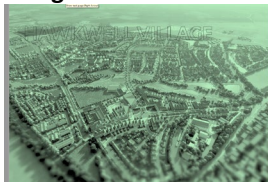
*Recommendations are also made in respect to using the HIA as a tool to test the developing design layout/ revisions to directly positively influence the proposed layout where scale and massing are explored further (in terms of the parameters at this stage).*

*The Conservation Officer concludes by advising that the ES should assess the impact of development upon heritage assets and their settings and should aim to negate or minimise harm to the historic environment and setting of the heritage assets. The ES should aim to respond to the local built heritage and natural environment in a contextual way respecting what is significant about the place. Where possible, the interpretation of the significance and history of the site should be made available to the public as part of the proposals.*

*The OCC Archaeology Team have confirmed that the Cultural Heritage chapter of the ES should be informed by a desk-based assessment undertaken in line with the Chartered Institute for Archaeology standards and guidance including the submission of a written scheme of investigation to ensure that the scope of the assessment has been agreed. Any evaluation of the site (i.e. a geophysical survey) should be included.”*

### **21/04275/OUT SUBMISSION:**

#### **Design and Access Statement:**



Page 20 of 98 does not highlight St Peter’s Church, only St Lawrence’s Church. A non-traditional dormer is shown on pg 37 or 98, historic examples can be seen on the listed farmhouse and listed Old Rectory. Caversfield’s historic core of the church and remains of the manor are limestone, RAF Caversfield is entirely different and much further from this site.

The local centre and business space is proposed to have 2/3 and 4 storey buildings, we need further analysis of how this would impact on the NDHAs. The Planning Statement includes up to 12.5m for

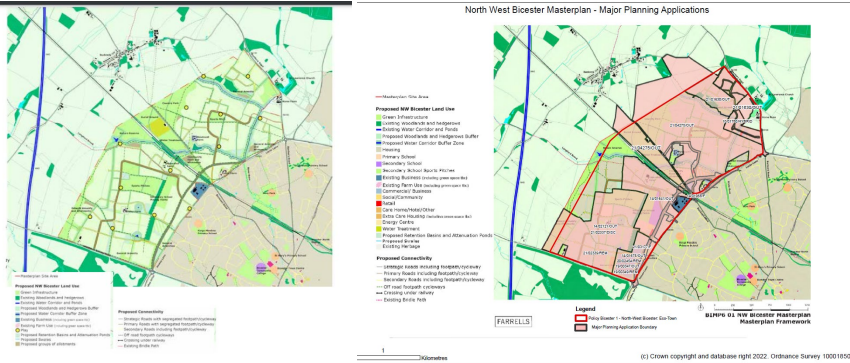


residential and up to 14m in the mixed use area. What heights are the towers of the churches and the farms, is this reasonable – we will need further analysis.  
Closure of Bucknell Road to vehicles – this will make more vehicles use the east-west road which passes the church and other listed buildings.

**Topographical Plan:**

It would be helpful to include Bucknell or at least the key listed buildings. I recollect reading something about ground levels being +/- 2m, this could have a significant bearing on views and setting, as well as tree/hedge roots – if I have confused this site with another Bicester site I apologise.

**ES Chapter 10 Historic Environment:**



The SPD boundary and masterplan (LHS) showed a country park buffer to the north within the original boundary, creating a deeper separation between the Bicester extension of Hawkwell Village and Bucknell. The current layout (RHS) looks to extend the housing north within an extended boundary.

All outside of the line – Burial ground/Allotments/Green infrastructure/ground mounted photovoltaics/housing:

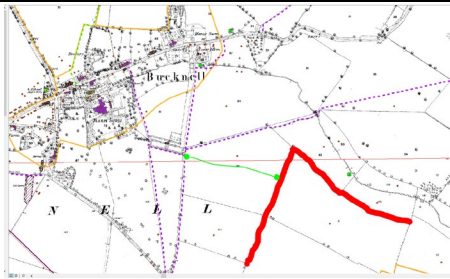
Solar panels – setting of Bucknell

Burial ground setting of Bucknell – natural with no grave markers

Allotments – setting of Bucknell

Playground next to agricultural units.

There are concerns with regard to Saved Policy C15 on the prevention of the coalescence of settlements, due to the proximity of the proposed housing to the walled kitchen garden of Bucknell Manor, and the overlap of the proposed burial ground/allotments with the parkland of Bucknell Manor, which forms part of the designed landscape and setting of the manor. Whilst I agree that the Inclosure structure of the land should be reinforced and that sensitive adjustment of the SPD boundary line is needed, the housing should not fill the whole of the field boundary; there would be an opportunity to introduce a new hedgerow at least to the northern field, possibly in alignment with the short stretch of hedgerow that runs SW/NE beside the proposed SUDS area. The green infrastructure was to be designed within the SPD boundary which would have allowed a greater separation between Bucknell and the Bicester extension. The historic parish boundaries between Bucknell, Caversfield and Bicester should remain marked in some way – the boundary between Bucknell and Caversfield runs NNE from Hawkwell Farm, a hedgerow already exists and there would be an opportunity to add a footpath here with hedgerows on either side, interpretation of the significance of the stream and boundary between the parishes is encouraged. There is a small triangle of the historic Bucknell Parish immediately south of Hawkwell Farm, north of the stream. The parish boundary between Bucknell and Bicester follows the stream, this will form part of the wildlife corridor and will remain a natural feature and strong boundary, interpretation of the significance of the stream and boundary between the parishes is encouraged. The SPD boundary west of Bucknell Road stopped south of the triangular parkland, but the proposed extension under this application overlaps this and would be used for a burial ground and allotments – this raises the same concern about coalescence of the Bicester extension with the village of Bucknell – I recommend the burial ground and allotments are separated by a decent margin from the parkland south of Bucknell Manor. The strengthening of the hedgerows, allowing these to partly grow out as trees, and possible widening to provide meaningful wildlife corridors will further help to reduce the impact whilst retaining the structure of the inclosed landscape.



\*The proposed extension to the boundary would come within one field of the walled garden of Bucknell Manor (green line denotes the gap)

Due to the proximity between the Bicester extension and Bucknell, there is a concern that the proposed site of the ground mounted PV panels will also be seen as the coalescing of the settlements – the area proposed is also bisected by a public right of way (148/7/20) and bears no relationship to the inclusure structure of the land, it should however be noted that this public right of way has been diverted from that which appears on the 1<sup>st</sup> edition OS map which joins up with the ward boundary between Caversfield and Bucknell. Whilst screening the panels behind strengthened hedgerows will help to mitigate the harm due to their low height, it is also considered important to provide greater separation between the panels and the east of Bucknell village, there needs to be a field between these and the existing copse. Recommend the siting of any panels is reconsidered.

WS CH 10 Appendix 10.4 Cultural Heritage: this does not mention St Peter's Church but it mentions the Churchyard Cross (LB5). Whilst both are screened by Bucknell Manor, the tower of the church may be visible in views especially in winter when trees have dropped their leaves. Historically churches were way markers and although trees have matured and obscured their towers and belfries they could be used to light beacons or ring bells to sound an alarm. St Lawrence in Caversfield and St Peter's in Bucknell may have had a similar relationship. The listed buildings on the north of Bainton Road including Manor Farm, Laneside and 5-6 Bainton Road are not mentioned, yet they can be seen from the land and have views southward over the land. Bucknell Manor has a historical SSE view through a break in the trees towards a triangle of parkland bounded by Bainton Road and the public right of way from Bicester Road to Lower Farm/Manor Farm. The public right of way through this parkland to the south of the walled kitchen garden (148/2/20) meets with the Bicester Road, there is no public footpath sign but there is a kissing gate behind a very narrow gap in the hedge, the same public right of way is easily identifiable north of the walled kitchen garden (148/2/10). The public right of way south of the walled garden (148/7/10) appears to be used to connect to (148/9/30), (147/7/20), and (148/9/10). The Moat to Bucknell Manor lies east of the manor adjacent to the public right of way (148/2/10) is not mentioned. The \*Walled garden to Bucknell House is not mentioned – this was used specifically to provide fresh food and flowers to the listed house and would be considered as a building protected by the listing of Bucknell Manor and is closest to the development site and is contained within the parkland setting of the Manor. There was an orchard immediately north of the walled garden. The public right of way that joins the two north-south public rights of way, skirts the south of the walled garden and extends eastward to meet the B4100. We recommend the setting of the key listed buildings in Bucknell are considered and addressed.

Any development near the non-designated farms should take their cue from how streets have infilled between farms in the district. Roads are generally straight to avoid toppling laden carts. Access to Hawkwell Farm should remain as a fairly straight lane off Bucknell Road, the east-west access shown on the 1<sup>st</sup> edition OS Map ran from the farm courtyard towards a possible copse/or muck heap, north of AP4 Appendix 10.1 and is still in use judging from the aerial photos and small breaks in the hedgerow. A further footpath existed running SE from the farm courtyard, north of the stream until it cut across to join the A4095. The proposed road between Bucknell Road and the A4095 looks to isolate the non-designated heritage asset of Lords Farm, as a small island between the Bucknell Road and the A4095. The junction is very wide due to the angle of the proposed road. The proposed roads do not relate well to the rigid enclosure structure of the landscape. The location of the less physically obtrusive LEAP and NEAP may be best sited on the area where Roman remains have been identified - WS CH 10 Appendix 10.1 Interpretation of Aerial Photography.

**Development:**

The key concern is the proposed proximity of the settlements and the danger of their coalescence (Saved policy C15), the site boundary strays beyond the SPD. Careful attention should be given to the design of the edges of the proposed settlement, particularly in relation to building height, massing and spacing between buildings, as well as tree and hedgerow planting/strengthening and any landscaping to ensure that the visual impact on Bucknell is minimised. It would be helpful to see the retained hedgerows and lost hedgerow on the computer model. Views would also be useful with wire frames. There is also concern in relation to the proposed location of the ground mounted PV panels which read as part of Bucknell but will supply the proposed development. Bucknell is built in local oolitic limestone, although the church has some limited Marlstone dressings, partly for polychromatic effect. Roofs were traditionally thatched, Stonesfield slate and Welsh slate, there are also plain clay tiled roofs. Windows are generally set back in reveal, traditionally these are painted timber sashes, or flush timber casements with flush cills, or leaded lights in metal casements in timber frames. Chimneys add interest to traditional pitched rooflines. As stone is a natural and finite resource we do not advocate the use of this throughout the site but the edges of the development would integrate better with the surroundings if built in stone. In terms of massing and heights we would expect 2 storeys to the edge fronting Backnell and beside the NDHAs. The proposed suds areas beside the brook make this look more like a water meadow and detract from what is special about the brook carvings its way through the land, I would suggest the aesthetics of this is reviewed, might it better to have a wildlife lake rather than som many small ponds as proposed? In Tadmarton there is an example of the types of slabs bridging over swathes, ditches and streams more typically seen in the Cotswolds.



**Level of harm**

No Harm

Less than Substantial Harm

Substantial Harm

**Public Benefit (NPPG)**

Yes

No

**Comments**

No objections to principle of development in this area within the SPD boundary which has already been agreed, but the layout needs to take account of setting of listed buildings and non-designated heritage assets consisting of farms related to the inclosure of the land and their field pattern/historic parish boundaries, in addition to allowing a robust separation to avoid the coalescence of the settlements.

**Recommendation** N/A at present.

No objections

Objections

**Suggested Conditions –**

N/A at present.

**Conservation Officer:** Joyce Christie

**Date:** 26.05.2022

## APPENDIX:

*'The parish of Caversfield, although entirely detached, was included in the county of Buckingham until the 19<sup>th</sup> century, when, by Acts of 1832 (fn. 1) and 1844, (fn. 2) it was transferred to Oxfordshire. A detached portion of Caversfield was added to Stratton Audley by a Local Government Board Order dated 24 March 1888. (fn. 3) The entire parish has an area of 1,497 acres, of which 651 acres are arable land, 326 acres permanent grass and 5 acres are covered by woods and plantations. (fn. 4) The soil is cornbrash with a stony subsoil. The land in the north-west of the parish is about 360 ft. above the ordnance datum, and falls gradually about 100 ft. towards the south. The parish is crossed by the road from Banbury to Bicester and is bounded on the east by the Roman road from Bicester. There is no village, the buildings in the parish being mainly farms. Near the centre of the parish is Caversfield House, a large modern building, the seat of Mrs. Herbert Phillips, the lady of the manor. The church and old rectory-house lie to the west of it. The Home Farm, immediately south of the church on the west side of the road to Bicester, is a two-storied stone house dating from the 16<sup>th</sup> century...' There was also a windmill and watermill in the parish.*

Victoria County history: <https://www.british-history.ac.uk/vch/bucks/vol4/pp157-163>

*'This parish, roughly rectangular in shape, lies 2½ miles north-west of the market-town of Bicester. The ancient parish covered 1,894 acres, but it was enlarged in 1932 to 2,152 acres, when land from Bicester Market End was added. (fn. 1) The Gagle Brook, as it flows southwards to join the Ray, forms the parish's western boundary and a part of its southern one. The brook has two fords in the parish, one of them near Trow Pool. (fn. 2).*

*Several small plantations and copses but no woodland were marked on Davis's map of 1797. Domesday Book recorded a wood of 1 by ½ furlong. (fn. 4) The park of the medieval lords of the manor was believed in the mid-18th century to have been south-west of the village near Bucknell Lodge. (fn. 5)*

*The main Banbury to Bicester road, an important highway since medieval times, runs along part of the parish's eastern boundary (the Bucknell section was made a turnpike in 1791); (fn. 6) a road from Middleton Stoney to Bicester skirts the southern boundary and roads radiate from the village to Ardley, the Banbury road, Bicester itself, and Middleton. Farm tracks and foot-paths still mark the line of the road by Trow Pool towards Somerton, which was one of the principal roads in the parish in 1797. (fn. 7)*

*A number of new roads were 'set forth' after the inclosure of 1780, including a road over Bucknell Cow Pasture to Caversfield. This pasture was well known as one of the courses for the Bicester horse races in the 18th century. (fn. 8) It was much improved by Joseph Bullock of Caversfield, who removed many hawthorn bushes in 1764 and planted trees both then and in 1780. (fn. 9)*

*The Aynho and Ashendon section of the former G.W.R.'s main line from London to Birmingham crosses the centre of the parish, but the nearest station is the former L.M.S. station at Bicester.*

*Bucknell village lies in the northern part of the parish at the source of a small stream, a feeder of the Gagle Brook, which flows eastwards and south of the village street. The village is named 'Bucca's hill' after some early settler. (fn. 10) The medieval village appears to have been larger than it was in later centuries. (fn. 11) In the 16th century there were 26 messuages in the manor and these, with the manorhouse and Rectory, probably made up almost the entire village, for there were few, if any, freeholders. (fn. 12) At the time of the hearth tax of 1665, apart from the Trotmans' large manor-house and a comfortable Rectory, the village had only fourteen other dwellings listed for the tax. Of these thirteen were humble with only one hearth. (fn. 13) In the 18th century there were said to be about 30 houses: (fn. 14) these were mainly spread out on either side of the road running east from the village green past the church and the manor-house. A small group of cottages lay south of the triangular green, which lay at the cross-roads. (fn. 15) Some twenty years later Dunkin described the village as consisting of 'one crooked street, thinly studded with cottages, and some two or three farm houses'. (fn. 16) These farms were Rectory Farm opposite the church, Manor and Lower Farms at the eastern end of the street, and Home Farm. The smithy and the pound were by the green. (fn. 17) Increasing population in the 19th century led to a growth in the size of the village. By 1851 there were 58 houses. (fn. 18) A group of 19th-century cottages, built of stone and brick, still stand opposite the church, but the school, built in 1861, is now derelict.*

*Much of the old village has been rebuilt since 1945 and modern council houses have replaced the old two-storied cottages of rubble with thatched roofs. Post-war building, which is all at the west end near Home Farm, brought the number of houses up to 60 by 1951 compared with 53 in 1901. (fn. 19)*

*The present manor-house stands behind the church on the site of a medieval house, once the home of the Damory family (fn. 20) and perhaps built by Richard Damory, who was often an honoured guest at Bicester Priory. (fn. 21) Traces remain of the moat by which it was formerly surrounded. The 17th-century manor-house was a large one for which nineteen hearths were returned for the tax of 1665. (fn. 22) The present building of*

two stories with attics is built of ashlar and coursed rubble and although it has been completely modernized appears to date largely from about 1700. Lenthall Trotman, lord of the manor from 1685 to 1710, is said to have been the builder and the date 1702 was once over the south doorway. [\(fn. 23\)](#) One of the bedrooms, however, contains a plaster ceiling of late 16th-century design with seven roundels, on each of which is the head of some mythical or Biblical character—such as Julius Caesar, Fama, Proserpine, Bellona, and Joshua. [\(fn. 24\)](#) The last of the Trotmans to reside died in 1775. [\(fn. 25\)](#) In the 1820's, when Thomas Tyrwhitt-Drake was leasing the house and park, the house had a low wall and railing in front of it. It still preserved its original H-shaped plan. [\(fn. 26\)](#) In about 1830 Tyrwhitt-Drake added a southern wing and further additions and alterations were made later in the century by Lt.Col. F.D. Hibbert. [\(fn. 27\)](#) In 1949 it was bought for use as an Old People's Home by the Oxfordshire County Council from the B.B.C., who had occupied it during the Second World War. [\(fn. 28\)](#)

The Old Rectory stands to the north-east of the churchyard and probably dates from about 1600. A description of the house and farm buildings in 1614 speaks of 'two courts'. [\(fn. 29\)](#) A detailed description of 1634 gives the hall two bays, the parlour three bays, and mentions a gallery and a little chamber, and other rooms totalling eleven bays. [\(fn. 30\)](#) With its outhouses, the whole property comprised 48 bays of building. In 1665 the rector returned six hearths for the tax; [\(fn. 31\)](#) today the house is an L-shaped building of coursed rubble with a roof of stone slates. It consists of two stories with attic dormers. Its 18th-century windows were put in perhaps when the house was divided into two, half being let to the glebe farmer and half reserved for visiting rectors. [\(fn. 32\)](#) Early in the 19th century part of the house was pulled down and the rest partly rebuilt and modernized. [\(fn. 33\)](#)

The new Rectory, which was built in 1833 and enlarged in 1878, stands on the opposite side of the road next to a row of four ancient thatched cottages and a house. [\(fn. 34\)](#) All are built of the local rubble stone. Manor Farm is a two-storied 17th-century house, but has been modernized. The Trigger Pond Inn at the other end of the village is a stone L-shaped building with casement windows and thatched roof, and has become a public house comparatively recently. Blomfield, writing in 1894, says there was no inn in his day. The Trotmans would not allow one as they feared it would lead to drunkenness. [\(fn. 35\)](#)

The water-supply and sewerage system, installed in the village by Capt. P. Hunloke before 1918, were still in use in 1951. The water tower, near Trow Pool, was built of local stone. [\(fn. 36\)](#)

The site of the lost hamlet of Saxenton has not yet been discovered. According to Dunkin it was to be identified with the numerous foundations of houses visible in the 1820's in a copse at a short distance from Bucknell church, [\(fn. 37\)](#) but there seems no reason to suppose that these were not once part of Bucknell itself. A more probable site would be near the boundary of the parish on the Gaggle Brook, particularly as the Gaggle may probably be identified with the Sexig Broc of a charter of 995. [\(fn. 38\)](#) This brook, like the Gaggle now, was said to divide Ardley from Bucknell, and it has been suggested that its name is an early back-formation from the name Saxenton or 'Seaxa's farm'. [\(fn. 39\)](#) At least one house remained in the 15th century, [\(fn. 40\)](#) and White Kennett writing in 1695 says that there were foundations visible on ground called Ball-yards, [\(fn. 41\)](#) but this place cannot now be traced. It is possible that the hamlet lay near the site of Bucknell Lodge, a 17th-century farm-house which lies on high ground on the road running just above Trow Pool and the Gaggle.

Bucknell was a centre of fox-hunting at an early date: Samuel Trotman, squire from 1751 to 1775, kept a pack and in the first half of the 19th century the village was closely associated with the Bicester Hunt. Sir Henry Peyton, a well-known hunting man, was followed at the manor-house by T. Tyrwhitt-Drake, master of the Bicester Hunt in 1830, who brought the kennels to Bucknell. [\(fn. 42\)](#)

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