

Hawkwell Village, NW Bicester, Oxfordshire
Heritage Statement
March 2023

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Report

Heritage Statement

Site

Hawkwell Village, NW Bicester

Client

Hallam Land Management Ltd (SW)

Planning Authority

Cherwell District Council

Grid reference

SP 56784 25340

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Executive Summary

This heritage statement considers land at Hawkwell Village, north-west Bicester (the subject site) and the potential impact of the proposed development on the setting and significance of those designated and non-designated heritage assets located in its vicinity. This report has been written to address Conservation Officer comments in respect of planning application 21/04275/OUT.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2021) and Local Plan policy ESD 15, this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The subject site is located c.1km north-west of the northern edge of Bicester and c.400m south of Bainton Road, which forms the main east-west axis through the village of Bucknell. The study site extends across seven arable and pasture fields and is bisected by Bicester Road near its western boundary.

There are a number of listed buildings and non-designated heritage assets located in the vicinity of the site including the Grade I listed Church of St Peter (NHLE 1200258), the Grade II listed Manor House (NHLE 1046889) and thatched outbuilding (NHLE 1300829), 5-6 Bainton Road (NHLE 1046886), Laneside House (NHLE 1046885) and Manor Farmhouse (NHLE 1046884). Non-designated heritage assets include the historic Hawkwell and Lords farmsteads, which are sited immediately to the site boundaries, and there are three further historic farmsteads in the wider context: Crowmarsh Farm, Gowell Farm and Aldershot Farm. It is identified through assessment that Crowmarsh and Gowell Farms lack sufficient historical weight to be considered as non-designated heritage assets.

In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policy ESD 15, insofar as the minor levels of harm identified to the non-designated heritage assets of Hawkwell Farm and Lord's Farm should be taken into account, and a balanced judgement had in respect of the scheme as a whole per paragraph 203 of the NPPF. It is noted that in this balancing there is no requirement to give great weight to the preservation of the significance of the non-designated heritage assets.

The proposals are considered to preserve the significance of all designated heritage assets assessed within the report, with any potential harmful impacts arising from change within the settings of the assets being adequately mitigated.

1.0 Introduction

- 1.1 This heritage statement considers Hawkwell Village, north-west Bicester (Figure 1). The site (hereinafter referred to as the “Study Site”) is located at National Grid Reference SP 56784 25340.
- 1.2 In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.4 A site visit was undertaken on 14th October 2022 when the conditions were predominantly overcast and visibility was clear.
- 1.5 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.6 The subject site is located c.1km north-west of the northern edge of Bicester and c.400m south of Bainton Road, which forms the main east-west axis through the village of Bucknell. The study site extends across seven arable and pasture fields and is bisected by Bicester Road near its western boundary. The subject site and its context are shown at (plates 1-5).



Plate 1 View of land parcel adjacent to Hawkwell Farm, looking north



Plate 2 Hawkwell Farm viewed from its driveway



Plate 3 View from field parcels to the north of the site showing levels of screening to the south of Bucknell



Plate 4 View of the Manor House from within the parkland to the south of Bucknell



Plate 5 View of the Church of St Peter from within the parkland to the south of Bucknell.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission 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.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2021* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *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.

2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance

may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

- 2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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.

- 2.17 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18 Paragraph 203 states:

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 affect directly or indirectly 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.

- 2.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.20 The Cherwell Local Plan 2011-2031 (adopted July 2015) is the relevant development plan and contains the following relevant policies:

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

New development proposals should:

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed*

- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
- Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation
- Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout
- Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality
- Use locally sourced sustainable materials where possible.

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

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website. The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

Policy Bicester 1: North West Bicester Eco-Town

Development Area: 390 hectares

Key site specific design and place shaping principles:

Proposals should comply with Policy ESD15.

Undertake a staged programme of archaeological investigation

Supplementary Planning Guidance

- 2.21** The North West Bicester Supplementary Planning Document was adopted in February 2016 and contains details of the built heritage considerations in relation to the allocated site. Given the date of the document's adoption and the subsequent enlargement of the

site, the scope of the affected heritage assets referred to does not include designated heritage assets in Bucknell.

Neighbourhood Planning

2.22 There is no Neighbourhood Plan currently made for the area.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.23 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

2.24 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.25 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.26 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;

4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.27 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; these are shown on Figure 2.

Historical Background

Summary: Bucknell

- 3.3 Bucknell was recorded as a settlement in the Domesday Book of 1086, in the hundred of Kirtlington and the county of Oxfordshire. It had a recorded population of 12 households and was in the possession of Robert d'Oilly. Bucknell was recorded as 'Buchehele' in 1086, to mean 'hill of a man called Bucca, or where bucks (male deer or he-goats) graze.'
- 3.4 The focus of settlement during the Medieval period was around the historic core of Bucknell, in the area of the Church of St Peter and the manor house, c.300m north-west of the study site. The Grade I listed Church of St Peter (NHLE1200258) is located c.390m north/north-west of the study site. Its origins date to the 11th century, with 12th, 13th and 15th century additions. The church was restored in 1893. The church is one of the best examples of 13th century work in the county and has the largest number of low-side windows of any church in England. Two arms of a moat (1114) survive to define the site of the medieval manor house in Bucknell. The present manor house dates to the early 17th century (possibly partly earlier) and is Grade II listed (NHLE1046889); it is located c.300m north/north-west of the study site. The east arm is waterfilled, the west arm is filled in and no traces remain of the south arm. The study site has remained beyond the settlement core of Bucknell in the rural hinterland during the post medieval and modern periods.
- 3.5 The 1805 Cary Map of Oxfordshire (Figure 3) shows the general area of the study site as open space to the south of Bucknell. The site of Hawkwell Farm is labelled as 'Hawkwell'.
- 3.6 The 1815 OS Drawing (Figure 4) shows the study site as enclosed agricultural fields.
- 3.7 The 1834 Greenwood & Greenwood Map of the County of Oxford (Figure 5) shows the study site as open fields, with the park of Bucknell Manor potentially bordering the study site or extending into it.
- 3.8 The study site is not represented on the Bucknell and Caversfield tithe maps.
- 3.9 The 1885 Ordnance Survey Map (Figure 6) shows the study site as enclosed agricultural fields. A footpath runs from Lower Farm, c.300m north of the study site, into the study site and along its northern boundary before crossing the study site in a south-easterly direction towards Caversfield.
- 3.10 The 1885 Ordnance Survey map shows the presence of Hawkwell Farm and Lord's Farm in the immediate vicinity of the subject site, with the historic farmsteads of Crowmarsh Farm, Gowell Farm (not pictured) and Aldershot Farm lying in the wider context of the site.
- 3.11 The 1888 Plan of the Bucknell Manor Estate (Figure 7, reproduced with permission from Oxfordshire History Centre, reference J XIII/a/2), for sale by Messrs Egerton & Breach, records the study site as part of Lots 1 and 5, with the western-most field excluded from

the estate and recorded as in the possession of Rev. E. Miller of St Peter's Church in Bucknell.

- 3.12 By 1900 the course of the footpath had been altered, as shown on the Ordnance Survey Map (Figure 8). No other changes are visible.
- 3.13 By 1923, as shown on the Ordnance Survey Map (Figure 9), the Ashendon & Aynho branch of the Great Western Railway had been constructed to form the study site's western boundary. Filter beds had been constructed along the study site's southern boundary.
- 3.14 No changes are visible on the 1938-1952 Ordnance Survey Map (Figure 10).
- 3.15 The 1982-1988 Ordnance Survey Map (Figure 11) shows a slight field boundary loss and the former filter beds are labelled as disused sewage works. The footpath is not shown anymore, but overhead power lines are shown to cross the study site in a north-east to south-west direction.
- 3.16 Further field boundary loss is visible on the 1999 Ordnance Survey Map (Figure 12). The former filter beds had been removed. The study site remains unchanged, as shown on Figures 13 to 15.
- 3.17 In summary, the study site has remained on the outskirts of settlement during the post medieval and modern periods. The historic map regression exercise has confirmed that the study site has been in agricultural use.

Heritage Assets

Listed Buildings

- 3.18 There are a number of listed buildings and non-designated heritage assets located in the vicinity of the site including the Grade I listed Church of St Peter (NHLE 1200258), the Grade II* listed Church of St Laurence (NHLE 1046533), the Grade II listed Manor House (NHLE 1046889), outbuilding to the north (NHLE 1046890) and thatched outbuilding (NHLE 1300829), Old Rectory (NHLE 1046887), 5-6 Bainton Road (NHLE 1046886), Laneside House (NHLE 1046885), Manor Farmhouse (NHLE 1046884), The Trigger Pond Public House (NHLE 1200283) and Home Farmhouse (NHLE 1200170).

Non-Designated Heritage Assets

- 3.19 Non-designated heritage assets include Caversfield House, located c. 500m north-east of the site and the historic Hawkwell and Lord's farmsteads, which are sited immediately to the site boundaries. There are three further historic farmsteads in the wider context: Crowmarsh Farm, Gowell Farm and Aldershot Farm, which lie south of the railway embankment, at distances of between 200m and 400m from the site boundary.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

- 4.2 The proposed development comprises an *“outline application – with all matters reserved except for access for 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.”*
- 4.3 The Green Infrastructure strategy for the scheme shows substantial areas of open green space and tree-planting to the northern parcels of the subject site, with the tree planting having a number of belts and layers to integrate the proposals into the wider landscape to the north. To the south-west area of the site, in the vicinity of Hawkwell and Lord’s Farms, tree-planting, open green space and SUDS provision are proposed, generating a green corridor through the southern section of the site and linking it to the wider rural hinterland beyond.
- 4.4 Proposed development on the site would be within a range of 2/3 and 4 storey buildings of heights of up to 12.5m and 14m. The proposed set back of the development boundary means that the nearest development to the most proximate asset designated asset (being Manor House) is c. 500m. At this distance, the proposed buffer planting and open green space provision will screen the development with the exception of potential glimpsed rooflines in views from the upper floors of Manor House, although it is noted that the development parcels also follow an oblique line away from the principal field of vision from the asset, which will serve to further limit potential views.
- 4.5 The photovoltaic panels are to be located to the northernmost field parcel of the site, adjacent to Bainton Road. In terms of available locations within the application site, this location is the least visually prominent in respect of the historic settlement at Bucknell, being screened from the eastern end of the historic core of the settlement by the copse to the east of the parkland associated with Bucknell Manor. A vegetative buffer will be provided to reduce any visual impacts arising from the presence of the panels, with the character of the planting proposed to be of indigenous hedgerow and native tree planting.
- 4.6 The green infrastructure network has been developed in response to existing historic field boundaries, and intends to retain these with minimal reduction. Historic field boundaries generate a degree of illustrative value in terms of the legibility of the development of

farmsteads and the boundaries of parishes, and the masterplan seeks to respect this characteristic landscape within its design.

- 4.7 Creation of a greater level of buffer in the vicinity of Lords Farm would help mitigate adverse impacts arising from the proximity of the residential development proposed in its environs. This could be achieved in terms of the orientation of the development within the parcels and landscaping at reserved matters.
- 4.8 Integration of the proposed development in the environs of existing structures is likely to be achieved through the adoption of a sympathetic material palette and consideration of scale, massing and orientation. The careful consideration of appropriate boundary treatments to reflect existing positive examples would also assist in the integration of development, and detailed landscaping proposals would provide an understanding of how the impact of development could be further softened and filtered.

Potential Impacts on Heritage Assets

- 4.9 As noted in paragraphs 3.18 and 3.19, there are a number of listed buildings and non-designated heritage assets located in the immediate and wider vicinity of the subject site. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

Listed Buildings in the vicinity

- 4.10 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Church of St Peter (NHLE 1200258) Grade I

Description and setting

- 4.11 Located c. 400m to the north of the site boundary, this highly designated heritage asset is described as follows in its listing description:

Church. C11/C12, C13 and C15, restored 1893 by A. Mardon Mowbray; Limestone rubble with marlstone- and limestone-ashlar dressings; concrete plain-tile and lead roofs. Nave, central tower, chancel, south porch and transeptal vestry. C13 chancel has a triplet of lancets to east, each with a roll-moulded arch and detached shafts with linked waterleaf capitals; the side walls each have 3 plain lancets (one to north restored) plus a low-side window, and there is a priest's door to south and a small mutilated piscina in the north wall. The lower stages of the tower are Romanesque: a plain round-headed ground-floor window survives on the north, and the smaller window above it has a chevron-decorated arched head matching a window in the projecting north-west stair turret; the original top stage has four large openings, 3 of which retain 2 shafted inner arches, the central mullion of the northern opening having profuse chevron oration. The rounded upper stages of the stair turret must be an early addition, but the battlemented top stage of the tower is probably C14 and has 2-light traceried openings. The vestry to south of the tower is C19. The C13 nave retains 2 plain lancets on the north plus a fine moulded doorway with stiff leaf capitals on detached shafts; to south are 2 similar lancets, and a very elaborate doorway with pairs of detached shafts flanking an engaged shaft, and with mutilated undercut ornament on the arch. The large western lancet has engaged shafts with fine stiff-leaf capitals. The nave also has 2-light C14 low-side windows at its eastern end, and

an added C15 clerestory. The porch is medieval but has a restored archway. Interior: The east window has fine shafted rere arches, and there is a trefoil-headed piscina or niche halfway down the north wall of the chancel. The eastern arch of the tower, of 2 chamfered orders, is probably C14, but the plain round-headed western arch remains. Blind Romanesque arches, with simple abaci, in the north and south walls of the tower are echoed by similar chamfered arches over the low-side windows of the nave. The sills of these windows have quatrefoil bowl piscinas. A C13 string course, running around the walls of the chancel and nave linking the sills, rises over the doorways and the blind arches in the nave. There is a trefoil-headed holy-water stoup, and the fine hinges, now on the inside of the south door, are probably also C13 or earlier. The roofs of the nave and chancel are probably both C19. The plastered walls have traces of medieval colour but the lined decoration in the nave is probably C19. The low-side windows in the nave have C19 stained glass, and the St. George in the west window by A.K. Nicholson is of c.1918. Fittings include a Jacobean pulpit with arched panels and 6 baluster legs. Monuments include some early-C17 brass-inscriptions, and 4 elaborate late-C17 and C18 marble wall tablets to members of the Trotman family; further members are commemorated by contemporary black marble ledgers in the nave floor. The church is one of the best examples of C13 work in the county, and has the largest number of low-side windows of any church in England. (VCH; Oxfordshire, Vol VI, pp78-9; Buildings of England: Oxfordshire, pp500-501)

- 4.12 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which has elements of very early origin, being high in scarcity value and phased development demonstrating high levels of illustrative, artistic and architectural value through the decorative content and methods of construction. The presence of commemorative monuments within the church adds further illustrative, artistic and associative value. The continued function of the church generates a further level of illustrative (communal value).
- 4.13 The setting of the asset relates primarily to the churchyard grounds in which it is sited, the Manor House and grounds to the south with which it has high levels of intervisibility, and the wider settlement of Bucknell. Within this context the designated monuments within the Churchyard generate levels of illustrative value, as does the presence of the designated manorial complex to the south, and the Grade II listed Rectory building to the north, with which it shares a historic functional association. The historic fabric of Bucknell in the heart of the settlement to the north of the church contributes to the illustrative value of the setting, generating a high level of architectural (and aesthetic) merit. The Church of St Laurence, located to the east of the site is also heavily tree screened in its wider environs, with clear views obtainable only from within the immediate environment to the west. From this location, however, there is no appreciation possible of the Church of St Peter, although potentially the peals of the churches would be experienced in conjunction, and historically beacons may have generated intervisibility. In this scenario, however, the visible element would not be the architectural special interest of the buildings, and the setting and context would not be legible. In its present state the subject site affords very glimpsed views of the church tower from within the northern field parcels, but owing to the presence of the Manor, grounds and associated tree-planting, there is no perception of the site within the immediate context of the Church. In its present state the subject site is considered to make a negligible positive contribution to the setting and significance of the asset.

Impact of Development Proposal

4.14 As described above, the proposed scheme for Hawkwell Village employs a considerable buffer of open green space and tree planting to the northern field parcels to filter views and integrate the new development within the wider rural environs. Whilst the proposals do represent a degree of loss of rural hinterland, it is considered that the strategy illustrated on pages 68-69 of the Design and Access Statement demonstrates that the experience of the church in its wider context, i.e. glimpsed partial views in a rural context, will be maintained. There is no direct intervisibility between the Church of St Peter and the neighbouring Church of St Laurence owing to distance and the level of tree screening. Historically, the tree screening may have been less, with beacons being legible across the distance. Were this a practice continued today, the height of the respective assets' towers is such that any beacon would continue to be legible (tree-screening notwithstanding) with the proposed development present. It is possible that the light spill from the development would affect the legibility of a beacon, but – given that this historic practice is no longer extant - the proportionate level of material weight to be afforded to its consideration is extremely limited. In terms of the ability to hear the simultaneous pealing of the bells of the two churches, the presence of the development is unlikely to impinge on the aural quality. This is owing to the hours at which traditional bell ringing takes place – typically weekend mornings and possibly mid-week evenings, which vehicular traffic associated with the development is likely to be less active. Again, a proportionate consideration needs to be given to the degree to which this aspect of the assets' setting contributes to their significance, and the level of any potential impact. It is therefore considered that the contribution made by the setting to the significance of the asset is maintained, and the significance of the asset preserved.

Church of St Laurence (NHLE 1046533) Grade II*

Description and setting

4.15 Located c. 450m to the north-east of the site boundary, this highly designated heritage asset is described as follows in its listing description:

Church. C10/C11, late C12 and C13, restored and partly rebuilt 1874 by Henry Woodyer. Coursed and random limestone rubble with ashlar dressings; Stonesfield-slate and concrete plain-tile roofs. Chancel, aisled nave and west tower. C13 chancel has a pair of lancets in the east wall and, to south, a further lancet plus a 2-light Decorated window and a square-headed C15 window; vestry to north is C19 and includes a 3-light Decorated-style window below a gable. Rebuilt aisles, in coursed rubble, have small lancets but, to north, a short gabled projection contains a re-used C12 doorway of 2 orders with engaged shafts, an inner roll, and an outer band of undercut chevrons. The pre-Conquest base of the 3-stage tower has small windows to north and south with external splays, other windows and all quoins have been renewed and the roof has rebuilt gables facing east and west. Interior: chancel has deep splays to the lancets, a small aumbry, a trefoiled piscina, and a restored archway to the north; chancel arch has C19 responds; 2-bay, nave arcades have Transitional round piers with corner spurs and knob-volute capitals (partly restored), above which are elaborate C13 arches with multiple-roll moulding and dog-tooth ornament; C19 tower arch; all roofs C19 with arch-braced collar trusses and curved windbraces. Monuments include several brasses and fragments, mostly removed from their casements, the elaborately-panelled C15 tomb chest of John Langston (died 1487), some C17 ledgers, and a group of C18 and C19 wall tablets below the tower. C12 font has arcaded sides. The

early-C13 bell below the tower is the oldest inscribed bell in England (Buildings of England: Oxfordshire, pp.523/4.

- 4.16 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which has elements of very early origin, being high in scarcity value and phased development demonstrating high levels of illustrative, artistic and architectural value through the decorative content and methods of construction. The presence of commemorative monuments within the church adds further illustrative, artistic and associative value. The continued function of the church generates a further level of illustrative (communal value). In comparison with the Church of St Peter, however, it is evident that there has been loss of original fabric, with much material dating from the nineteenth century restoration of the building.
- 4.17 The setting of the asset relates primarily to the churchyard grounds in which it is sited, the non-designated heritage asset of Caversfield House which lies immediately to its north-east, and the Grade II listed Home Farm lying to the south. These aspects of the asset's setting generate illustrative and architectural value to the context of the church, although given the degree of tree-screening in the immediate environs of the asset, the visual connections are limited. To the south, the setting of the church comprises the B4100 and open field parcels, with the view terminated by the residential development along Braeburn Avenue and Charlotte Avenue. There are very glimpsed views of the tower of the church available in the wider environs, but no perception of the field parcels comprising the site is available from the asset, given the presence of intervening built form and tree and hedgerow planting. The Church of St Peter, located to the west of the site is also heavily tree screened in its wider environs, although clear views are obtainable from within the parkland immediately to the east. From this location, however, there is no appreciation possible of the Church of St Laurence, although potentially the peals of the churches would be experienced in conjunction, and historically beacons may have generated intervisibility. In this scenario, however, the visible element would not be the architectural special interest of the buildings, and the setting and context would not be legible. In its present state, the site generates historic context through being agricultural hinterland, although the value of this has lessened as its field boundaries have been somewhat eroded over time. The perception of this context in direct relation to the church is severely limited, however, and in the absence of any historic ownership ties, it is considered that its contribution to the significance of the asset is neutral.

Impact of Development Proposal

- 4.18 Owing to the density of screening in the vicinity of the asset and the presence of residential development between the asset and the subject site, the perception of the rural hinterland of Bucknell in relationship to the church is primarily comprised of the field parcels in its immediate vicinity. The development of the subject site will not affect this aspect of the church's setting. As stated above, there is no direct intervisibility between St Laurence and the neighbouring Church of St Peter owing to distance and the level of tree screening. Historically, the tree screening may have been less, with beacons being legible across the distance. Were this a practice continued today, the height of the respective assets' towers is such that any beacon would continue to be legible (tree-screening notwithstanding) with the proposed development present. It is possible that the light spill from the development would affect the legibility of a beacon, but – given that this historic practice is no longer extant - the proportionate level of material weight to be afforded to its consideration is extremely limited. In terms of the ability to hear the simultaneous pealing of the bells of the two churches, the presence of the development is unlikely to

impinge on the aural quality. This is owing to the hours at which traditional bell ringing takes place – typically weekend mornings and possibly mid-week evenings, which vehicular traffic associated with the development is likely to be less active. Again, a proportionate consideration needs to be given to the degree to which this aspect of the assets' setting contributes to their significance, and the level of any potential impact, and it is considered that the significance of the asset is preserved.

Manor House (NHLE 1046889) Grade II

Description and setting

- 4.19 Located c. 350m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

Manor house, now 2 linked dwellings. Early C17, possibly partly earlier, altered and partly rebuilt probably c.1700 for Lenthall Trotman, extended c.1830 for the Tyrwhitt-Drake family, altered late C19 and late C20. Partly-coursed limestone rubble with ashlar dressings; Stonesfield-slate, Welsh-slate, plain-tile and artificial stone-slate roofs with stone and brick stacks. H plan, enlarged to courtyard plan with subsidiary wings, 2 storeys plus attic and 3 storeys. Symmetrical 5-window coursed-rubble front of central range, probably rebuilt c.1700 to replace the hall range, has late-C19 stone-mullioned windows with transoms, all of 2 lights except the single-light window over the C19 stone porch; the front door within retains a stone architrave. Roof has three C19 roof dormers. Both crosswings project slightly below gables with scalloped bargeboards which may be C17. Right wing has a plinth and has moulded strings to both floors, which step back slightly, and returns to a long wing which has a 2-storey 5-sided bay window; all windows have C19 stone mullions and transoms except for a C19 ovolo-moulded 2-light stone-mullioned window in the rear gable. A lateral stack retains a C17 diagonal brick shaft. Lower left crosswing has similar renewed windows in its front gable wall, and has massive rubble stacks rising from the left side; it extends further to rear and has a steep hip at the far end of the roof. A 3-storey squared-rubble range of c.1830 linking the 2 ranges, has a symmetrical 3-window garden front with 12-pane first-floor sashes, shorter sashes above, and inserted mullioned windows at ground floor; shallow-pitched Welsh-slate roof has projecting boxed eaves. Low stone-slatted service ranges form a further courtyard to left of the house, and link to a taller range of 1865 with large mullioned-and-transomed windows, which may have contained a billiard room or schoolroom. A single-storey late-C20 range extends forwards from the left side of the house. Interior: main (north) and west ranges contain much C17 panelling and 3 fireplaces: the hall fireplace has a triple-arched overmantel; the other fireplaces and some of the decorative panelling may be re-used work from Jacobean beds. Attic of west range contains two moulded C17 doorways. A fine early-C17 plaster ceiling in the west range has elaborate strapwork and roundels depicting the heads of historical figures; the room also has mid-C18 fielded panelling with an arched pilastered entrance, and has a Rococo fireplace from another room. 4 more bedrooms have plainer pine panelling and C18 fireplaces, some panelling re-used from elsewhere. An early-C18 egg-and-dart fireplaces with an elaborate frieze and cornice, now in the east range is also re-located. Early-C18 closed-string stair, rising to attics, has ramped moulded handrails and turned balusters. Early-C19 south range, now part of a separate dwelling, has a fine drawing-room fireplace with fluted Ionic columns. Butt-purlin routs to east, north and west ranges are all probably of c.1700. (VCH: Oxfordshire: Vol VI, pp71-2; Buildings of England: Oxfordshire, p501)

- 4.20 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which retains a high level of seventeenth-century material, both externally and internally. The nineteenth-century restoration/development of the building has resulted in the replacement of original fenestration, and a number of the interior decorative features have been relocated. The division of the property into two separate dwellings will have had a negative impact on the integrity of the original floor plan.
- 4.21 The setting of the asset relates primarily to the grounds in which it is sited, the presence of the Grade I listed Church immediately to the north and the ancillary designated buildings which form part of the historic manorial estate. The designated buildings generate high levels of illustrative value in terms of the evolution of the manor and its management, and of the development of the wider settlement of Bucknell. The Manor House is highly visible from the land parcels immediately to the south-east. This land forms the key element of the historic parkland setting of the asset, together with the remains of the walled kitchen garden which survive, and might be considered as a non-designated heritage asset in its own right. The hedgerow and tree planting to these field parcels severely limit views towards the assets from within the field parcels of the subject site. This having been said, the scale of the Manor House, coupled with the topography of the surrounding landscape, means that the field parcels within the site would be experienced in views from its upper windows, and form part of the wider rural context. In its present state, the subject site is considered to make a positive contribution to the setting of the asset, with a minor degree of contribution to its significance.

Impact of Development Proposal

- 4.22 As described above, the proposed scheme for Hawkwell Village employs a considerable buffer of open green space and tree planting to the northern field parcels to filter views and integrate the new development within the wider rural environs. Whilst the proposals do represent a degree of loss of rural hinterland, it is considered that the Green Infrastructure element within the development framework plan demonstrates that the experience of the development from the Manor will consist of additional tree belts, designed to blend into the existing planting patterns. The set-back of the development and the proposed development heights are such that there will be no perception of its existence from either the immediate grounds of the asset itself or from within the parkland setting of the asset, whilst the perception of the development in the wider environs will be heavily filtered and restricted to glimpses of roofline. The perception of this change within the wider environs of the asset is considered of a level insufficient to generate a harmful impact, and it is therefore believed that the contribution made by the setting to the significance of the asset is maintained, and the significance of the asset preserved.

Outbuilding approx. 50m to the north of the Manor House (NHLE 1046890) Grade II

Description and setting

- 4.23 Located c. 375m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

Outbuilding. Probably C18. Limestone rubble with wooden lintels; Stonesfield-slate roof. Small single-storey building has a door at one end, a casement in the other, plus a further 2-light casement in the side facing the Manor House (q.v.). Hipped roof. Interior not inspected. Rear wall forms part of the churchyard boundary. Included for group value.

- 4.24 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which, whilst of vernacular character and construction, is of a relatively early date and provides illustrative context to the designated buildings in its vicinity.
- 4.25 The setting of the asset relates principally to the churchyard of St Peter's Church, with the building falling within the churchyard boundary wall, and also to the Manor House and its grounds which lie to the south. The designated assets in the immediate context of the outbuilding generate extremely high levels of illustrative and architectural value to the setting. Owing to the presence of historic built form in the environs of the outbuilding there is no intervisibility with the wider landscape environs, and the historic rural hinterland context generated by the site makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.26 Given the degree of screening existing in terms of built form, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

Outbuilding approx. 30m east of Manor House (NHLE 1300829) Grade II

Description and setting

- 4.27 Located c. 350m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

Outbuilding. Probably C18. Limestone rubble with wooden lintels; thatch roof. Single range. Long low building has 2 double doors, 2 other doors and 2 small windows. Roof is half hipped. Interior not inspected. Included for group value.

- 4.28 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which whilst of vernacular character and construction, is of a relatively early date and provides illustrative context to the designated buildings in its vicinity.
- 4.29 The setting of the asset relates principally to the Manor House and its grounds which lie to the west and south, and to churchyard of St Peter's Church to the north-west. The designated assets in the immediate context of the outbuilding generate extremely high levels of illustrative and architectural value to the setting. Owing to the presence of tree-screening in the environs of the outbuilding there is no intervisibility with the wider landscape environs beyond the parkland associated with the Manor House, and the historic rural hinterland context generated by the site makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.30 Given the degree of screening existing in terms of tree planning, and the integration of the new development though further screening, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

Old Rectory (NHLE 1046887) Grade II

Description and setting

- 4.31 Located c. 450m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

Rectory, now house. Early C17, altered and extended C18 and C19. Limestone rubble with wooden lintels; Stonesfield-slate roof with brick gable stacks. L-plan. 2 storeys plus attic. Front, facing garden, breaks forward in the larger left section which has, at first floor, two 2-light leaded casements plus a blocked central window, and at ground floor has a central doorway, with a leaded overlight and pyramid chamfer stops to the lintel, plus a 2-light casement and a C19 canted bay window. Right section has an old 3-light casement at first floor, with very old leaded glazing, but the ground floor is obscured by a low link to a 2-storey rubble service wing which retains an old plank door and is probably C18. Left gable wall of main range is rendered and was probably once an internal wall. Rear has an outshut, but the right section retains 3-light casements. Right gable wall has a bread-oven projection and faces the road. Interior: Smaller section has a wide open fireplace with stop-chamfered lintel and restored jambs; larger section has a large ground floor room (formerly sub-divided) containing 2 ovolo-moulded cross beams with diamond and fleur-de-lys stops. Replaced as the rectory in 1833 and probably partly demolished. (VCH; Oxfordshire; Vol VI; pp72)

- 4.32 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of early date with a reasonable level of intactness, including the retention of original fenestration and interior decoration. The loss of original seventeenth century fabric dilutes the illustrative value of the building, although the eighteenth century elements have their own degree of importance.
- 4.33 The setting of the asset relates principally to the Grade I listed Church of St Peter, its churchyard and the street scene of the historic heart of Bucknell. Directly opposite the Rectory is a Grade II listed terrace, whilst the Grade II listed Manor House is also experienced in the context of the asset from the western corner of the churchyard and access drive to the Manor. The designated historic fabric in the environs of the rectory endow the setting of the asset with extremely high levels of illustrative and architectural value, and effectively screen the Old Rectory from any intervisibility with the subject site. The historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.34 Given the degree of screening existing in terms of built form, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

5-6 Bainton Road (NHLE 1046886) Grade II*Description and setting*

- 4.35 Located c. 300m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

2 small houses. Late C17/early C18. Coursed limestone rubble with wooden lintels; thatch and plain-tile roofs with brick end stacks. L plan and 2-unit plan. 2 storeys. No.6, to left, is

taller and has two 2-light casements at first floor, and 3 similar casements plus the entrance at ground floor; No.5 has 2 renewed leaded casements at each floor, plus a central entrance in a C20 porch. Short wing to rear of No.6 is tiled and has 9-pane sashes. Interiors not inspected. Included for group value.

- 4.36 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of relatively early date, of vernacular character and with a reasonable level of intactness, including the retention of some original fenestration. The loss of original seventeenth century fabric dilutes the illustrative value of the building, which is principally designated because it provides illustrative context to the more highly designated buildings in its vicinity.
- 4.37 The setting of the asset relates principally to the rear garden plots of the buildings, which are heavily tree planted to their boundaries, and to the thoroughfare of Bainton Road, where the buildings are experienced in the context of the Grade II listed Laneside House adjacent to the east, and No. 14 Bainton Road directly opposite, which appears to be a nineteenth-century building from the cartographic records. The tower of St Peter's Church is experienced to the west in longer views, and to the south and south-west there are views across the field parcels to the immediate south of the settlement. Three field parcels, with their attendant tree and hedgerow planting lie between the asset and the subject site at its closest point, and the level of screening, together with the oblique nature of the view means that the subject site is not experienced in the context of the asset. The historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.38 Given the degree of screening existing in terms of built form and tree planting, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

Laneside House (NHLE 1046885) Grade II

Description and setting

- 4.39 Located c. 300m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

2 houses, now one dwelling. Late C17/early C18 and C18. Limestone rubble with a thatched roof, and coursed squared rubble with a concrete plain-tile roof, Single range. Earlier thatched section, of one storey plus attic, has 3 half dormers, a 4-light casement at ground floor and two C20 sashes, one replacing a doorway. Taller 3-window section, to right, has 12-pane unhorned sashes, and has the entrance to left in a C20 porch. Roof has C20 dormers and rebuilt gable stacks. Interior not inspected. C20 extension to right is not of special architectural interest.

- 4.40 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of relatively early date, of vernacular character and with a reasonable level of intactness, including the retention of some original fenestration. The loss of original fabric dilutes the illustrative value of the building.

- 4.41 The setting of the asset relates principally to the rear garden plot of the building, which is heavily tree planted to its boundaries, and to the thoroughfare of Bainton Road, where the buildings are experienced in the context of the Grade II listed 5 & 6 Bainton Road adjacent to the west, and No. 14 Bainton Road to the south-west. The tower of St Peter's Church is experienced to the west in longer views, and to the south and south-east there are views across the field parcels to the immediate south of the settlement. Three field parcels, with their attendant tree and hedgerow planting lie between the asset and the subject site at its closest point, and the level of screening means that the subject site is not experienced in the context of the asset. The historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.42 Given the degree of screening existing in terms of built form and tree planting, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

Manor Farmhouse (NHLE 1046884) Grade II

Description and setting

- 4.43 Located c. 300m to the north of the site boundary, this designated heritage asset is described as follows in its listing description:

Farmhouse. Late C17/early C18, altered and extended C19. Limestone rubble with wooden lintels; plain-tile and Welsh-slate roofs with rebuilt gable stacks. L-plan, extended. 2 storeys plus attic and 2 storeys. 3-window front of main range (now with a narrow added bay to left) has 4-pane sashes, except for a canted C19 bay window in the right bay; added bay has a similar sash at first floor. 4-panel door, to left of centre, has a flat canopy on shaped brackets with dentil decoration. 3 gabled roof dormers. End walls have large chimney projections, to left masked by the added bay and by a 2-storey C19 wing set back. Rear has some stop-chamfered lintels, and has a full-height stair projection set in the angle of the 2-storey rear wing which returns from the left and has leaded casements. Interior not inspected. (VCH: Oxfordshire: Vol. VI; pp72)

- 4.44 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of a relatively early date and phased construction in a vernacular style. The lack of internal inspection means that there could be elements of the building's interior which would augment the significance of the building that are presently unaccounted for, but similarly alterations may have been undertaken (such as alteration to the floorplan) which would detract from the asset's significance.
- 4.45 The setting of the asset relates principally to the immediate garden plot of the asset and the farm buildings to the north-east. Remnant portions of the historic farmstead appear to be extant, but the buildings on the site are in the main of recent construction. There is, nonetheless, a degree of illustrative value derived from this aspect of the asset's setting as there is from the remnants of the historic Lower Farm steading located to the south-east on the opposite flank of Bainton Road. Again the subject site is located at three field parcel's distance from the asset at its closest point, and the level of tree screening associated with Lower Farm prevents any intervisibility with the subject site. In views westward from the northernmost boundary of the site, there are glimpses of the roofs of the modern barn complex, but no appreciation of the historic fabric of the farmstead is

possible. The historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.46 Given the degree of screening existing in terms of built form and tree planting, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

The Trigger Pond Public House (NHLE 1200283) Grade II

Description and setting

- 4.47 Located c. 250m to the north-west of the site boundary, this designated heritage asset is described as follows in its listing description:

Substantial house, formerly sub-divided, now public house. 1693 on datestone; probably partly early/mid C17. Limestone rubble with wooden lintels; artificial stone-slate roof with rubble and brick stacks. L-plan 2 storeys; Irregular 5-window front has 3-light casements at first floor: to extreme right ovolo-moulded; to extreme left probably C18; the remainder renewed. At ground floor are three renewed 3-light casements plus doorways in bays 2 and 4, one of which is inserted. Roof has gable stacks: brick to left and rubble to right. Rear has scattered small windows, some with heavy early frames, and has a large rubble lateral stack bearing a datestone inscribed "MAY/1693". Short rear wing returning from right end is continued by a single-storey outbuilding range, now converted into a service range. Interior; Chamfered beams; bar has 4 open fireplaces. (VCH; Oxfordshire; Vol VI; pp72)

- 4.48 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of an early date, although conversion to its present usage has reduced the legibility of the original domestic floorplan. The retention of early fenestration adds illustrative value in terms of construction detail.
- 4.49 The setting of the asset relates principally to the plot to which it is sited, which includes a car park to the north, with a small field parcel located to the south. The eastern boundary of the plot is heavily tree planted, with the asset experienced principally from the Bicester Road to the west. Built form in the environs of the asset relates to the nineteenth century building to the south-west and residential development along New Row to the north. Owing to distance, the curvature of the road and the orientation of the public house, the nearest portion of the subject site, to the eastern flank of the Bicester/Bucknell Road, is not experienced in direct relation to the public house. The historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.50 Given the degree of screening existing in terms of tree planting, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

Home Farmhouse (NHLE 1200170) Grade II

Description and setting

- 4.51 Located c. 450m to the north-east of the site boundary, this designated heritage asset is described as follows in its listing description:

Farmhouse. Early/mid C17, extended C18/C19. Coursed squared limestone with ashlar dressings; old plain-tile roof with rebuilt brick gable stacks. 3-unit plan with added rear outshoots. 2 storeys. 3-window front has, at first floor, 2-light ovolo-moulded stone-mullioned windows; at ground floor, outer bays have similar windows with label moulds, formerly of 3 lights but converted to 2-light casements, and centre bay has 2 later door openings, one now containing a casement window. Gable ends have massive chimney projections. Interior not inspected.

- 4.52 The significance of the asset is derived primarily from the architectural and historical special interest of its built fabric which is of a relatively early date and phased construction in a vernacular style. The lack of internal inspection means that there could be elements of the building's interior which would augment the significance of the building that are presently unaccounted for, but similarly alterations may have been undertaken (such as alteration to the floorplan) which would detract from the asset's significance.
- 4.53 The setting of the asset relates principally to the farm steading it occupies, the wider agricultural hinterland and buildings within Caversfield, although visual links to the latter are restricted on account of built form within the farmstead and heavy tree screening to the north boundary of the farmstead. The farmstead retains original sections of the barn buildings fronting onto the B4100, which have been converted into office/industrial units, with further twentieth century structures added to the group. The garden plot of the farmhouse, which extends to the west and south-west is very heavily tree screened from the wider rural environs, although glimpses of the wider rural landscape to the south may be available from the asset. These views are interrupted in the direction of the subject site by the residential development to Braeburn and Charlotte Avenues, and it is considered that the historic rural hinterland context generated by the site therefore makes little direct contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.54 Given the degree of screening existing in terms of built form and tree planting, there will be no perception of the loss of rural hinterland in connection with the asset. It is therefore considered that its significance is preserved.

- 4.55 As noted in paragraph 3.19 there are a number of non-designated heritage assets in the immediate and wider vicinity of the subject site.

Hawkwell Farm

Description and setting

- 4.56 Raised from an irregular plan over two storeys, the building is constructed from coursed rubblestone with red tile roofs and brick stacks. The building has projecting ranges east and west and a conservatory to the south-west corner. It was not possible to gain close access for a thorough visual inspection of the building, and planning application details viewed online relate mainly to the ancillary buildings within the steading. The exception is approved permission for a single storey lobby to the building frontage (from 1995), but this doesn't appear to have been implemented (based on Google Maps aerial imagery of the farm). The footprint of the present building (save for the conservatory) is consistent with the 1885 county mapping and early Ordnance Survey mapping. At least one of the original windows (that above the conservatory) has been altered/replaced, and it is likely that others will also have been renewed.
- 4.57 The significance of the asset is derived from the historic and architectural special interest of the building, the level of intactness and its typology. As inspection of the building has not been possible, the level of internal alteration to the building's planform is unknown. It is considered that the building qualifies for local listing status and is therefore to be regarded as a non-designated heritage asset of local significance.
- 4.58 The setting of the asset relates to the steading it is located within and the wider rural and agricultural hinterland in which it is located. Fragments of the historic arrangement of the farmstead survive and these add illustrative value to the setting context. The presence of Lord's Farm to the south-east adds illustrative context, although the visual relationship of the two buildings is severed by tree-screening, and the historic functional relationship lessened by the change of use of Lord's Farm. In its present state, the subject site makes a positive contribution to the setting and significance of the asset, through provision of rural context and historic ownership ties.

Impact of Development Proposal

- 4.59 The proposals will see the loss of rural hinterland in the vicinity of the asset, and a consequent reduction in the illustrative value provided by the site as it is at present. The Development Framework Plan demonstrates, however, that the majority of the proposed built form in the immediate environs of the farmstead will be screened by existing twentieth-century farm buildings which are of at least double storey height, in close proximity to the asset and of no heritage value. The consequent proposed development envelope sits at about 125 – 150m from the non-designated heritage asset, with the potential for a degree of intervisibility primarily relating to the southern portion of the development parcel to the west, which will be the most prominent visually in respect of the farmhouse. The exact degree of intervisibility is uncertain because a detailed survey of the farm building fabric and apertures facing onto the site couldn't be undertaken owing to limitations on access. From within the site there was limited legibility of the farmbuildings. To the south, south-east and south-west of the farmstead a rural character will be created through the provision of tree planting, open space and SUDS provision. The asset is, at present, already well screened by tree planting within its immediate

context and the proposed landscaping will help reinforce this character to the south on the land between Hawkwell Farm and Lord's Farm. It is considered that the loss of historic rural context generates a moderate level of harm to the asset's significance.

Lord's Farm

Description and setting

- 4.60 Raised from a rectangular footprint over two storeys and constructed from brick and ashlar under a slate roof with brick stacks, the building has a three bay frontage with a central entrance porch and a rear two-storey extension dating from the earlier twentieth century. Fenestration is of sash construction with arched headers. The principal farm house is attached to a courtyard barn arrangement to the east, although the easternmost section of this has been demolished and replaced with a new structure. The remaining elements of the historic ranges have been converted for new use.
- 4.61 The significance of the asset is derived from the historic and architectural special interest of the building, the level of intactness and its typology. As inspection of the building has not been possible, the level of internal alteration to the building's planform is unknown. It is considered that the building qualifies for local listing status and is therefore to be regarded as a non-designated heritage asset of local significance.
- 4.62 The setting of the asset relates to the steading it is located within and the wider rural and agricultural hinterland in which it is located. Fragments of the historic arrangement of the farmstead survive and these add illustrative value to the setting context. The presence of Hawkwell Farm to the north-west adds illustrative context, although the visual relationship of the two buildings is severed by tree-screening, and the historic functional relationship lessened by the change of use of Lord's Farm. Two twentieth century residential buildings lie to the immediate south of the former farmhouse. In its present state, the subject site makes a positive contribution to the setting of the non-designated heritage asset, although the severance of functional ties serves to lessen the illustrative value of the rural context.

Impact of Development Proposal

- 4.63 The proposals indicate the residential development of the land to the west of Lord's Farm, with the provision of some tree screening and open space. An access road to the north will provide connectivity with the wider development, although the green infrastructure proposed means that this pocket of development is somewhat visually severed from the remainder. The proposals do, however, cause the encapsulation of the farmstead within residential development but, as the farm is no longer functioning as such, the impact of this severance is reduced. The development parameters documents identify that residential development of 2-3 storeys (up to 12.5m) is proposed in the vicinity of the asset, on land to the north-east. Whilst the development will have a degree of set-back in terms of the road and garden frontage, and landscaping, the buildings will be evident by their roofscapes in the vicinity of the asset. It is noted that the asset is, however, already experienced in the context of later residential and agricultural/light industrial development. It is considered that the level of harm to the significance of the asset is minor to moderate in extent.

Crowmarsh Farm, Gowell Farm and Aldershot Farm

- 4.64 Owing to their distance from the site and the presence of the branch line embankment which severs visual ties, these assets will be assessed as a group. Any identified impacts will be of a similar level and nature to each asset. Given the non-designated heritage asset status of the buildings, this is considered to be a proportionate treatment. As detailed below, it is considered that two of the buildings, Crowmarsh and Gowell Farmsteads should not merit NDHA status.

Crowmarsh Farm

Description and setting

- 4.65 Crowmarsh Farm appears on the nineteenth century mapping as an inverted U or C shape footprint, with this configuration expanding throughout the course of the twentieth century to an irregular footprint, last recorded in the 1970s Ordnance Survey. Mapping from the 1980s shows a different configuration, more closely resembling the current footprint although the scale of the southern building appears to have reduced by the 1999 edition. Physical inspection of the buildings was not possible, but the evidence from the cartographic records suggests that neither building is of historical merit, and they are not considered further in the assessment.

Aldershot Farm

Description and setting

- 4.66 Aldershot Farm appears on the Oxfordshire County mapping of 1885 in a courtyard configuration, as at present, but with two single pile buildings to the southern range of the courtyard. The present configuration, with a single building to the south appears in the Ordnance mapping from 1900. The building has a rectangular footprint with two cross gables and two further gables to the south and is raised over two and a half storeys under a slate roof. The walls are constructed in coursed stone blockwork. The fenestration has segmental arched windows, but it was not possible to ascertain whether these are original. The building is linked to the farmyard courtyard, which appears to be constructed in rubble stone under tiled roofs.
- 4.67 The building is sited to a rectangular plot with a large agricultural shed to the north and tree-planting to the boundaries, making for an enclosed and private character to the garden plot particularly. The building is surrounded by agricultural land with the railway embankment stretching east-west to the north of the asset. Gowell Farm is situated to the southeast and provides a degree of illustrative context, but any visual connection is severely limited by the degree of tree screening associated with Aldershot Farm. The subject site lies within the wider environs of Aldershot Farm, but is entirely severed visually by the presence of the railway embankment.

Gowell Farm

Description and setting

- 4.68 Gowell Farm is depicted on the 1885 Oxfordshire County map as having a roughly L-shaped footprint with ranges angled south-east and south-west adjoining the farmhouse. The farmstead today is largely derelict, with the farmhouse looking to have been largely demolished and the barn ranges heavily overgrown, although retaining their roof structures. Inspection of the building was not possible, but the extent of dereliction

indicates that the barn structures would be likely to require considerable renovation work to be pre-purposed.

- 4.69 Given the state of disrepair of the remaining structures of the farmstead, and with the absence of the principal building, it is questionable as to whether the building would qualify as a non-designated heritage asset.
- 4.70 The buildings stand isolated on their plot, with tree screening to the eastern boundary, and surrounded by agricultural fields. To the north-east, off Howes Lane, is a small industrial estate, and beyond this, the railway embankment which severs the farmstead from visual connection to the wider rural hinterland.

Impact of Development Proposal

- 4.71 Of the three farmsteads, only Aldershot is considered to merit NDHA status. The proposals will cause a reduction in the character of the wider rural hinterland, but the presence of the railway embankment severs the asset from experience to the north (compounded by the presence of the twentieth century barn, and the farmhouse is oriented with its principal elevation facing away from the subject site. It is considered that the significance of the asset is preserved by the proposals.

Caversfield House

Description and setting

- 4.72 Caversfield House is depicted on the 1858 Oxfordshire County mapping as having an irregularly shaped plant comprising of two interlinked blocks, that to the west being roughly rectangular and that to the east being roughly square. The eastern block was destroyed by fire, but the western block remains intact, and is a stuccoed two storey building of symmetrical composition having a ten bay ground floor with central entrance. The entrance projects forward in a portico and the ground floor bays are articulated by Doric pilasters with ashlar quoins to the window reveals. The ground floor projects forwards from the first floor which has a six window range of 12 light sashes and four light windows in a 1:2:11:2:1 pattern. The ground floor windows are eighteen light sashes. There is a cornice to the projecting ground floor and a second cornice at eaves level. The roof is hipped and of slate, and there is a single storey hipped roof extension to the northern end.
- 4.73 The significance of the building is derived from its date of construction, degree of intactness and architectural quality.
- 4.74 The building stands to the north of the Church of St Laurence within extensive landscaped park grounds. Part of the ancillary range to the north remains intact, although truncated, and all of these elements of the asset's setting endow it with illustrative and also architectural value, particularly in the case of the church, although as mentioned previously the church is quite highly screened from its wider environs. The subject site lies beyond the church and Home Farm to the west, screened by the residential development of Braeburn and Charlotte Avenues, and it is considered that the historic rural hinterland context generated by the site therefore makes no contribution to the setting and significance of the asset.

Impact of Development Proposal

- 4.75 Given the degree of severance and presence of built form, it is considered that the site makes no contribution to the setting of the asset. The proposals therefore have no potential to impact on its significance.

Walled Kitchen Garden to the Manor House

Description and setting

- 4.76 The Walled kitchen garden to Bucknell Manor House is first depicted on the 1885 edition of the Ordnance Survey. The 1811 Ordnance Survey drawing is at a scale which does not allow for the appreciation of the walled garden structure, so the exact age of the structure is uncertain. The 1885 map shows what appear to be five walled enclosures with associated planting – indicated as being orchard planting in the enclosures to the north. The southern walled gardens are the extant remains and these look – from the mapping – to have had espaliered planting within. The walled garden has a coping and string course and is constructed from rubblestone, with sections looking to have undergone repair. To the interior the garden is grassed, with a number of trees to the boundary walls, but these appear to have long since departed from any trained growth. The footprint of the narrow walled garden immediately north is still evident in aerial imagery, but the square garden to the north of this is no longer legible, even by footprint.
- 4.77 The significance of the building is derived from its date of construction, construction methods, typology and degree of intactness. As demonstrated above, the garden dates from sometime in the nineteenth century, is of extremely utilitarian construction and only partially extant.
- 4.78 The building stands to the south-east of the manor house, forming part of the parkland boundary, where it is experienced in the context of the field parcels of the subject site. Whilst the surrounding parkland provides a degree of context, the greatest heritage value is supplied by the illustrative and architectural value of the manor house, to which the walled garden is an ancillary building. The site boundary abuts the eastern return wall of the walled garden, although its legibility in the context of the remains is limited by the extent of boundary tree screening and by the walling not being a particularly prominent feature within the landscape.

Impact of Development Proposal

- 4.79 Given the degree of set back and tree screening provided by the proposals, the walled garden will continue to be perceived in much the same immediate context. The presence of the development, given the distance and orientation and screening will not reduce the legibility of the walled garden to the Manor House, with the latter remaining the key element of heritage value in the setting of the potential non-designated heritage asset. This being the case, it is considered that the heritage significance of the asset, such as it is, is preserved by the proposals.

5.0 Summary and Conclusions

- 5.1 In summary, the proposal has been assessed against the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policy ESD 15, and its compliancy should take into account the minor levels of harm identified to the non-designated heritage assets of Hawkwell Farm and Lord's Farm, and a balanced judgement had in respect of the scheme as a whole per paragraph 203 of the NPPF. It is noted that in this balancing there is no requirement to give great weight to the preservation of the significance of the non-designated heritage assets.
- 5.2 It is identified through assessment that Crowmarsh and Gowell Farms lack sufficient historical weight to be considered as non-designated heritage assets.
- 5.3 The proposals are considered to preserve the significance of all designated heritage assets assessed within the report, with any potential harmful impacts arising from change within the settings of the assets being adequately mitigated.

Sources

Archive

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 The National Archives
 Oxfordshire Historic Environment Record
 Oxfordshire History Centre
 Historic England Archive Swindon

Cartographic

1805 Cary Map
 1815 OS Drawing Bicester (OSD223)
 1834 Greenwood & Greenwood Map
 1885 Ordnance Survey Map (1:10,560)
 1888 Plan of the Bucknell Manor estate
 1900 Ordnance Survey Map (1:10,560)
 1923 Ordnance Survey Map (1:10,560)
 1938-52 Ordnance Survey Map (1:10,560)
 1982-88 Ordnance Survey Map (1:10,000)
 1999 Ordnance Survey Map (1:10,000)
 2006 Ordnance Survey Map (1:10,000)
 2021 Ordnance Survey Map (1:10,000)

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<https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>
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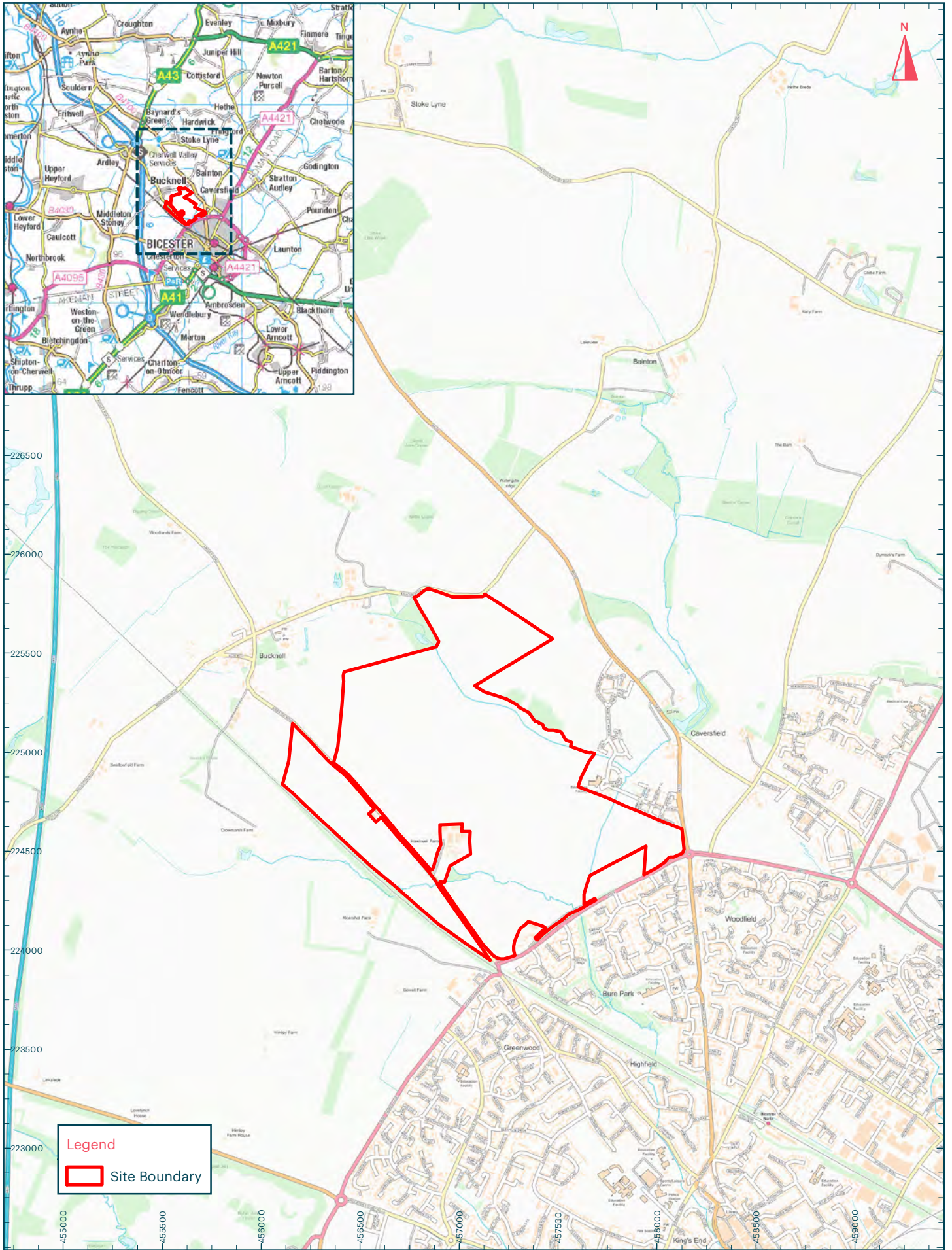
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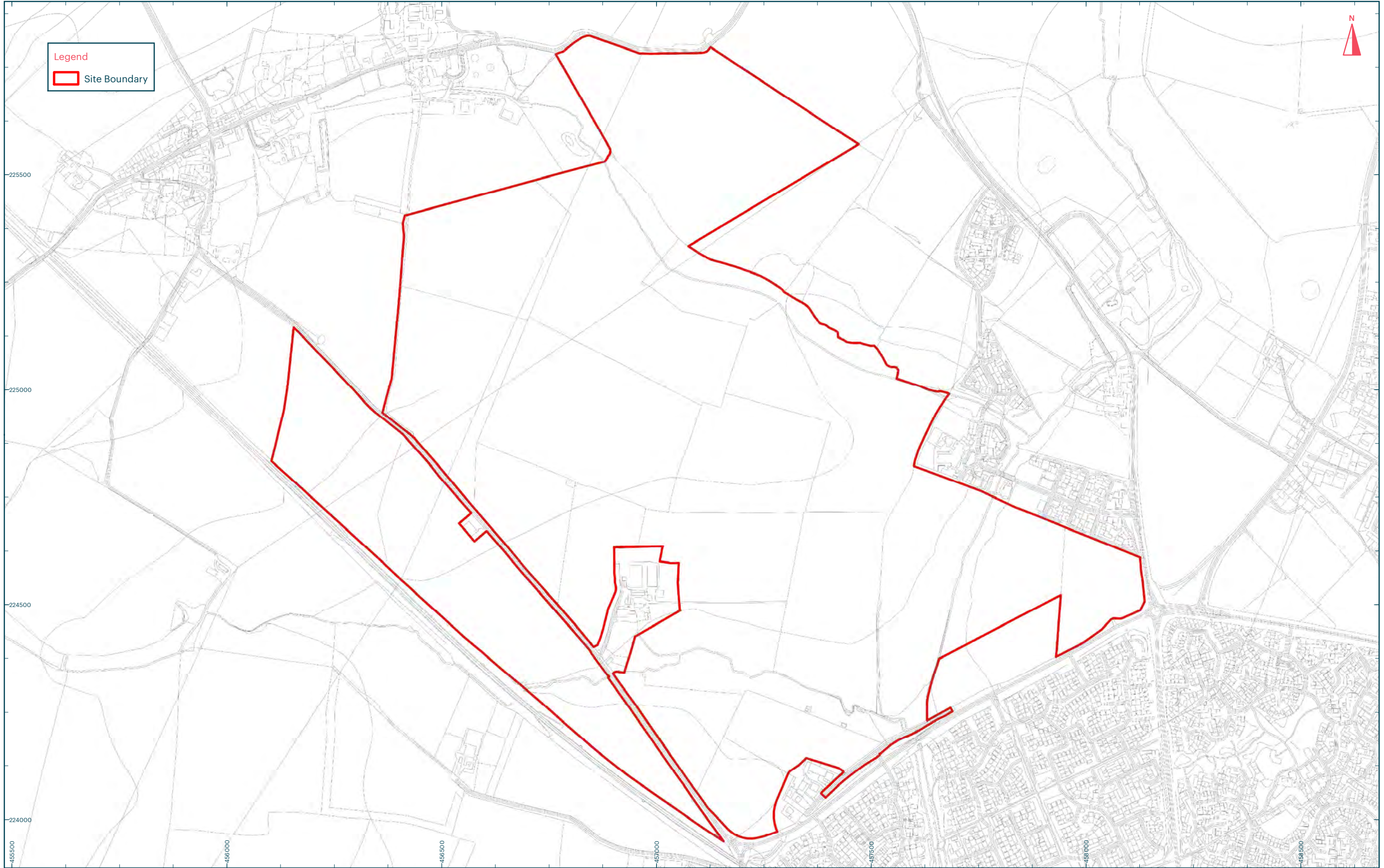
Mills, A.D.2011. A Dictionary of British Place Names. Oxford University Press



Title:
Figure 1a: Site Location
Address:
NW Bicester

Scale at A4: 1:25,000

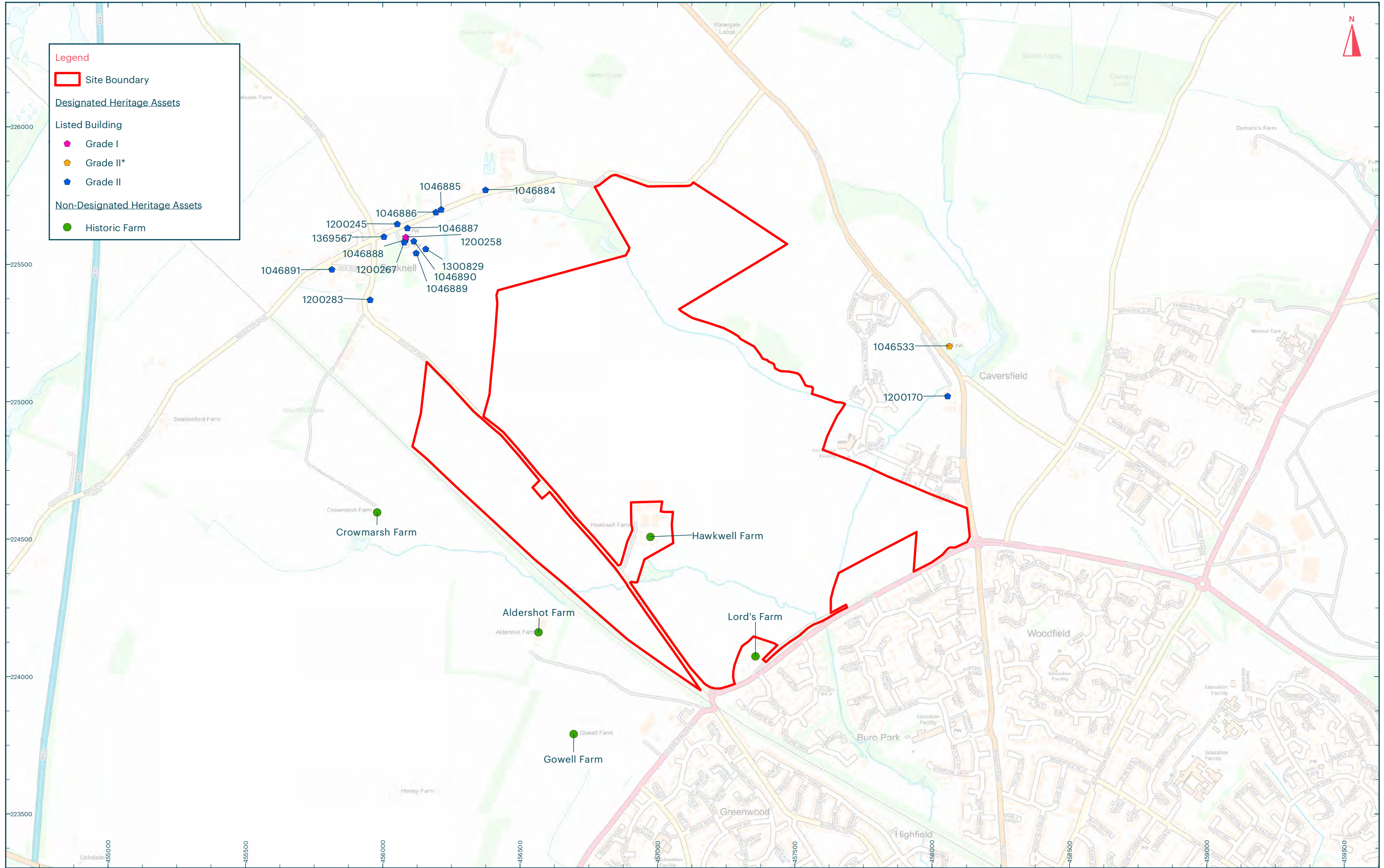




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Figure 1b: Whole Site (planning reference 21/04275/OUT)
Address:
NW Bicester

Scale at A3: 1:8,000
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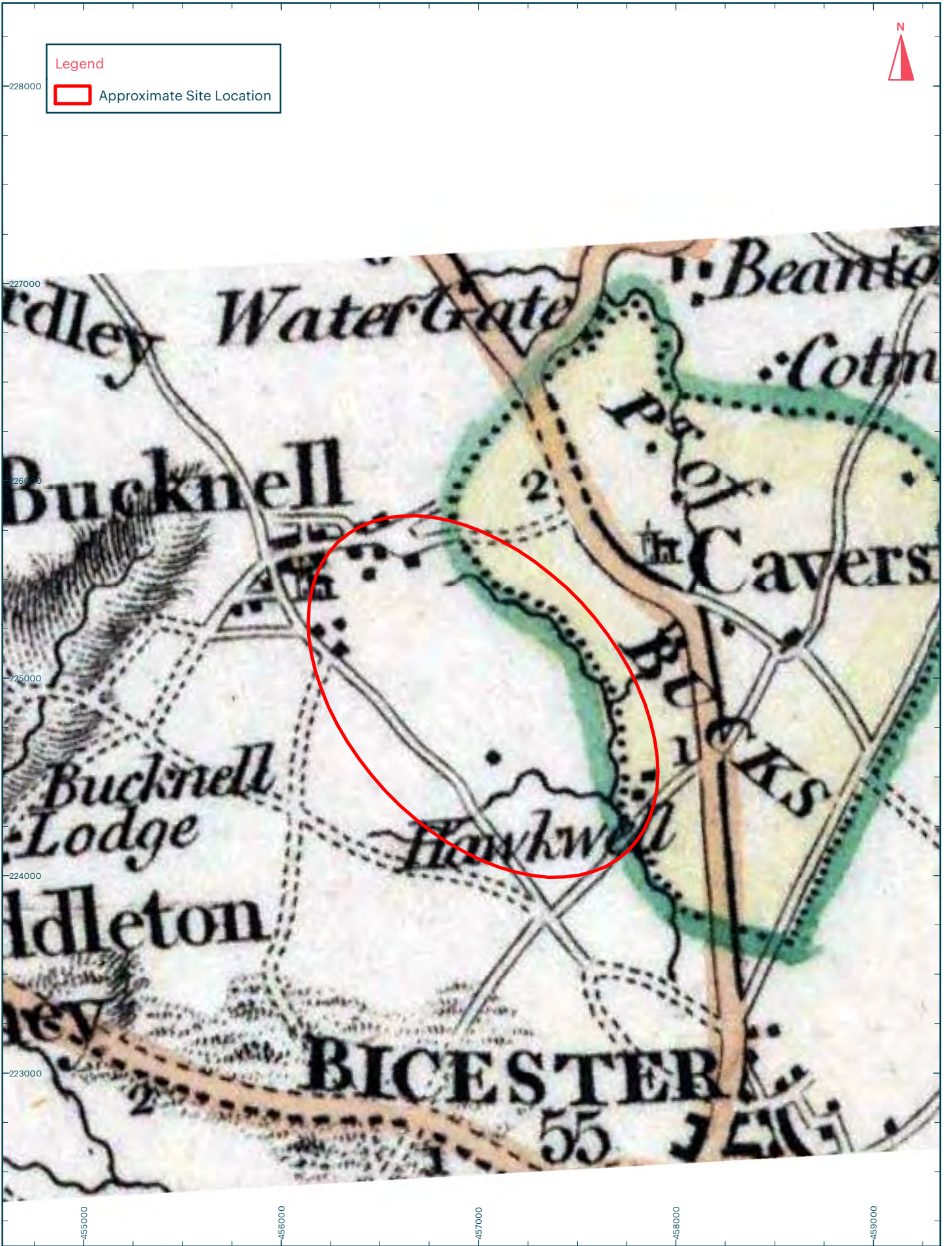




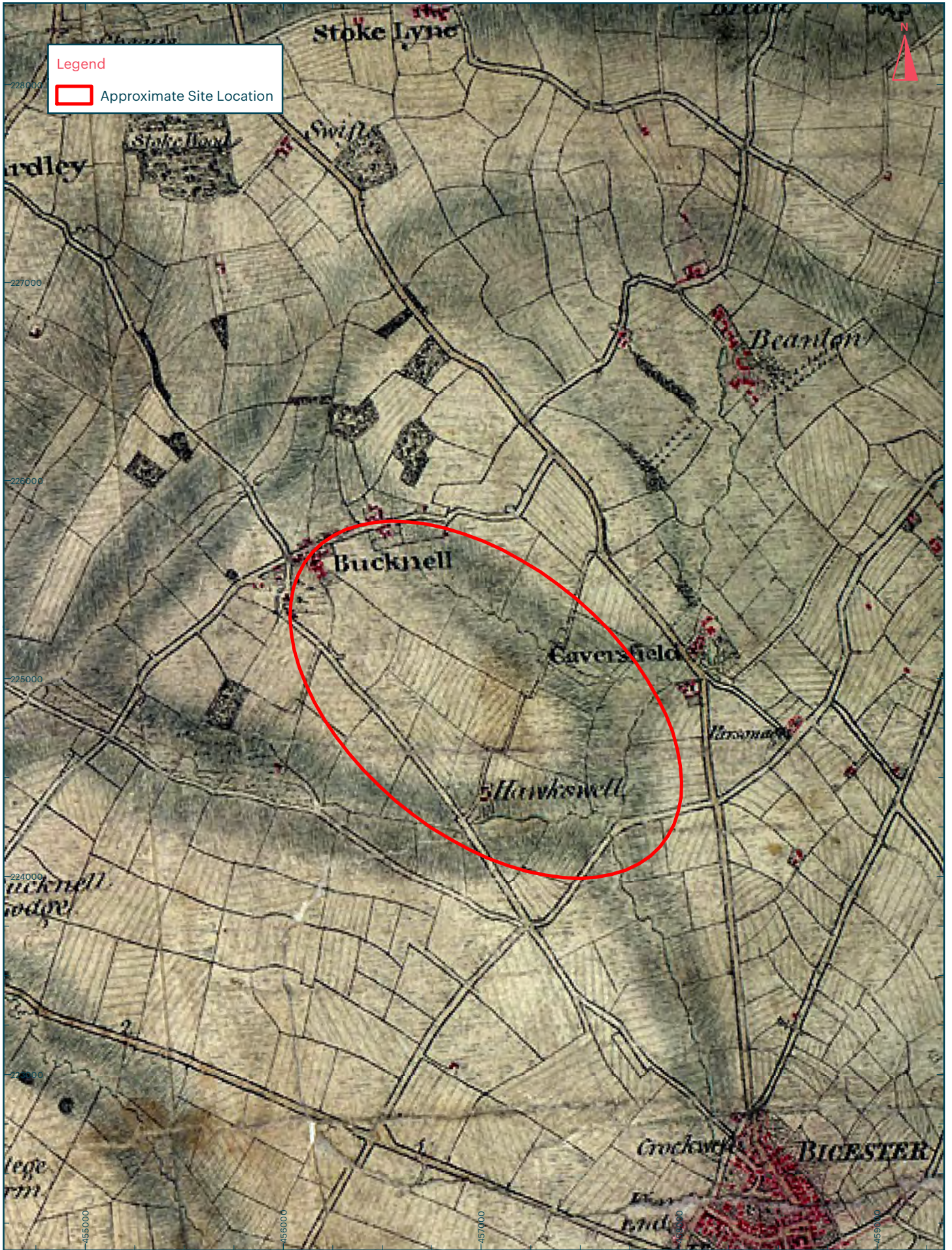
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Figure 2: Designated and Non-designated Heritage Assets
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NW Bicester

Scale at A3: 1:12,500
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<p>Title: Figure 3: 1805 Cary Map</p> <p>Address: NW Bicester</p>	<p>Scale at A4: 1:25,000</p> <p>0 500m</p>	
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Title:
 Figure 4: 1815 OS Drawing Bicester (OSD223)
Address:
 NW Bicester

Scale at A4: 1:25,000
 0 500m






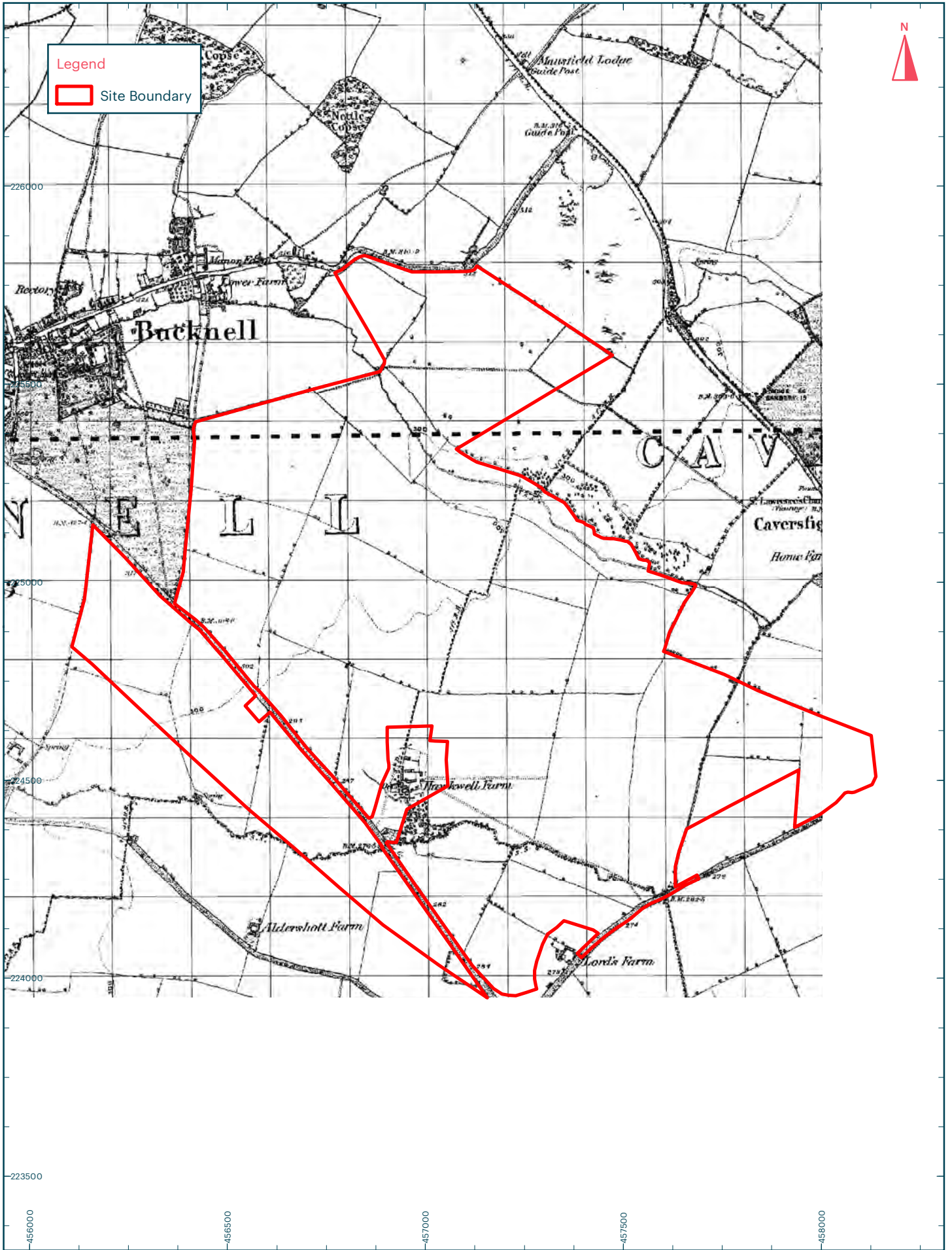
Legend

 Approximate Site Location

Title:
Figure 5: 1834 Greenwood & Greenwood Map
Address:
NW Bicester

Scale at A4: 1:25,000
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Title:
 Figure 6: 1885 Ordnance Survey Map (1:10560)
Address:
 NW Bicester

Scale at A4: 1:12,500
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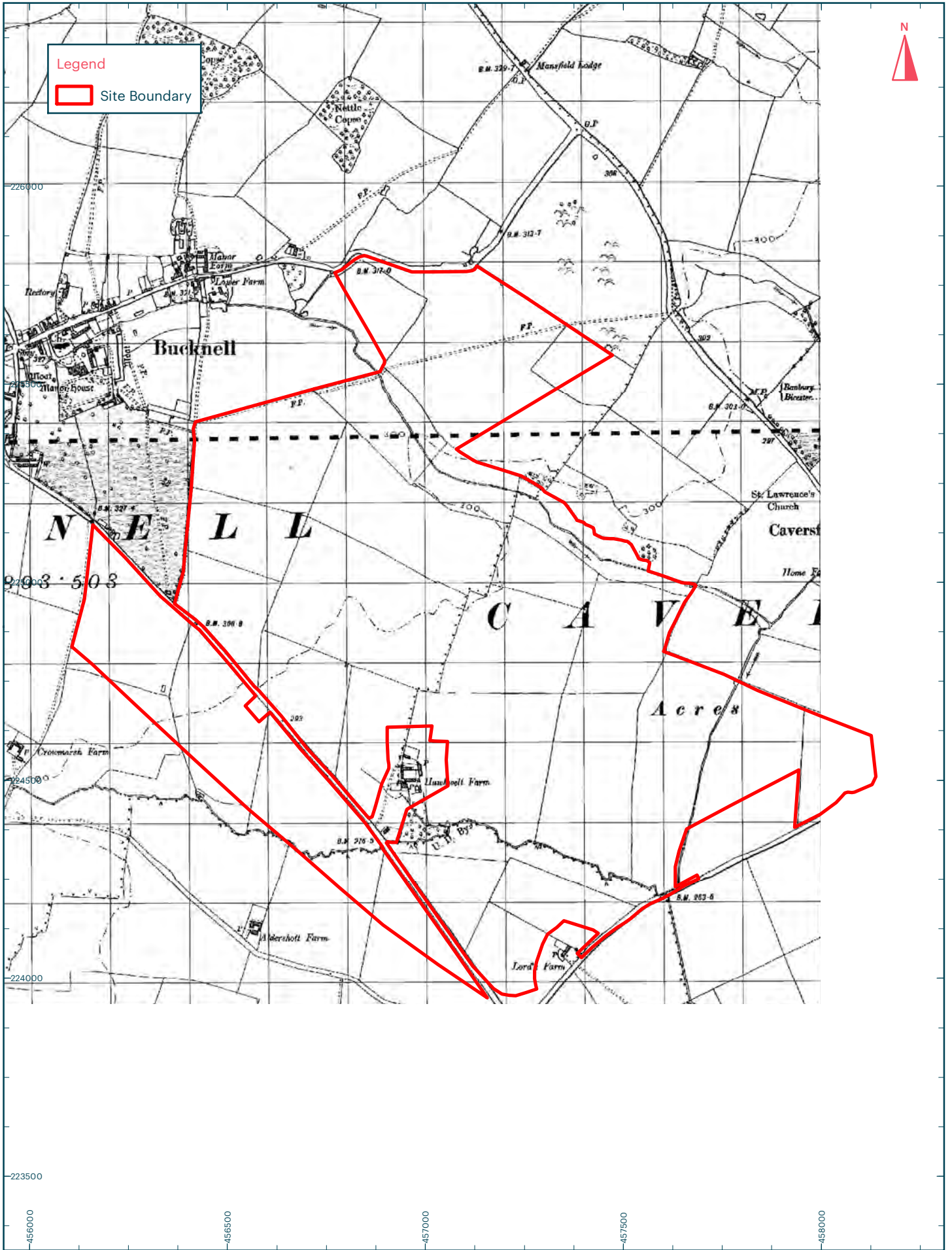




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 Figure 7: 1888 Plan of the Bucknell Manor estate
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 NW Bicester

Scale at A4: 1:12,500
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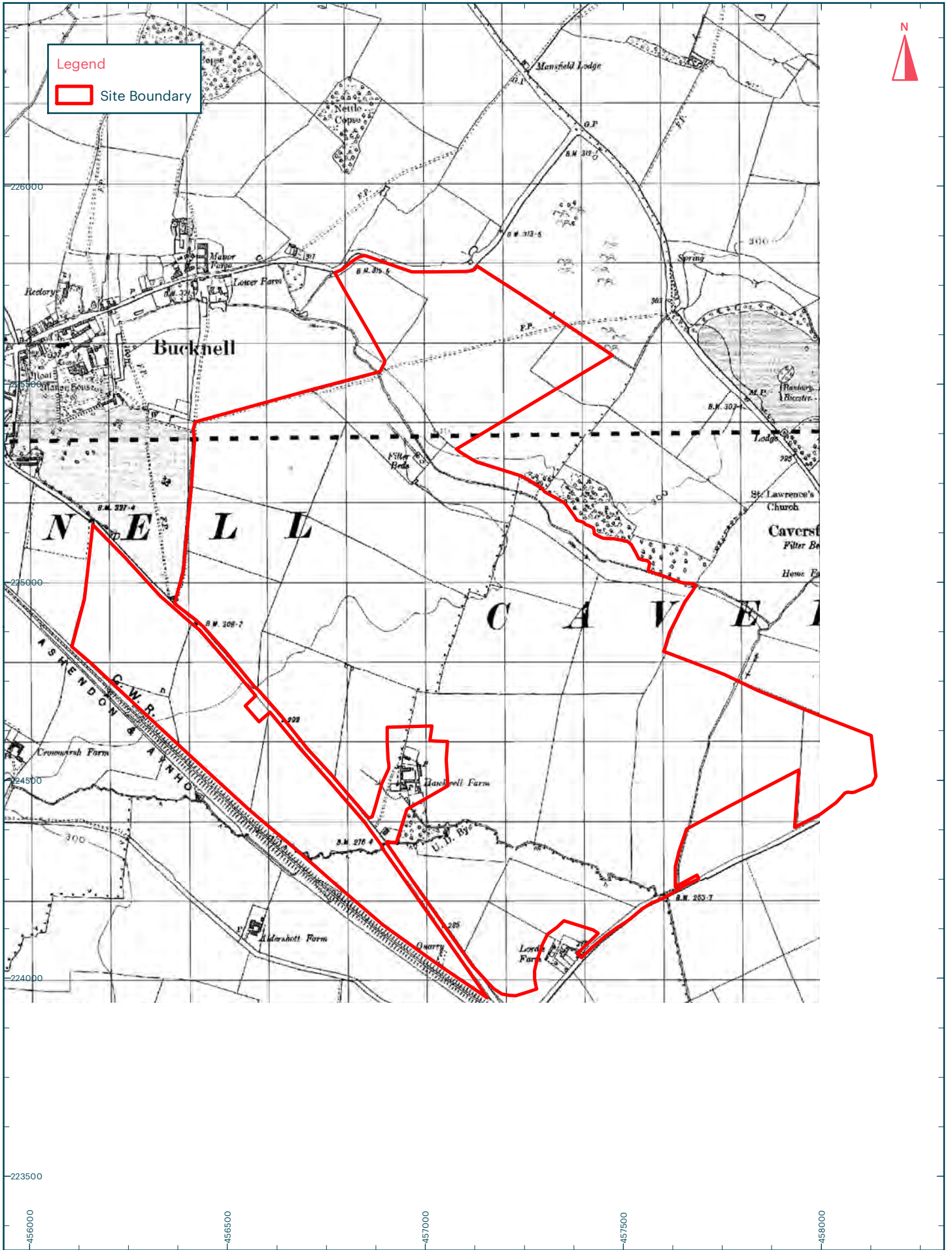





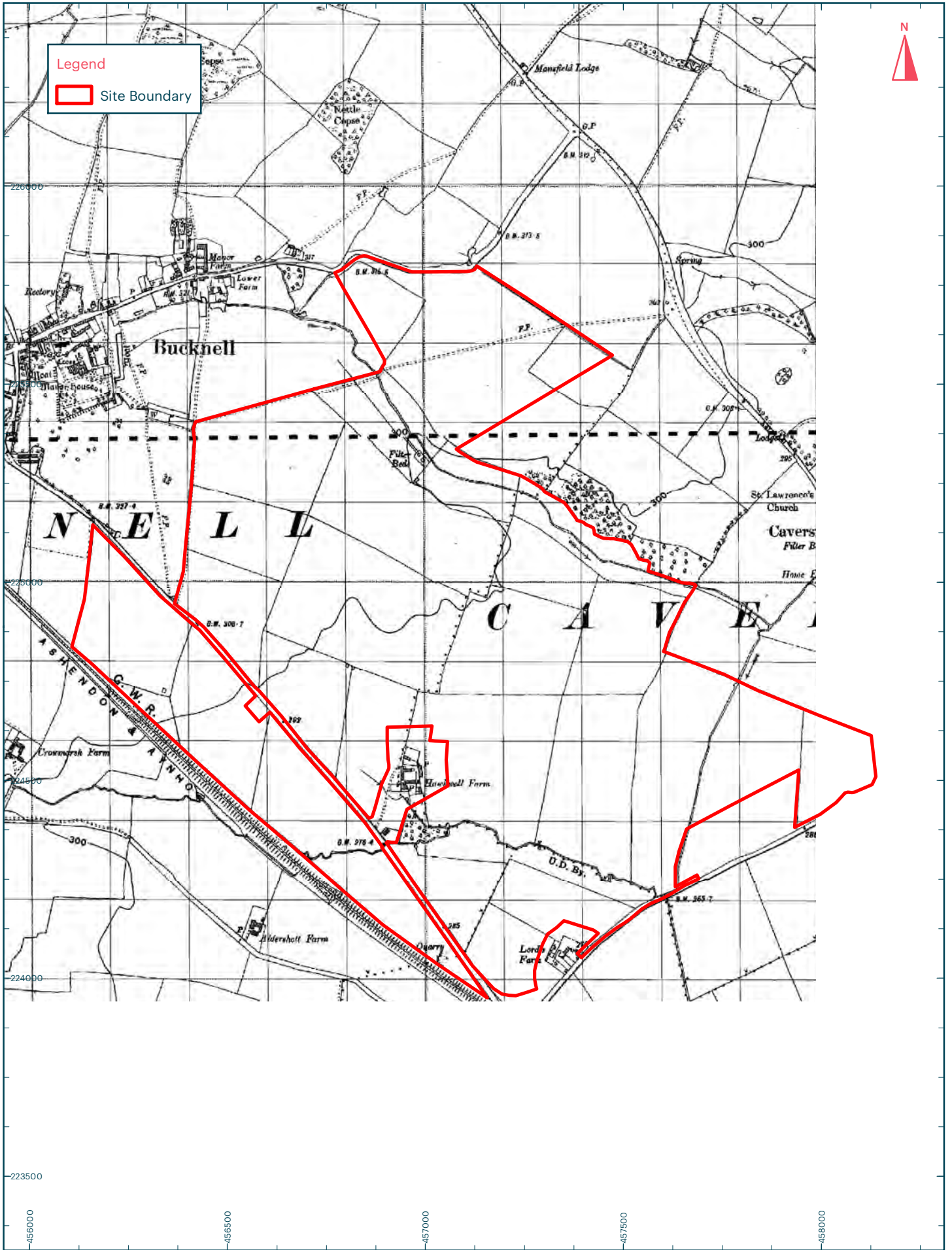
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 Figure 8: 1900 Ordnance Survey Map (1:10560)
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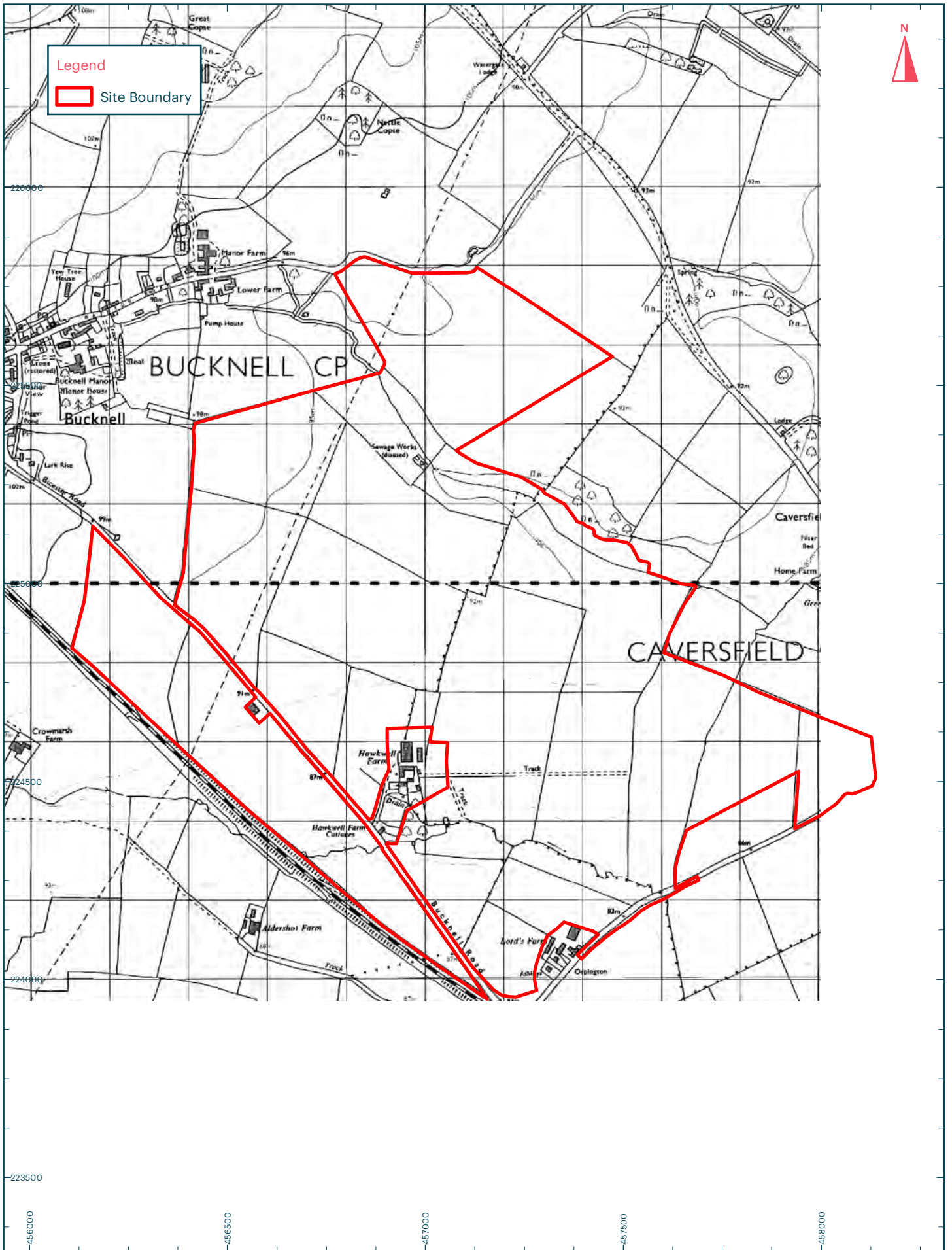
<p>Title: Figure 9: 1923 Ordnance Survey Map (1:10560)</p> <p>Address: NW Bicester</p>	<p>Scale at A4: 1:12,500</p> 	
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 Figure 10: 1938-1952 Ordnance Survey Map (1:10560)
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Scale at A4: 1:12,500
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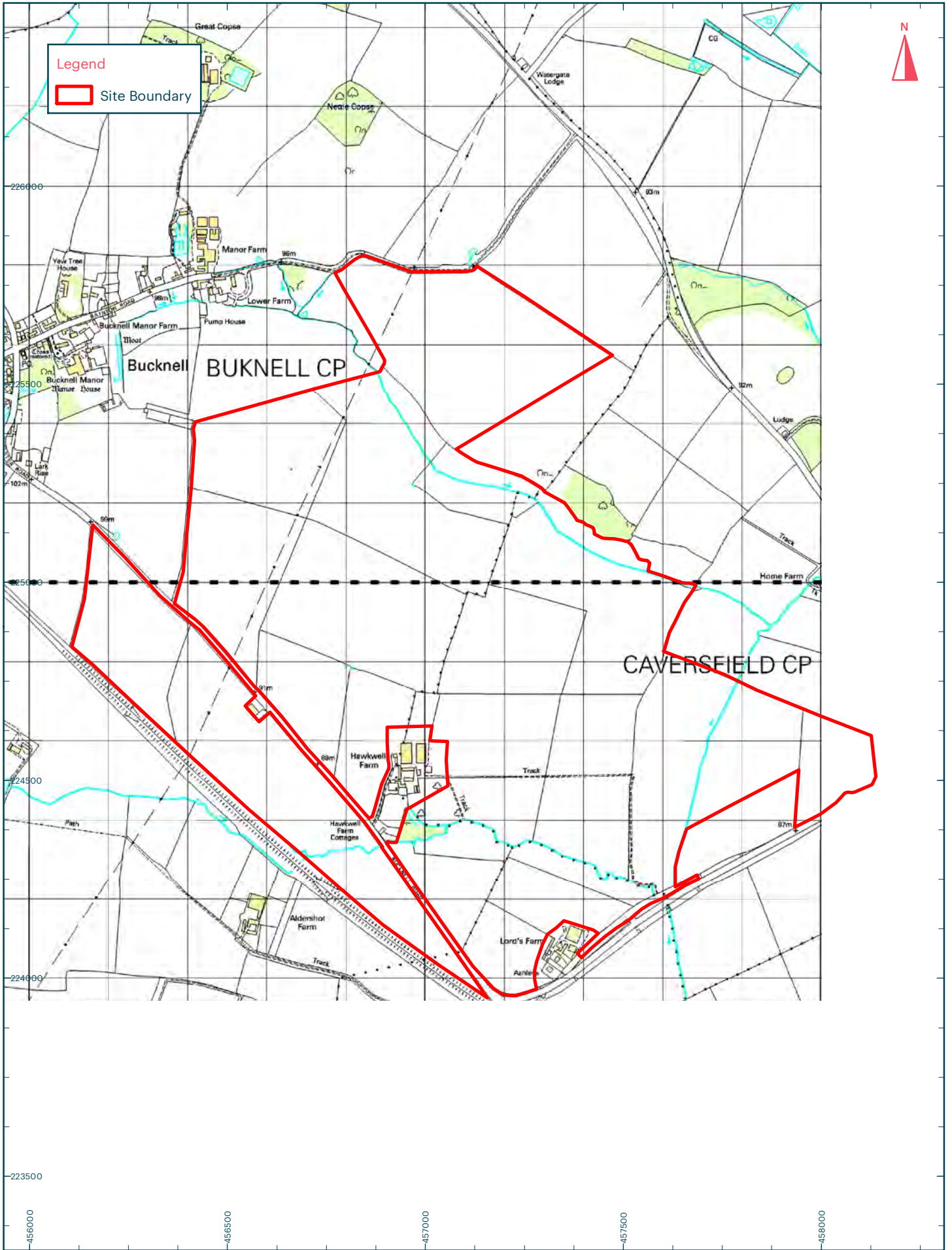




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 Figure 11: 1982-1988 Ordnance Survey Map (1:10000)
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 NW Bicester

Scale at A4: 1:12,500
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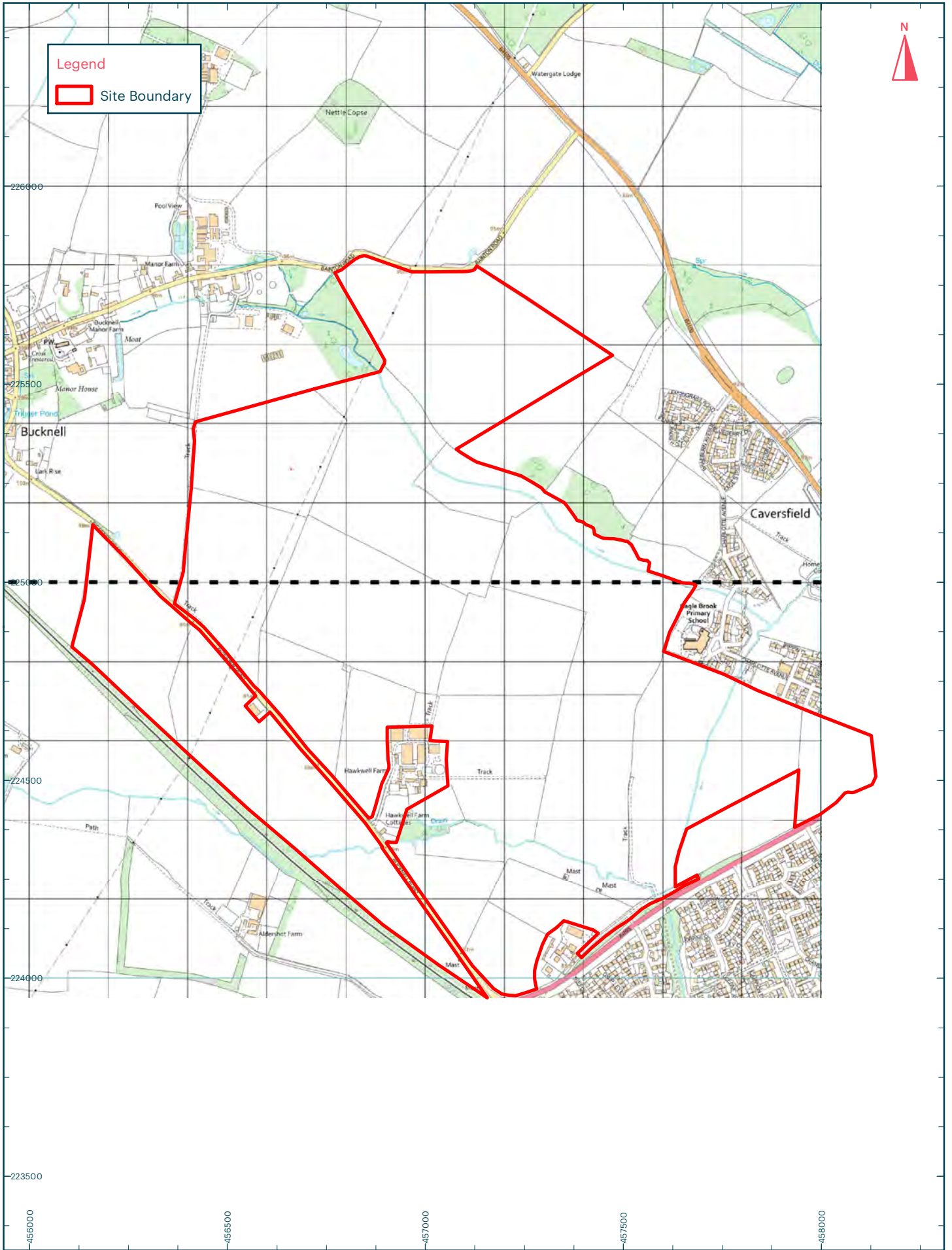




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 Figure 12: 1999 Ordnance Survey Map (1:10000)
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Scale at A4: 1:12,500
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Title:
 Figure 14: 2021 Ordnance Survey Map (1:10000)
Address:
 NW Bicester

Scale at A4: 1:12,500
 0 400m





Title:
Figure 15: 2021 Google Earth Image

Address:
NW Bicester

Scale at A4: 1:12,500

