

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

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

Policies

Cherwell Local Plan 2011-2031 (2015)

<input checked="" type="checkbox"/>	<p>ESD13 B.252 One of the most important elements of the landscape which can add to the character and identity of an area are natural landscape features. Such features include Muswell Hill, Crouch Hill, Madmarston Hill, the River Cherwell and Otmoor, which all make those areas distinct and create a sense of place. Many form local landmarks valued by the local communities. The Council's Landscape Evidence Base documents identify the key landform and landscape features of value which include the following features around Banbury and Bicester: the open and agricultural setting and identity of the outlying villages surrounding Banbury and Bicester, many with locally distinctive historic cores.</p>
<input checked="" type="checkbox"/>	<p>Policy ESD15 New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy) Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality Use locally sourced sustainable materials where possible.</p> <p>Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.</p>

Cherwell Local Plan 1996 Saved Policies

	C18 Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.
X	C15 Prevention of coalescence of retained – settlements: The Council will prevent the coalescence of settlements by resisting development in areas of open land, which are important in distinguishing them
X	C28 The layout, design and materials proposed within a new development should respect the existing local character. ‘control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.
X	Countryside Design Summary Supplementary Planning Guidance
X	Cherwell Design Guide Supplementary Planning Guidance
X	North West Bicester Supplementary Planning Document

NPPG

X	<p>Paragraph: 002 Reference ID: 18a-002-20190723</p> <p>What is meant by the conservation and enhancement of the historic environment?</p> <p>Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest...Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.</p>
X	<p>Paragraph: 003 Reference ID: 18a-003-20190723</p> <p>What is a positive strategy for conservation and enjoyment of the historic environment?</p> <p>In line with the National Planning Policy Framework (paragraph 185), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.</p>
X	<p>Paragraph: 013 Reference ID: 18a-013-20190723:</p> <p>All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent.</p> <p>The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.</p> <p>The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.</p>
X	<p>Paragraph: 018 Reference ID: 18a-018-20190723</p> <p>How can the possibility of harm to a heritage asset be assessed?</p>

NPPF – Chapter 16

X	<p>Paragraph 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
X	<p>Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p>
X	<p>Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <ul style="list-style-type: none">a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.
	<p>Paragraph 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none">a) the nature of the heritage asset prevents all reasonable uses of the site; andb) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; andc) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; andd) the harm or loss is outweighed by the benefit of bringing the site back into use.
X	<p>Paragraph 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p>
X	<p>Paragraph 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>

Other Relevant Policies and guidance

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

X	<p>Section 66 (1). In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p>
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Significance (50 words)

BACKGROUND READING UPDATED:

- Bicester Local History Society Bucknell https://www.blhs.org.uk/index.php/head_villages/bucknell
- The Bucknell Millennium Book (Bicester Library Local Studies)
- Blomfield, J. C. (James Charles), 1821-1895. History of the present deanery of Bicester, Oxon. / compiled by J. C. Blomfield
- The Victoria County History Buckingham Volume 4 pp 157-163 – see Appendix
- The Victoria County History Oxford Volume 6 pp 71-80 – see Appendix
- Oxoniensia, Historic Routes in Cherwell District, North Oxfordshire Philp Masters and Sally Stradling 2016
- Bicester Estate Map 1754 Oxfordshire History Centre, Cowley.
- Tithe Award Map 1855 Oxfordshire History Centre, Cowley
- Tithe Award Map 1850 Oxfordshire History Centre, Cowley
- 1888 Bucknell Estate Map – Lots 5 (inc. Hawkwell Farm) and 6 – refer to the Heritage Statement for image (Trustees of Jonas Paxton Decd/Charles Marsham Esq.

THE SITE:

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

There is evidence of past Roman, Iron and Bronze Age activity in the site boundary. The VCH mentions two lost estates of Saxenton mentioned in the Domesday Survey. There is evidence of ridge and furrow. The VCH states Bucknell had early inclosure, which was well underway by the late 16th century, and certainly by the mid 17th century. By the parliamentary inclosure in 1780, slightly more than half the parish was already inclosed, the remaining land was split between the Lord of the Manor and the Rector. The arable strips still lay in three fields known as North, West and South Fields. Davis's map of 1797 shows only Bucknell Lodge but in the 19th century there were 4 more farms. In 1888 Home Farm, Lower Farm, Manor Farm, and Bucknell Lodge Farm are recorded, the Glebe was separate. A miller was recorded in the 13th century. Inclosure at Caversfield appears to have taken place under an Inclosure Act of 1780. Blomfield describes Bukenhulle (Bucknell) *"A spring near was known as Hawk-well, and a ford through the stream from it as Stan-ford, i.e. the 'Stone Ford'"*

SCOPING – CDC Response:

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

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

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

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

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

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

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

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

ARCHAEOLOGY:

See comments from OCC Archaeologists. Ridge and furrow in a north/south alignment, to the south and east of the Manor House, and south of the walled garden, can be made out on the parkland on LIDAR maps.

LISTED BUILDINGS AND THEIR SETTINGS:

'Setting is defined in the [National Planning Policy Framework \(NPPF\)](#) as "The surroundings in which a [heritage asset](#) is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the [significance](#) of the asset, may affect the ability to appreciate that significance or may be neutral." (ref. 1)

The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.'

"<https://historicengland.org.uk/advice/hpg/has/setting/#:~:text=The%20setting%20itself%20is%20not,heritage%20asset%20or%20its%20appreciation>.

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

There is no mention of views of the listed buildings in Bucknell, and their curtilage structures, or views from the same. The Heritage Statement notes the North West Bicester Supplementary Planning Document adopted in February 2016 does not include buildings in Bucknell as the SPD boundary allowed a greater separation between the Hawkwell site and the village of Bucknell. Under this proposal with the reduced separation between Bucknell and the development, the settings and views are more likely to be affected

A comprehensive views and setting analysis in summer and winter, which would include views on private land, has not been included in the Heritage Statement. The Heritage Statement includes Plates 1-5 but these are not cross-referenced to locations on the proposed, current, or historic maps. These photographs are all taken with the trees partly in leaf in October 2022, and we do not have a comparative winter study. The Plates do not include vistas from within the designed landscape of Bucknell Manor looking out towards Caversfield and the site. The direct view from the church tower to the neighbouring church will not be affected by this development and can be excluded.

BUCKNELL:

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

Bucknell is not a Conservation Area at present but contains a number of listed buildings The key listed buildings are:

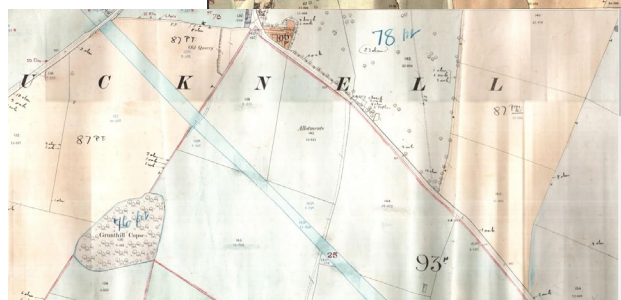
MANOR HOUSE, BAINTON ROAD GRADE II AND SEPARATELY LISTED THATCHED OUTBUILDING:

The current manor replaced a Mediaeval moated manor, part of the moat survives on a north/south orientation to the east of the manor house and holds water, there is a further section the moat to the west but has been infilled, and the south is not visible. The east and west are annotated on historic OS maps. The moat most likely dates from the 14th Century and Sir Richard de Amory, and was described as 'wide and deep'. The oldest part of the surviving manor dates to the end of the 17th century and was built by Lenthall Trotman. In the early 19th century, the Fiennes Trotmans lived at their Siston Estate and rented out Bucknell Manor. Dunkin's History of the Parish of Bucknell describes Bucknell Manor in 1823 *"It is a stone-built edifice somewhat in the form of a Roman H enclosed within a small park or pleasure ground with a low wall and railings in front and a covered way from the street...The low railing offers a view of the park in the opposite direction and gives the whole a pleasing effect..."* Dunkin refers to the introduction of some fine furniture by Mr Drake, it was he who added the South wing c1832 which was later criticised by Blomfield.

The Heritage Statement refers to an 1834 map by Greenwood & Greenwood of the County of Oxfordshire which shows part of the park of Bucknell Manor potentially bordering the study site or extending into it.

The property was inherited by Hester Trotman and her husband Frederick Drummond Hibbert who lived at the manor. Colonel Hibbert *"made several additions and improvements to this House, repairing and refacing the West and North sides, building a large servant's hall, rebuilding the stables and out-buildings and giving the whole its present appearance."* Blomfield. Parts of the Manor Estate were sold off in 1888, the current site includes land from lots 5 and 6 (Heritage Statement Figure 7). In 1909 Bucknell Manor changed hands for the sum of £27,000, from Mr Robert Fiennes Hibbert to Captain Philip Hunloke (later Major Philip Hunloke who was Commodore of the Royal Yacht Squadron and the Sailing Master to George V).

The 1919 sale particulars of the Manor Estate at the Clarendon Hotel, Oxford by Knight Frank Lot 1 included the manor and well matured gardens – productive kitchen gardens. The sale included the whole of village with the exception of the recory and three cottages. The agricultural portion of the estate is described as divided into ten dairying and corn-growing farms. It also states that the growing timber . principally elm and ash, is included in the sale (Sale particulars are in the Bucknell Millennium Book). It is understood the Babingtons bought the manor at this time.



The 1910 District Valuation – 75th includes the Manor House and the Walled Garden, and 78 the parkland. The OS maps show glass houses to the west of the existing walled garden and further garden/orchard to the north of the walled garden.

District Valuation Map Entry No 75 Manor House and Garden Captain Philip Hunloke (Major Hunloke whilst holding the manor built the Trow Pool Water Tower which is now divided from the estate by the M40 that opened in 1991. This served the Manor Estate and village until the 1950s – BLHS.

https://en.wikipedia.org/wiki/Philip_Hunloke died 1 April 1947

<https://www.olympedia.org/athletes/62415>

The BBC used Bucknell Manor from the outbreak of World War II. In 1949. Oxfordshire County Council acquired the property and ran it as an old people's home until 1983. There are various planning applications for change of use at this time but it is understood to have been bought by two brothers from the County who subdivided the manor.

The Microfiche at Cherwell DC's Bodicote House may contain ownership maps with blue and red lines which would show if the walled garden lay within the ownership of Bucknell Manor on 1 July 1948, and 1 January 1969, and at the date of listing on 26 November 1951. This information would be helpful in establishing if the walled garden is protected by the 1951 listing of the manor, or if it should be treated as a non-designated heritage asset. The Heritage Statement does not include this research.

"The curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building. The courts have said that there are three key factors to be taken into account in assessing whether a structure or object is within the curtilage of a listed building:

- *the physical layout of the listed building and the structure;*
 - *their ownership, both historically and at the date of listing; and*
 - *the use or function of the relevant buildings, again both historically and at the date of listing*
- (these tests were first proposed in the Attorney-General ex rel. Sutcliffe and Others v. Calderdale BC, 1982, as accepted by Debenhams plc v. Westminster CC, 1987)." Historic England*



Walled garden to the Manor House, as seen from the roadside. The gap between the proposed extended site and this walled kitchen garden is considered to be too narrow to retain the sense of separation between the settlements. The walled garden had a well to the west of the west cell and a small potting shed or similar in the NW corner of the eastern cell.

Bucknell was a closed parish, primarily owned by the Manor with uninterrupted views from its south principal garden elevation. There are mature trees beside the PRW next to the moat to Bucknell Manor marked on the 1st edition OS Map, and the walled kitchen garden to Bucknell Manor, which is visible from the PRW network. There is a break in planting to the south which allows views to and from the house from its parkland. Development on the site could be visible from the Manor above the hedgerows. The south and east façades potentially afford views to the south towards the application site, but this needs verification as part of the Views analysis. The latest Google map 2023 shows a clearing in the trees to the south of the Manor which suggests there would be views in and out.

Heritage Statement 4.76 *"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."*

The significance of the landscape is interlinked with the manor house, which was surrounded by parkland and paddock as part of the designed landscape, which was complimented in the historical account by Dunkin who thought the view of the park from the manor gave the whole a 'pleasing effect'. Please note the east wall of the south of Bucknell Manor's walled garden forms part of the proposed boundary of the application site 21/04275/OUT.

There are two further listings for the Manor:

Outbuilding 30m east of the Manor, (listed 26 February 1988):

"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." List description.

Outbuilding north of the Manor, (listed 26 February 1988).

“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.” List description.

OTHER LISTED BUILDINGS:

Laneside House, Bainton Road Grade II:

The principal façade with its attic dormers potentially affords views to the south towards the application site. The setting is unlikely to be affected by the development. Depending on heights and the buffer, views from the house may be affected but at the lower end of the scale of harm.

Nos 5 and 6 Bainton Road listed Grade II: The principal façades potentially afford views to the south towards the application site. Depending on heights and the buffer, views may be affected but at the lower end of the scale of harm.

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

The church is mostly screened by the Manor which lies to the south, however the tower has served as a waymarker, more so before tree planting matured but is likely more visible in winter. There is likely to have been a historic connection between the tower of St Peter’s and St Lawrence in Caversfield, raising alarms. *Several churches lit beacons on their towers to mark the last Millennium. Whilst views of the development site will be possible from the tower the direct visual link with St Laurence Church will be unaffected.

The impact on the setting of the church is likely to be low but we have asked for site sections to assess the impact of the proposed development height for review.

The Trigger Pond Public House Grade II:

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

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

Trow Pool Water Tower.

This has community interest and is listed, but is situated at a distance from the site and can be omitted from any views.

St Laurence Church:

The church is now well screened by mature trees, particularly in summer but the tower can still be made out as a way marker in distant views. The visual connection with the tower of St Peter’s Church in Bucknell may have historic significance and should be retained. Churches were also used for signposting, lanterns were sometimes lit to aid night travel. They were also used as a means of communication with the parish and neighbouring parishes, using their bells and lighting beacons *Several churches lit beacons on their towers to mark the last Millennium to continue the tradition. The direct view between the church towers will not be impacted by the proposals. This can be omitted from any views.

Manor Farmhouse, Bucknell: The principal façade with its attic dormers potentially affords views to the south towards the application site. The setting is unlikely to be affected by the development. Depending on heights and the buffer, views from the house may be affected.

NON DESIGNATED HERITAGE ASSETS (NDHAS)::

Caversfield:

There are views towards Manor Farm and St Laurence Church across the proposed site and from Bucknell:

Caversfield House:

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

Home Farmhouse Caversfield:

The farm is mostly screened by the development taking place east of the current site which has a far greater impact on its setting. This can be omitted from any views.

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

Hawkwell Farm lies outside of the application boundary, NW of the railway and the Bicester/Bucknell Road and appears on the 1st edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 85-87m above sea level. Ploughed field to the west. The farmhouse looks to be located beside contemporary outbuildings and modern agricultural sheds, which have compromised the setting but are required for the farming business. There is a pair of 'farmworkers' cottages to the roadside (extended), which make a positive contribution to the streetscene. The setting of the dairy farm will be affected by the development, how this will be integrated/screened needs careful handling.

Plate 2 in Orion's Heritage Statement is a view taken from the driveway to the farmhouse but it is difficult to make out the architectural detail in the report.



The farmhouse roof above the hedgerow from the main road.

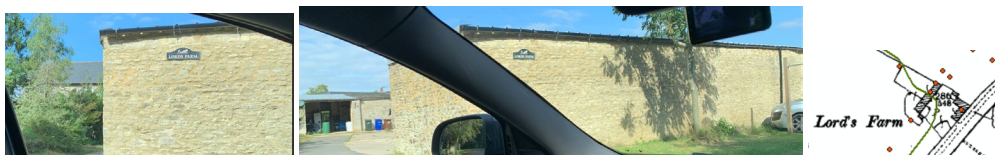


View from PROW to Hawkwell Farm with mature trees and hedges.



Hawkwell Farm Cottages from the main road, set against a backdrop of mature woodland.

Lord's Farm lies outside of the application boundary, NW of the railway and the Bicester/Bucknell Road and appears on the 1st edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 84-86m above sea level but most likely at 85m. The setting of the farm will be affected by the development, how this is integrated/screened will be key. The farmhouse, stone boundary walls and stone outbuildings form a positive grouping, the quality of the later buildings to the north of the farmhouse was not assessed. The setting has been partly compromised by the large modern sheds adjacent for the building supplies company.



The setting of the farm will be affected by the development, how this will be integrated/screened needs careful handling.

Modern, but characterful Grain Stores, on the west of the Bicester Road between Bicester and Bucknell:
These stores lie outside of the application boundary, and may have been extended. The Heritage Statement does not comment on their significance in terms of our modern agricultural heritage and rarity. How these are integrated/screened will be key, adjacent to proposed LEAP and housing on the west side of the Bucknell/Bicester Road



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

Crowmarsh Farm lies to the SW of the railway track and appears on the 1st edition OS Map. Isolated farm most likely dating to the inclosure of land. The farm appears to lie between 92-93m above sea level. 2nd ed used as it is hatched. This can be omitted from any views.

Aldershot Farm also lies to the SW of the railway track and appears on the 1st edition OS Map. Isolated farm most likely dating to the 1780 inclosure of land. The farm appears to lie between 88-89m above sea level. This can be omitted from any views.

Gowell Farm also lies to the SW of the railway track and appears on the 1st edition OS Map. Isolated farm most likely dating to the inclosure of land. The farm appears to lie between 86-88m above sea level. This can be omitted from any views.

Old watercourses and Parish boundaries:

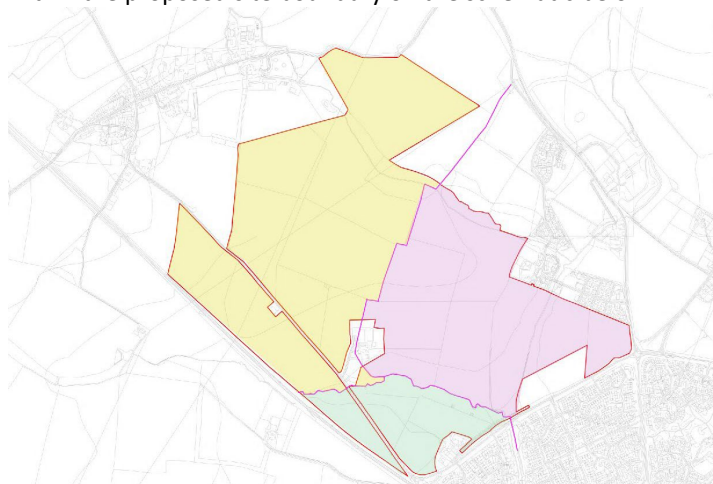
Historic parish boundaries are an important part of a sense of place. The beating of the bounds of a parish was an annual event. Changing parish boundaries should not be taken lightly.

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

Historic texts describe Langford Brook as a watercourse to the north of Lord's Farm which marks the historic parish boundary between Bicester and Caversfield, the north fork runs north-west from Hawkwell Farm and formed part of the Parish boundary between Bucknell and Caversfield. The development should mark these historic parish boundaries to help link future communities with their past. Gagle Brook flows south from Bucknell to join the River Ray.

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

See areas marked yellow (Bucknell), pink (Caversfield, and green (Bicester) showing historic parish boundaries within the proposed site boundary on the schematic below:

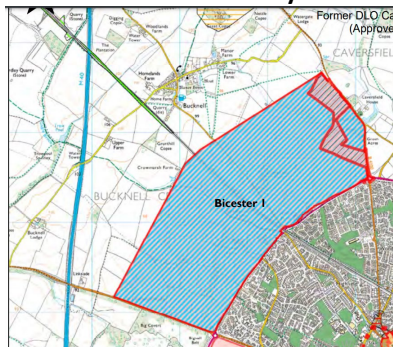


Appraisal

SITE BOUNDARY - COALESCENCE AND BUFFERS:

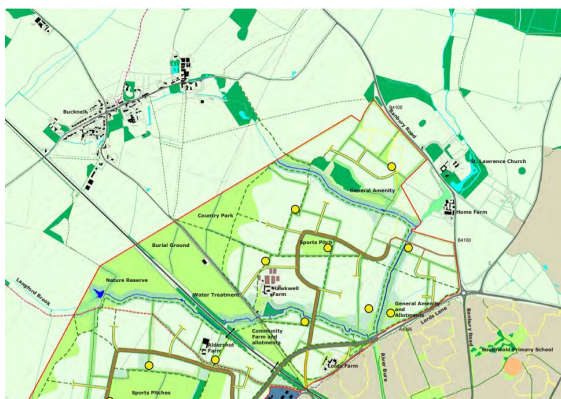
The maps below show the smaller red boundary line for Bicester 1 and the SPD located further to the south-east with an area of green infrastructure within the red line. The Local Plan shows a stronger buffer between the extension of Bicester and the historic village of Bucknell to avoid any sense of coalescence and uphold saved Policy C15. The current application 21/04275/OUT has pushed the site boundary northwards so that it abuts the west entrance to the village off the B4100, and the former walled garden to the Manor House in Bucknell.

Bicester Local Plan 5.2 Key Policies Map: Bicester – Bicester 1:



Mixed use and employment (blue)/Approved housing sites (Pink)

The North West Bicester Supplementary Planning Document adopted in February 2016:



21/04275/OUT Proposed Boundary (lhs) strays beyond the allocation boundary in Bicester 1/SPD (rhs) dashed line. SPD burial ground in dark green/ and lime green SPD 'Green infrastructure':

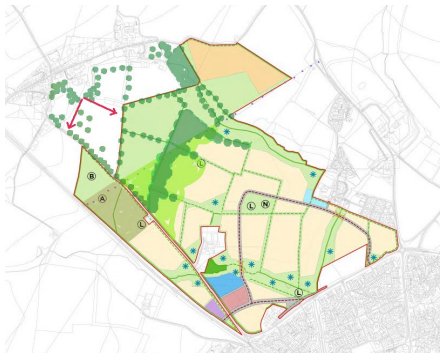


ESD13 "The Council's Landscape Evidence Base documents identify the key landform and landscape features of value which include the following features around Banbury and Bicester: the open and agricultural setting and identity of the outlying villages surrounding Banbury and Bicester, many with locally distinctive historic cores." – the proposed green buffer on current agricultural land would become a park, however the parkland in this area is associated with Bucknell Manor, not Bicester.

The site boundary has been altered to follow historic field lines, while this is something we generally support, they have gone to the field boundary north of the SPD red line rather than to the south. In turn they have moved the green buffer from the Bicester 1 allocation into the Parish of Bucknell, and increased the area for development northwards to allow for the additional 500 homes proposed.

Par.4.4 of the Heritage Statement states the nearest development to the most proximate designated asset is 500mm, but it does not state what the distance is to the Manor House’s walled garden which the proposed red site line abuts *“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 heritage asset, which will serve to further limit potential views.”* The site assessment was made in October 2022, and shows the trees in leaf. There is also mention of a “substantial “green edge” to the proposed development.

The grey-green represents a compromise on the green buffer, allowing part of this to stray beyond the SPD boundary within the ‘yellow’ field boundaries. This retains the width of a field between the proposed buffer and the walled garden, which is the most southerly building within the village of Bucknell:



Page 27 of 98 Visual Amenity Design and Access Statement states:

“Views of the site from Bucknell are prevented by mature vegetation around the village and by mature established hedgerows within the immediate landscape, which combine to provide a strong sense of separation between Bucknell and the Site.”

However, none of the 5 plates in the Heritage Statement show views from the manor or the walled garden looking towards the site as existing or with a wireframe/photomontage showing building heights in the site to confirm the validity of the statement above.

Design and Access Statement Pages 72, 73 and 76 of 98, the walled garden is not shown on any of the images:



SETTING OF LISTED BUILDINGS AND VIEWS:

Q. Does the proposal conserve or enhance the significance of the heritage assets?

The heritage assets in Bucknell sit within a manorial village setting, with the ubiquitous church, rectory, farms, workers cottages and village pub. The village is set within a fairly flat agricultural and pastoral landscape with a strong connection to the Bicester Hunt, with horse racing held on the Bucknell Cow Pasture. Policy ESD13 notes *“The Council's Landscape Evidence Base documents identify the key land-form and landscape features of value which include the following features around Banbury and Bicester: the open and agricultural setting and identity of the outlying villages surrounding Banbury and Bicester, many with locally distinctive historic cores.”* The open and agricultural setting of Bucknell is proposed to be reduced to a field depth of ‘green infrastructure’, and the development site will immediately abut the walled garden that supported the Manor House.

The Design and Access Statement Page 20 of 98 does not highlight St Peter’s Church with a blue dot, only St Laurence’s Church under Surrounding Facilities.

The current Google Map (*Copyright: Imagery@2023 CNES/Airbus Getmappingplc, Inforetta Ltd & Bluesky, Maxar Technologies Map Data 2023*) shows a break in the trees to the south of the Manor House, the walled garden is to the east. The house can be seen in its parkland from the south and the house enjoys views out into the parkland, although the view is funnelled by the trees. It is likely the trees would screen the proposed development east of the Bicester/Bucknell Road. (See Plate 4 of Orion's Heritage Statement) It is possible that the site would be seen from the house in winter when trees have dropped their leaves. It would also be helpful to see winter views of the house in its setting.

CHARACTER, MATERIALS AND DETAILS:

Bucknell is built in local oolitic limestone, although the church has some limited Marlstone dressings, partly for polychromatic effect. Roofs were traditionally thatched, or covered in Stonesfield slate and Welsh slate, there is limited use of plain clay tiled roofs. Windows are generally set back in reveal, traditionally these are painted timber sashes, or flush timber casements with flush cills, or leaded lights in metal casements in timber frames. Chimneys add interest to traditional pitched rooflines. As stone is a natural and finite resource we do not advocate the use of this throughout the site but the edges of the development would integrate better with the surroundings if built in stone.

The Design and Access Statement Page 35 of 98 Material Palette includes some poor cement pointing of stone. Page 36 of 98: Includes rendered council house development and brick detailing around windows seen on one small terrace, the predominant traditional building in Bucknell has stone surrounds and a muted palette of materials, this should be noted in any design code for any stone buildings in the development. The character of Bucknell, Lords Farm, and Hawkwell Farm is local oolitic limestone (although Bucknell Church has some limited Marlstone dressings, partly for polychromatic effect). Roofs were traditionally thatched, or covered in Stonesfield slate and Welsh slate, there is limited use of plain clay tiled roofs. Windows are generally set back in reveal, traditionally these are painted timber sashes, or flush timber casements with flush cills, or leaded lights in metal casements in timber frames. Chimneys add interest to traditional pitched rooflines. As stone is a natural and finite resource we do not advocate the use of this throughout the site but the edges of the development would integrate better with the surroundings if built in stone.

The Design and Access Statement Page 37 of 98 shows a non-traditional dormer, historic examples can be seen on the listed farmhouse and listed Old Rectory. Caversfield's historic core of the church and remains of the manor are limestone, RAF Caversfield is entirely different in character and much further from this site. Top hung casements are not a traditional window pattern, side hung flush casements are the predominant window style. This should be noted in any design code for any stone buildings in the development.

DENSITY AND HEIGHTS:

Design and Access Statement: The local centre and business space is proposed to have 2/3 and 4 storey buildings, we need further analysis of how this would impact on the NDHAs and the setting of listed buildings and their curtilage structures. The Planning Statement includes up to 12.5m for residential and up to 14m in the mixed use area: Site sections/sectional elevations with the church towers, listed buildings, Lords and Hawkwell farms, existing trees are required to assess whether the heights proposed are reasonable. Careful attention should be given to the design of the edges of the proposed settlement, particularly in relation to building height, massing and spacing between buildings, as well as tree and hedgerow planting/strengthening and any landscaping to ensure that the visual impact on Bucknell is minimised. It would be helpful to see the retained hedgerows and lost hedgerow on the computer model. Views would also be useful with wire frames. It does not comment on how heights would be stepped down at the edge of the site to reduce the impact of the development within the countryside.

The Topographical Plan should show the buildings in Bucknell, or at least the key listed buildings and curtilage structures, the walled garden, and the farms. Please also note that any tolerance for site ground levels could have a significant bearing on views and setting, as well as tree/hedge roots, on some sites we see being +/- 2m.

Le Corbusier made a comment about inter-war housing in Britain spreading to the horizon like sand without control. Whilst we do not advocate high rise development in the district, we encourage sensitive developments which make good use of land resources to ensure we have countryside to support the food chain and leisure pursuits, which in turn respects the setting of our historic villages and their heritage assets in accordance with Policies ESD13 and ESD15. Terraced cottages and housing has historically resulted in

dense development, making good use of land available. These are much sought after properties. Terraces have often been let down by a lack of sound-proofing to cope with modern living but we now have more robust details to deal with this. The benefits of a terraced development is that each property can be subdivided or brought into single use to suit the market. There are added heating benefits with terraces which only have front and rear external walls. Restrictive covenants can ensure the overreaching character of the terrace is retained. In terms of massing and heights, we would expect 2 storeys to the edge fronting Bucknell and beside the NDHAs, stepping up to 2/3 and then 4 within the site in a layered approach, being mindful of listed buildings and NDHAs.

SUDS:

The proposed suds areas beside the brook make this look more like a water meadow and detract from what is special about the brook carving its way through the land, I would suggest the aesthetics of this is reviewed, might it better to have a wildlife lake rather than so many small ponds as proposed? We have a few examples of slabs bridging over swathes, ditches and streams more typically seen in the Cotswolds.

PV SOLAR FARM:

There is also concern in relation to the proposed location of the ground mounted PV panels which read as part of Bucknell but will supply the proposed development. There is historical evidence of communal sharing at Bucknell, with the Trowbridge Water Tower serving the manor and village farms, and the bakery was used by villagers to cook their Sunday joints – the PV solar Farm will have no positive benefit for the village of Bucknell as it is proposed to serve the new development.

*The Heritage Statement considers the site for the PV panels will cause the least harm to the setting of Bucknell due to the existing copse, within the application boundary that stretches beyond the Bicester 1 and SPD site area.

BURIAL GROUND:

“The Church of England, with support from Historic England and other partners, including Caring for Gods Acre, has created a digital map and database of all burial grounds in England, which will be accessible through the [Church Heritage Record.](https://www.churchofengland.org/resources/churchcare/churchcare-news/national-burial-grounds-survey)” <https://www.churchofengland.org/resources/churchcare/churchcare-news/national-burial-grounds-survey>

Historic churchyards can often be identified by low paths and high grassed banks from layers of burials. The practice of digging up earlier burials and burying them deeper or reinterment is strictly controlled through Faculty in the Church of England. As a consequence, many parishes no longer have room for new burials. As part of this development a new burial ground to serve Bicester is proposed in Bucknell Parish. <https://lawandreligionuk.com/2016/01/18/re-use-of-graves-in-england-the-faculty-jurisdiction/>

The link to parish burial records and the maintenance of burial ground would need to be addressed, but the bigger issue of further altering the parish boundary of Bucknell would dilute the historic understanding of the landholding and Manor Estate.

TRAFFIC:

Design and Access Statement Page 88 of 98: traffic calming of the Bucknell/Bicester Road: might this encourage more traffic through Bucknell Village and past listed buildings? We would expect to be consulted on any physical measures of traffic calming within Bucknell in relation to the setting of listed buildings.

CONCLUSION:

No objections to the principle of development in the area within the SPD boundary which has already been agreed, but the layout needs to take account of the setting of listed buildings and non-designated heritage assets consisting of farms related to the inclosure of the land and their field pattern/historic parish boundaries (see ‘Old watercourses and Parish boundaries’ in significance above). A robust separation between Bucknell and ‘Hawkwell Village’ is essential, to avoid the coalescence of the settlements. I have concerns with the encroachment beyond the SPD boundary, in particular the very narrow separation between the development and the walled garden of the manor. Historic parish boundaries should not be erased within the development and should remain clearly read as part of the landscaping (hard and soft).

Level of harm

<input type="checkbox"/>	No Harm	<input checked="" type="checkbox"/>	Less than Substantial Harm	<input type="checkbox"/>	Substantial Harm
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Public Benefit (NPPG) Heritage

<input checked="" type="checkbox"/>	Yes there may be a wide planning benefit in terms of housing and employment	<input checked="" type="checkbox"/>	No direct heritage benefit
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Comments

No objections to the principle of development in this area within the SPD boundary which has already been agreed. However, the layout needs to take account of the setting of listed buildings and non-designated heritage assets consisting of farms related to the inclosure of the land and their field pattern.

Historic parish boundaries should be identified by some means, in addition to allowing a robust separation to avoid the coalescence of the settlements. I have concerns with the encroachment beyond the SPD boundary, in particular the very narrow separation between the development and the walled garden of the manor. The proposals look to contain the development site within historic field boundaries but these project beyond the SPD boundary allocation. Whilst we support the strengthening of historic field boundaries, the green buffer should be planted within these field boundaries.

Recommendation N/A at present.

<input type="checkbox"/>	No objections	<input checked="" type="checkbox"/>	Objections – see comments above regarding setting of the walled garden and Bucknell, and coalescence	<input type="checkbox"/>
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Suggested Conditions –

N/A at present.

Conservation Officer: Joyce Christie

Date: 26.05.2022 – updated
17.07.2023 and 09.10.2023