



THE
ENVIRONMENT
PARTNERSHIP



STOCKING LANE SHENINGTON, OXFORDSHIRE HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

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Executive Summary

1. The Environment Partnership (TEP) Ltd have been commissioned to undertake a historic environment desk-based assessment in advance of a potential residential development at land at Stocking Lane, Shenington, Oxfordshire.
2. There are 58 listed buildings, one scheduled monument and fifteen non-designated heritage assets recorded by Historic England and Oxfordshire County Council Historic Environment Record within a 1km survey area of the development site. The development is located adjacent to the western boundary of the Shenington with Alkerton Conservation Area as designated by Cherwell District Council.
3. The historic background has shown that there was little activity in the area before the early medieval period, when it is likely that Shenington was founded. The village developed around the village green and the church. In 1721 there was a fire which destroyed some of the village, and most other buildings lost their thatch, which may account for the increase in building during the 18th century. The village has seen little expansion since the earliest available historic mapping, with only limited infill with modern, small-scale additions.
4. Following the assessment work, it was concluded that the combined indirect and direct effects on all known heritage assets, including the conservation area were of negligible significance.
5. A number of measures were recommended to reduce the impact on the conservation area, including setting the development back from the road, the restoration of a boundary wall on Rattlecombe Road, and the retention of the historic hedgerows where possible.
6. The construction phase of a residential development will have an adverse impact on any surviving archaeological remains, perhaps resulting in the loss of those remains. It was assessed that there was an up to moderate potential for unknown archaeological remains to survive within the development site.
7. It was therefore recommended that a programme of archaeological works be undertaken in order to further assess the potential for as yet unknown archaeological remains, and inform the nature, character and extent of any future mitigation measures.
8. It is strongly advised that the conclusions and recommendations of this desk-based assessment are confirmed in consultation with the Oxfordshire County Council planning archaeologist, as advisors to Cherwell District Council.

1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for a site at Stocking Lane, Shenington. It has been commissioned by Elan Homes Ltd.
- 1.2 Elan Homes Ltd proposes a planning application for a residential development at the site.
- 1.3 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2020).

Site Location and Proposed Development

- 1.4 Stocking Lane is located at Shenington, Oxfordshire, OX15 6NF, centred at approximately National Grid Reference SP 36920 42775 and covers an area of approximately 2.8ha. This is referred to throughout this report as the 'development site'.
- 1.5 The site comprises a single field currently used for pasture, bounded to the south-east by Rattlecombe Road and the north by Stocking Lane, on the western edge of Shenington village.
- 1.6 The local planning authority is Cherwell District Council. The historic environment record relevant to this site is held by the Historic Environment Team at Oxfordshire County Council.
- 1.7 The proposed development comprises a residential development of 49 dwellings, with associated garages, parking and refuse storage, private gardens and communal open space / play space, hard and soft landscaping (including SUDs feature and means of enclosure), all to be accessed via Rattlecombe Road. The development would include public open space and woodland planting. It is also proposed that approximately 30m of the ironstone walling along Rattlecombe Road would be reinstated.

Aims and Objectives

- 1.8 A Written Scheme of Investigation was produced by TEP (2021) and accepted by Richard Oram, the Lead Archaeologist at Oxfordshire County Council on 23rd July 2021.
- 1.9 The general aims of the assessment are to provide:
 - a description of the baseline historic environment conditions within the development site,
 - a description of the archaeological potential of the development site, and
 - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.10 The specific aims of the assessment are to provide:
 - An assessment of the significance of the Shenington Conservation Area, considering the contribution made by setting to that significance;

- An assessment of the likely effects of the proposed development on the Conservation Area, Scheduled Monument and Listed Buildings and the surrounding non-designated heritage assets.

1.11 The report includes conclusions and recommendations. The recommendations will consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises;

- Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).
- Hedgerow Regulations 1997: A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association.

National Planning Policy

- 2.2 The National Planning Policy Framework (NPPF) has three overarching objectives in order to achieve its aim of sustainable development. This includes an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment (Chapter 2, paragraph 8).
- 2.3 Chapter 16 of the NPPF (2021) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.
- 2.4 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *“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”*.
- 2.5 The glossary to the NPPF describes significance in relation to heritage policy as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 2.6 The setting of a heritage asset 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 the asset, may affect the ability to appreciate that significance or may be neutral”*.

Local Planning Policy

- 2.7 The site is located within the area subject to the Cherwell Local Plan 2011-2031 (Part 1 Adopted 2015).
- 2.8 The Policy ESD 13: Local Landscape Protection and Enhancement includes the historic environment. Developments are expected to respect and enhance the local landscape character. It states that proposals will not be permitted if they would:
- *Harm the setting of settlements, buildings, structures or other landmark features, or*
 - *Harm the historic value of the landscape.*
- 2.9 Policy ESD 15: The Character of the Built and Historic Environment, outlines the standards that a new development should meet in respect to complementing and enhancing the character of the built, natural and cultural context in which it is situated. This includes conserving, sustaining and enhancing designated and non-designated heritage assets, and providing information on heritage assets sufficient to assess the potential impact of the proposal on their significance.

Guidance

- 2.10 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;
 - National Planning Practice Guidance (2019),
 - Historic England, Advice Note 2 - Making Changes to Heritage Assets (HE, 2016),
 - Historic England, Historic Environment Good Practice Advice in Planning Note 3, 2nd Edition - The Setting of Heritage Assets (HE, 2017), and
 - Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (HE, 2008).
- 2.11 Conservation Principles (HE, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:
- Evidential value: the potential of a place to yield evidence about past human activity.
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.12 Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm, and;
- Step 5: Make and document the decision and monitor outcomes.

3.0 Method

Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 1km of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 1km buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

Data Sources

- 3.3 The following sources were consulted:
- The Historic Environment Record (HER) maintained by Oxfordshire County Council;
 - The National Heritage List for England held by Historic England;
 - Ordnance survey historic mapping;
 - English Place Name Society;
 - British Geological Survey mapping;
 - Archaeological Data Service;
 - Aerial photographs and satellite images;
 - LiDAR data available from the Environment Agency;
 - Published archaeological evaluation and excavation records, reports and other published works related to the area of study;
 - Historic Landscape Characterisation data;
 - National Mapping Programme data, where available;
 - Portable Antiquities Scheme.
- 3.4 The Historic Environment Record was consulted on 6th July 2021.

Site Visit

- 3.5 The development site was visited on 17th August 2021. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
 - Surveyor(s)
 - Weather conditions
 - Site description
 - Known heritage assets (noting presence or absence and condition)
 - Archaeological potential
 - Health and safety

3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3, The Setting of Heritage Assets (HE, 2017). The survey considered:

- The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

Assessing Heritage Significance

3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).

3.8 For designated assets (Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.9 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

Table 1 Criteria for determining heritage significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefield.

Significance	Description
Moderate	Regionally important resources: Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

- 3.10 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.11 In policy terms (NPPF paragraph 201 and 202), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.
- 3.12 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects.

Magnitude of Change

- 3.13 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.14 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2 Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

- 3.15 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3 Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

- 3.16 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 201-202). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.
- 3.17 The nature of an effect can be classified as adverse, negligible (or neutral), or beneficial:
- Adverse: negative or disadvantageous effects to a heritage asset;
 - Negligible or Neutral: imperceptible or no effects to heritage asset;
 - Beneficial: positive or advantageous effects to a heritage asset.

Limitations of this Assessment

- 3.18 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.19 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

4.0 Baseline Conditions

Introduction

- 4.1 Drawings provided in support of the description of baseline conditions comprise:
- Drawing G8938.002: The location of known heritage assets
 - Drawing G8938.003: Historic landscape characterisation
 - Drawing G8938.004: OS County Series: Oxfordshire 1882
- 4.2 Time periods referenced in the text are as follows:
- Prehistoric:
 - Palaeolithic: 500,000 -10,000 BC
 - Mesolithic: 10,000 – 4,000 BC
 - Neolithic: 4,000 – 2,500 BC
 - Bronze Age: 2,500 - 800 BC
 - Iron Age: 800 BC – AD 43
 - Roman: 43 – 410
 - Early Medieval and Saxon: 410 - 1066
 - Medieval: 1066 – 1540
 - Post Medieval: 1540 - 1901
 - Modern: 1901 - present
- 4.3 Abbreviations used are as follows:
- SM – Scheduled Monument
 - LB – Listed Building
 - CA – Conservation Area
 - NDHA – Non-designated heritage asset
- 4.4 Bracketed number (e.g. NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer (Appendix A) and on Drawing G8938.002.

Background and Context

Site Geology and Topography

- 4.5 The solid geology is recorded by the British Geological Survey as Marlstone Rock Formation - Ferruginous Limestone and Ironstone, which was formed during the Jurassic period (approximately 174 to 191 million years ago) in an environment dominated by shallow seas. No superficial deposits are recorded. The closest borehole data at Marshalls Close, south-east of the development site, records made ground to a depth of 0.6m, with firm to stiff brown very sandy silty clay overlying a highly weathered sandstone recorded at a depth of 1.2m below ground level.
- 4.6 The site is level at an elevation of approximately 180m above Ordnance Datum.

Archaeological and Historical Background

Palaeolithic

- 4.7 In the early prehistoric period the British Isles were subject to a number of Ice Ages. During this period groups of hunter-gatherers would have travelled into Britain from Europe during the warmer periods, making the most of any natural resources available,
- 4.8 Stone tools, especially flint, are usually the only evidence which survives from this period. There are no heritage assets recorded in the development site or study area dating to the Palaeolithic period.

Mesolithic

- 4.9 The end of the last Ice Age meant that communities could recolonise Britain. The sea levels rose with the melting of the glaciers, separating Britain from the continent.
- 4.10 The communities which lived here were still following a hunter-gatherer lifestyle, moving around the landscape as the seasons changed to utilise the wider resources which were now available. The improving climate allowed for extensive woodland cover to grow. Settlements were temporary and/or seasonal.
- 4.11 Within the area of study, Mesolithic flints were recovered during field walking at Broad Gores (**NDHA1**), approximately 425m north-west of the development site, on the same plateau as the later aerodrome.

Neolithic

- 4.12 During the Neolithic period, nomadic hunter-gathering gave way to more settled forms of living and agriculture. Domesticated plants and animals were introduced, pottery began to be used, and the first more permanent settlements appeared. Flint and stone were still used for tool making. There is also increased evidence for funerary and ritual monuments from this period.
- 4.13 There are no heritage assets recorded in the development site or study area dating to the Neolithic period.

Bronze Age

- 4.14 Copper and bronze weapons and tools began to appear during this period, and there is also evidence for changing societal values. There is evidence for more intensive use of the land and increased population.
- 4.15 A concentration of flints found during field walking have been interpreted as an indication of the location of a Bronze Age settlement (**NDHA2**), recorded approximately 970m north-east of the development site, on the Alkerton side of the Sor valley. Further Bronze Age flints (**NDHA3**), recorded approximately 340m south-west of the development site on the plateau, indicate exploitation of the resources in the study area during this period.

Iron Age

- 4.16 The arrival of iron working techniques from southern Europe brought the beginning of what is now called the Iron Age. One of the defining features of this period are hillforts. The closest hillfort to Shenington is Castle Bank (Oxfordshire HER ref. 1769), south-east of Wroxton. This is a univallate roughly square enclosure on the edge of a flat plateau.
- 4.17 It may be that Shenington was located within the territory of the Dobunni, but the exact ranges of Iron Age tribes is unknown and difficult to map. The Catuvellauni and the Corieltauvi territories may also have extended into Oxfordshire during this period.
- 4.18 No evidence from this period has been found within the development site or study area.

Roman

- 4.19 By the time of the Roman invasion of Britain, it is likely that the landscape was characterised by individual farmsteads and small hamlets, with enclosed fields, open grazing and woodland. There would have been existing trackways connecting local people and long-distance routeways.
- 4.20 No major Roman cities grew within the Oxfordshire area, perhaps reflecting its frontier status from before Roman annexation.
- 4.21 No evidence from this period has been found within the development site or study area. An alleged Romano-British settlement site based near Shenington was mentioned in an Oxfordshire Archaeological Unit newsletter from 1978, however the exact location of this site is not known, but thought to be approximately 1.4km south-west of the development site (Oxfordshire Historic Environment Record).

Early Medieval

- 4.22 The early medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain, up until the time of the Norman Conquest in 1066.
- 4.23 Shenington would have been within the territory of the Kingdom of Mercia during the 8th and 9th centuries AD, and the area was within the area controlled by the West Saxon kingdom following the establishment of the Danelaw.
- 4.24 It is likely that both Shenington and Alkerton had their origins during this period, although no evidence for this has been recorded, and this theory is principally based upon their place names.

Medieval

- 4.25 The place name of Shenington is thought to mean 'Beautiful Hill' from the Old English *scēne* and *dūn*. In Domesday survey of 1086 it was written as *Senendone* (Mills, 2011). It was recorded in the hundred of Bloxham, which is mentioned in the chapters of both Gloucestershire and Oxfordshire. In 1086, 29 households were recorded - eight villagers, four smallholders, twelve slaves and five riding men. A mill, with a value of three shillings is also recorded.

- 4.26 Shenington was attached to the lordship of Tewkesbury in Gloucestershire pre-conquest which was held by Brictric, son of Algar. His lands became the honour of Gloucester which were granted to Queen Maud (Matilda of Flanders) following the conquest and in 1086 it was held by Robert d'Oilly. In 1087 however the honour of Gloucester was granted to Robert FitzHamon by William II and the overlordship followed the descent of the honour.
- 4.27 There were three manors in Shenington by the end of the medieval period, owing to the division of the original manor in 1314 amongst the sisters of Gilbert de Clare.
- 4.28 During the medieval period, villages were usually set within an open field system with commons. An open field system is composed of unenclosed cultivation strips arranged within a number of 'great fields', usually two or three, which were used in rotation so that the unused portion could recoup nutrients through pasturing. The practice of ploughing these individual strips resulted in the recognisable ridge and furrow.
- 4.29 It has been suggested that the original three open fields for the village survived as the divisions of Shenington Field - Townside, Farmside and Cotmanside. The open fields covered most of the parish, predominantly to the south and west. The name of Stocking Lane is derived from 'stocking', i.e. clearing, which shows the piecemeal clearing by which the hill land was added to the open fields. The development site appears to have been within 'Farmside' open field. The strip-lynchets to the north of the village (**SM1**) have been designated a scheduled monument and represent the oldest construction in the area. Further earthworks of potential medieval lynchets are seen in the fields around the village (**NDHA4-6, NDHA10**).
- 4.30 An area of earthworks is described as Shenington shrunken village, and the most prominent of these earthworks are fishponds (**NDHA7**). There are also croft boundaries represented as earthworks (**NDHA8**).
- 4.31 The church in the village was in existence by the beginning of the 12th century and was included in the Worcester Diocese. It was transferred in 1541 to the Gloucester Diocese, and then in 1837 restored to the Worcester Diocese. In 1900 Shenington was united with Alkerton and became part of the Oxford Diocese.

Post Medieval

- 4.32 In the 16th century, Oriel College, the fifth college to be founded in Oxford, began to accumulate land in Shenington, and the final manor was acquired in 1780. By 1619 there were twenty tenants of the college manor, four cottages and other small parcels of land, and the mill. In 1732 when there were 26 tenants holding 26 yardlands of college customary or leasehold land, 21 yardlands of free land, and 76 a. of common (British History Online, 1969)
- 4.33 The open fields were enclosed in 1780. The old pattern of smaller farms gradually gave way to larger farms - by the mid-19th century there were about twelve farms in the parish which was about half the number before inclosure.

- 4.34 A fire broke out in the village in 1721, which destroyed a large part of the village, including the rectory house. Many of the houses lost their thatch roofs and hardship befell many of the villagers. This fire may account for the increase in 18th century alterations and additions to many of the village buildings. Many of the listed buildings are dated to the post-medieval period (**LB3-4, LB8-58**). Many of these buildings are originally of 17th century construction with 18th century alterations.
- 4.35 The map of Shenington from 1732 shows that the village was grouped irregularly around the village green, from which radiated three main roads - Rattlecom Lane, Stockin Way and Stratford Way (Figure 1).

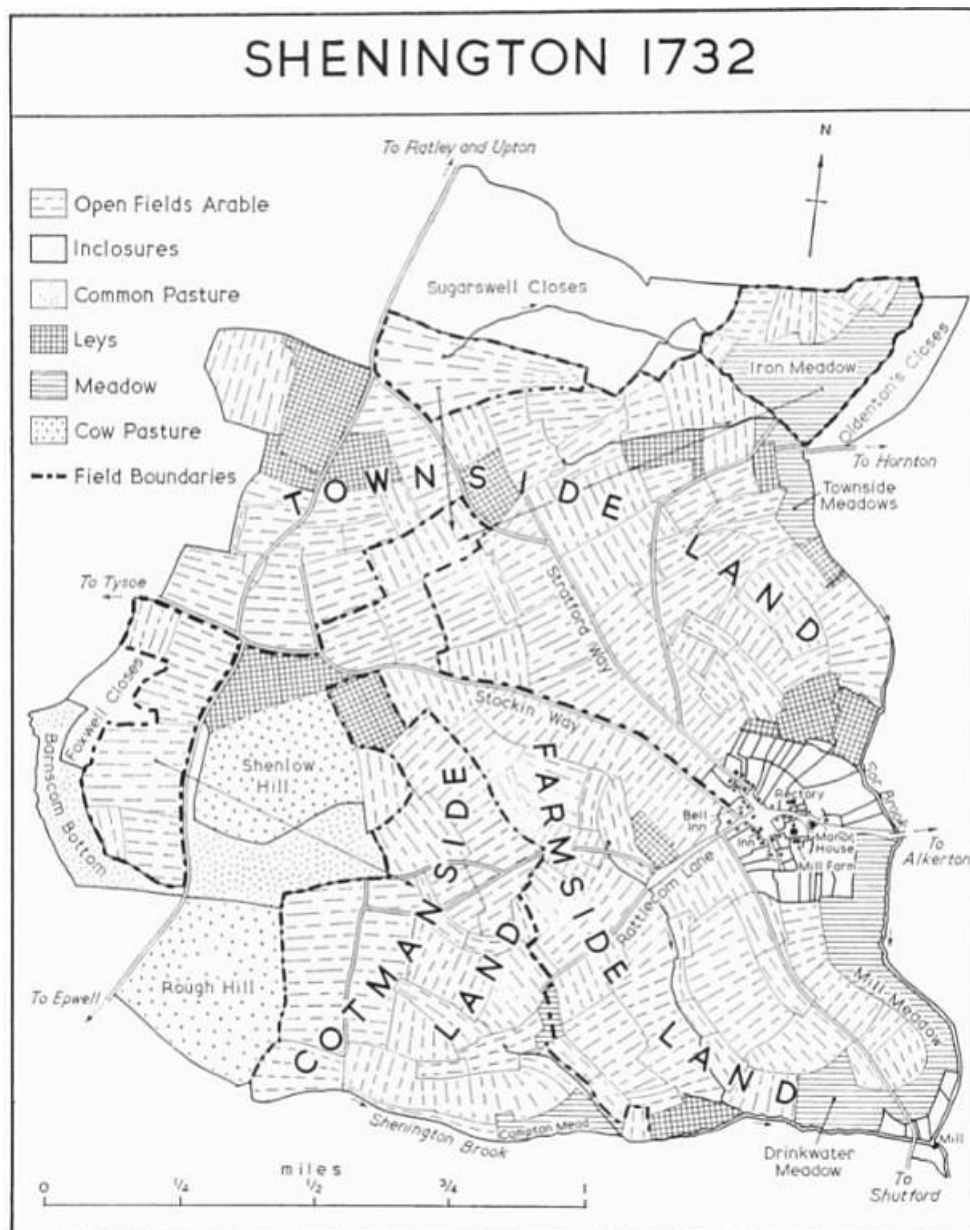


Figure 1 Simplified map of Shenington, based on a map by Robert Whittlesey, Oriel College, Oxford © British History Online

- 4.36 The village was in close proximity to the battlefield of the Battle of Edgehill in 1642 during the English Civil War, which may be the origin of the clause written into every lease *"to provide free quarter for soldiers"*.
- 4.37 Until 1844/5, Shenington was considered part of Gloucestershire, but at this time it was transferred to Oxfordshire and was joined to Alkerton parish. Alongside agriculture, the villagers had other jobs as carpenters, blacksmiths, dressmakers, grocers, shoemakers and milliners, which made the settlement self-sufficient in the post medieval period.

Modern

- 4.38 Modern farming techniques have changed the character of the village community, with very few residents now involved in agriculture, in comparison to the post medieval and medieval periods.
- 4.39 RAF Edgehill (**NDHA13**) was opened in October 1941 to the north-west of the village, with three hard runways. It was used as a satellite airfield for 21 Operational Training Unit under Bomber Command, training new bomber aircrew. The aerodrome was abandoned in 1955 and is now in recreational use.

Previous Archaeological Events

- 4.40 There are three previous archaeological events within the area of study relevant to this report. All three are watching briefs carried out by Oxford Archaeology, located at Longwalls (Dalton, 1998), Oriel Farm (Brown, 1999) and Old School (Sims, 2006) however no archaeological features were recorded at any of the areas of monitoring.

Historic Map Regression

- 4.41 The historic mapping shows that there has been little development within the site boundary since the earliest Ordnance Survey maps. A field boundary once divided the site into two fields but this appears to have been removed in the latter half of the 20th century. The site has always been located on the edge of the settlement of Shenington and has seen some ingress by the expanding settlement.

Table 4 Historic Map Regression

Map	Description
Shenington, Robert Whittlesey, 1732	The roads around the site are labelled as Stockin Way and Rattlecom Lane. The site is shown as being 'Open Fields Arable' in 'Farmside Land', in particular an area named as 'Townsend Pieces'. The area adjacent to the eastern corner of the development site is shown to be an area of trees.
Maps from Oriel College, 1781 and 1813	Top Farmhouse is shown in the area adjacent to the eastern corner of the development site, with outbuildings. The development site is labelled Hopkins and Top Farmhouse is also labelled W. Hopkins.
OS First Series 1833	Shenington is shown as being part of Gloucestershire.

Map	Description
OS County Series: Oxfordshire 1882 1:2,500	The site is comprised of two regular fields, a larger field to the west and a smaller, more irregular field to the east with residential buildings adjacent to the eastern corner. There is a footpath leading from Rattlecombe Road to Stocking Lane behind the buildings in the eastern corner. An 'Old Quarry' is shown to immediate south-west of the site. The field boundaries are straight. A number of orchards, and tree lined field boundaries are shown around the village.
OS County Series: Oxfordshire 1885- 1887 1:10,560	No change to the site or surrounding area.
OS County Series: Oxfordshire 1900- 1905 1:10,560	No change to the site. Less orchards and trees in general shown
OS County Series: Oxfordshire 1900 1:2,500	No change to the site. Footpath in eastern corner no longer shown.
OS County Series: Oxfordshire 1922 1:2,500	No change to the site or surrounding area.
OS County Series: Oxfordshire 1923 1:10,560	No change to the site or surrounding area.
Google Earth 1945	The site is shown to be comprised of two fields, with a linear boundary dividing the site. The land all appears to be under arable.
OS Plan 1955 1:10,560	No change to the site. Airfield shown to the north-west of the site, taking up large area which was once regular shaped fields.
OS Plan 1971-1972 1:2,500	A linear boundary now exists to the north of Quarry Farm, from Rattlecombe Road heading north-west towards the field boundary. Airfield/Aerodrome labelled as disused. New buildings around the site, at Quarry Farm to the south and along Stocking Lane. Also residential buildings extending around Shenington Village.
OS Plan 1978 1:10,000	No change to the site or surrounding area.

Map	Description
Google Earth 1999 - 2009	The site is shown to be under arable crop as a single field. The school buildings are also seen in the field adjacent to the west.
OS Plan 2008	No change to the site. A few additional buildings on the outskirts of the village.
Google Earth 2017	The curvilinear boundary between the northern section of pasture and the southern rough area appears.



Figure 2 Ordnance Survey First Series, Sheet 45, 1833 © A Vision of Britain Through Time

LiDAR

- 4.42 No possible archaeological features can be seen on the LiDAR available (Figure 3). The curvilinear feature seen running roughly east to west through the centre of the site from the western corner of the modern residential buildings into the field boundary appears to be a modern divide between rough ground and pasture, separated by an electric fence seen during the site visit. There are also lines seen running north-south which are likely to be due to the LiDAR data collection and processing.

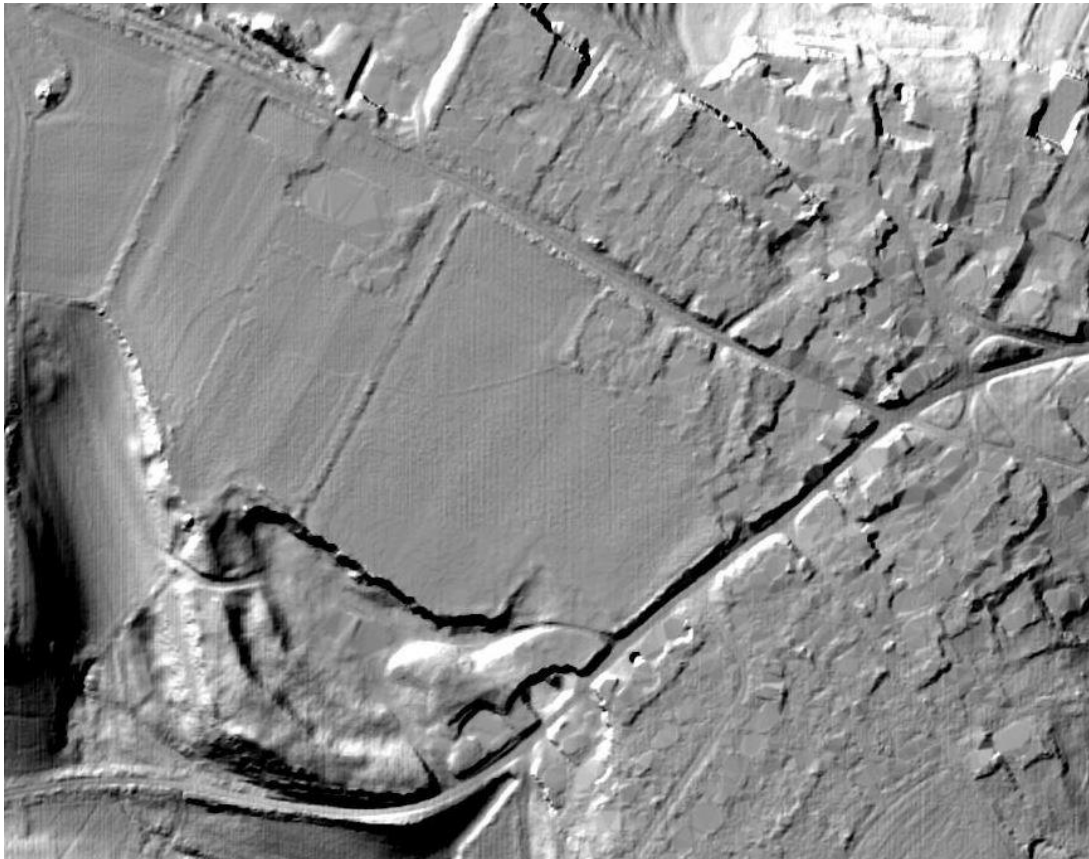


Figure 3 LiDAR Composite 1m DTM 2020 Hillshade © Environment Agency

Historic Landscape Character

- 4.43 The site is located within the landscape character area of Shenington C of E Primary School. This is an educational facility dated to the 20th century.
- 4.44 The site location and immediate area surrounding it to the north, west and south are described as previously being part of the medieval open field system, then subject to post-medieval piecemeal enclosure, then planned enclosure from the post-medieval to early 20th century.
- 4.45 To the west of the landscape character area of Shenington Primary School is an area classified as reorganised enclosures dated to the 20th century. This is described as being reorganised through extensive boundary loss and moving of original boundaries. There is a curvilinear boundary to the south which predates the planned enclosures and still survives.
- 4.46 To the south-west is an area called Quarry Farm, a type of rural settlement dated to the 20th century.
- 4.47 The remaining surrounding area is rural settlement. Shenington to the east is described as being from the medieval period. Along Rattlecombe Road and along Stocking Lane the historic landscape area is described as rural village settlement from the 20th century, following a similar pattern of development being an area of medieval open field system, then post-medieval piecemeal enclosure.

Historic Hedgerows

- 4.48 The extant hedgerows which create the boundary of the development site, along the north-eastern, north-western and south-western edges, can be demonstrated from historic mapping to be have been in place since at least 1875, however there has been reorganisation of the field boundaries since earlier enclosure and in the modern period.
- 4.49 Hedgerows within the proposed development site have been assessed against the criteria in Schedule 1, Part II of the Hedgerow Regulation 1997. The hedgerows lining Stocking Lane and Rattlecombe Road can be demonstrated from historic mapping to pre-date 1850, meeting criteria 5a and 5b and are therefore considered in this report as 'important'.

Site Visit

- 4.50 The site was visited on 17th August. The site was under pasture, with the majority of the field covered in rough pasture - long grass and thistles (Figure 5). Sheep were grazing on the pasture in the northern portion (Figure 4). A curvilinear divide was created by an electric fence, which also followed the field boundary in the northern section. The field as a whole is mostly surrounded by high hedges with numerous trees, especially the southern and western boundaries.



Figure 4 View of site from Stocking Lane entrance, looking south-east.

- 4.51 Due to the vegetation within the site, no finds were noted and no obvious earthworks were identified.
- 4.52 Views out of and into the site were restricted by the high hedgerows, except along Rattlecombe Road as the ground within the site was raised above the road, and the hedgerow and walling (Figures 6 & 7) were lower at this point.



Figure 5 View of the site, looking north from the southern boundary of the site



Figure 6 Ironstone walling on the eastern boundary of the site along Rattlecombe Road, looking south



Figure 7 Proposed entrance to site from Rattlecombe Road, looking north.



Figure 8 View towards site from Rattlecombe Road

5.0 Known Heritage Assets within the Area of Search

Designated heritage assets within area of search

- 5.1 There are 60 designated heritage assets within the area of search, one scheduled monument, 58 listed buildings and one conservation area.
- 5.2 The scheduled monument is dated to the medieval period and is of very high heritage significance.
- **SM1** - Lyncheted ridge and furrow N of Shenington (List entry no. 1006328). Medieval strip field on a steep hillside, with the ridges following the contours rather than running down the slope.
- 5.3 There is one Grade I listed building, which is dated to the medieval to post-medieval period and is of very high heritage significance.
- **LB1** - Church Of St Michael (List entry no. 1300845). Church with origins in 13th century with later alterations. Located in Alkerton. Churchyard monuments are also grade II listed (**LB8-10**).
- 5.4 There are three Grade II* listed buildings from the medieval and post-medieval periods, which are of very high heritage significance.
- **LB2** - Church Of Holy Trinity (List entry no. 1183960). Church with origins in 12th century with later alterations. Churchyard monuments also Grade II listed (**LB35-44**).
 - **LB3** - The Old Rectory and Attached Wall (List entry no. 1046833). Rectory in Alkerton, now a house. Built in 1625 for Thomas Lydiat, chronologer and cosmographer to Henry Prince of Wales (son of James I and VI of England and Scotland).
 - **LB4** - The Beeches (List entry no. 1046834). Course ironstone built cottage in Alkerton, with the datestone 'JE/1716' over the door.
- 5.5 The remaining listed buildings are Grade II, dated to the medieval and post-medieval periods, which are of high heritage significance.
- **LB5** - Barn House, Music Room and Attached Wall to Rear (List entry no. 1046835). Located in Alkerton. 16th century farmhouse, now house, with later additions and restoration. Post-medieval stables (**LB13**), thatched stable and cartshed (**LB14**) and thatched barn (**LB15**) also listed.
 - **LB6** - Cotman House (List entry no. 1200304). Rectory, now house. Medieval origins, partly rebuilt after fire in 1721. Post-medieval stable (**LB23**) and walls (**LB24-25**) also listed.
 - **LB7** - Alkerton House (List entry no. 1200287). Squared coursed ironstone house located in Alkerton. Datestone 'BG 1633', it is possible that BG stands for Bret Goodwin who later became Lord of Epwell manor.
 - **LB8** - Group of 2 Chest Tombs Approximately 7 Metres West Of West End of Church of St Michael, Alkerton (List entry no. 1046831). Two chest tombs. Dated 1760 and 1745.

- **LB9** - Group of Chest Tomb Dated 1683 And 1695 And Headstone Dated 1715 Approximately 12 Metres and 13 Metres South of South Aisle, Church Of St Michael, Alkerton (List entry no. 1046832).
- **LB10** - Headstone Dated 1662 Approximately 20 Metres South West of South Aisle, Church Of St Michael, Alkerton (List entry no. 1369579).
- **LB11** - Manor Farmhouse (List entry no. 1369580). Mid-17th century with later alterations and extensions.
- **LB12** - The Beeches (List entry no. 1369581). Three cottages, now one house. Mid-18th century with later alterations
- **LB13** - Stables Dated 1678 Approximately 25 Metres South of Barn House (List entry no. 1046836). Stables located at Barn House, Alkerton (**LB5**).
- **LB14** - Thatched Stable and Cartshed Approximately 50 Metres South of Barn House (List entry no. 1369582). Late 17th to early 18th century, located at Barn House, Alkerton (**LB5**).
- **LB15** - Thatched Barn Approximately 55 Metres South of Barn House (List entry no. 1046837). 17th to 18th century barn located at Barn House, Alkerton (**LB5**).
- **LB16** - Gardeners Cottage (List entry no. 1200282). Built in late 17th century in Alkerton with later alterations.
- **LB17** - Pump outside Pump Cottage (Not Included) (List entry no. 1369583). Cast iron water pump in Alkerton.
- **LB18** - Brook Cottage (List entry no. 1046838). 17th century construction with possible earlier wing to rear built into bank, in Alkerton.
- **LB19** - The Bay and the Old Almhouse (List entry no. 1300836). Two cottages from 17th century.
- **LB20** - Longwalls (List entry no. 1046839). Originally two 17th century houses which were rebuilt after the fire of 1721, now one dwelling.
- **LB21** - Amber Thatch (List entry no. 1200298). Late 17th century house with extensive twentieth century alterations.
- **LB22** - Top Farmhouse (List entry no. 1369584). Possibly originally 2 dwellings. Late 17th century with later alterations following fire c.1721 and later additions.
- **LB23** - Stable and Coachhouse Range Approximately 25 Metres North East of Cotman House (List entry no. 1046840). 18th century stable and coach house range north-east of Cotman House (**LB6**).
- **LB24** - Garden Wall Approximately 30 Metres North East of Cotman House (List entry no. 1300383). 18th century ironstone wall at Cotman House (**LB6**).
- **LB25** - Wall to Cotman House Fronting Main Road (List entry no. 1369585). 18th century ironstone wall at Cotman House (**LB6**).
- **LB26** - Lower Farmhouse (List entry no. 1183917). 17th century farmhouse with later alterations and additions, now house. Wall (**LB27**) also listed.
- **LB27** - Wall to Lower Farm (List entry no. 1046841). Dated to the 18th to 19th centuries, built of ironstone, at Lower Farmhouse (**LB26**).
- **LB28** - Mill Farmhouse (List entry no. 1046842). Mid-17th century, possibly with earlier origins, '1662 MP' inscribed on fireplace.

- **LB29** - Clematis Cottage (List entry no. 1300355). Mid-18th century with roof raised at later date. Panel on the front of the house bears the arms of the Company of Masons, London.
- **LB30** - Ye Olde Manor House (List entry no. 1046843). 17th century house with later additions and alterations.
- **LB31** - The Limes (List entry no. 1183944). 17th century house with later additions and alterations. Wall (**LB32**) and barn (**LB33**) also listed.
- **LB32** - Wall to the Limes (List entry no. 1046844). 18th century ironstone wall at The Limes (**LB31**).
- **LB33** - Barn, Cottage and Stable Range Approximately 5 Metres North West of the Limes. Barn. Cottage and Stable (List entry no. 1183953). Small 18th century barn at The Limes (**LB31**).
- **LB34** - Oriel House (List entry no. 1046845). 17th century house with later additions and alterations.
- **LB35** - Group of 2 Chest Tombs Approximately 9 Metres East of Chancel, Church of Holy Trinity (List entry no. 1046846). Two 17th century chest tombs.
- **LB36** - Headstone Dated 1699, Approximately 12 Metres South of Chancel, Church of Holy Trinity (List entry no. 1183979).
- **LB37** - Headstone Dated 1667, Approximately 7 Metres South East of Porch, Church of Holy Trinity (List entry no. 1046847).
- **LB38** - Chest Tomb Approximately 5 Metres South of Porch, Church of Holy Trinity (List entry no. 1184064).
- **LB39** - Chest Tomb Dated 1831, Approximately 11 Metres South West of Porch, Church of Holy Trinity (List entry no. 1369586).
- **LB40** - Headstone Dated 1700, Approximately 25 Metres South West of Tower, Church of Holy Trinity (List entry no. 1046848).
- **LB41** - Group of 3 Boldly Carved Headstones Approximately 29 Metres South of Porch, Church of Holy Trinity (List entry no. 1184069).
- **LB42** - Headstone Dated 1699, Approximately 18 Metres South East of Chancel, Church of Holy Trinity (List entry no. 1046849).
- **LB43** - Headstone Dated 1686, Approximately 25 Metres South East of Chancel, Church of Holy Trinity (List entry no. 1184075).
- **LB44** - Group of 2 Headstones Dated 1676 and 169? Approximately 30 And 32 Metres Respectively South East of Chancel, Church of Holy Trinity (List entry no. 1369587).
- **LB45** - Senendone House (List entry no. 1184081). 17th century house with later additions and alterations. Barn and stable (**LB46**) also listed.
- **LB46** - Barn and Nag's Stable Abutting and to South of Seredone House (List entry no. 1046850). 17th and 18th century stable and barn attached to Senendone House (**LB45**).
- **LB47** - Green End Cottage (List entry no. 1184089). Late 17th century cottage with later alterations. Attached to Mizpah Cottage (**LB48**).
- **LB48** - Mizpah Cottage (List entry no. 1369588). 17th century origins, rebuilt following the 1721 fire. Attached to Green End Cottage (**LB47**).
- **LB49** - April Cottage (List entry no. 1300278). Early 18th century
- **LB50** - Ivydene (List entry no. 1046851). Mid to late 17th century cottage with later alterations.

- **LB51** - Oriel Farmhouse (List entry no. 1184111). 17th century house with later additions and alterations.
- **LB52** - Longworth (List entry no. 1369589). 17th century house with later additions and alterations.
- **LB53** - Village Shop and Bell View (List entry no. 1046811). Originally two houses in 17th century, now shop and house.
- **LB54** - The Cottage (List entry no. 1369607). 17th century house with later additions and alterations.
- **LB55** - The Bell Inn (List entry no. 1046812). Inn with a datestone in plaque over door 'S/E/E 1700'.
- **LB56** - Nutshell and Glasfryn (List entry no. 1046813). Two 17th century houses in one building. Adjacent to Knapp House (**LB57**).
- **LB57** - Knapp House (List entry no. 1369608). 17th century house with later additions and alterations. Adjacent to Nutshell and Glasfryn (**LB56**).
- **LB58** - Olde Grimes Cottage (List entry no. 1046814). 17th century small cottage.

5.6 The Conservation Area is of high heritage significance.

- **CA1** - Shenington with Alkerton Conservation Area. Covers the historic cores of Shenington and Alkerton which face each other over the Sor Brook valley. Both Shenington and Alkerton display excellent examples of polite and vernacular Ironstone properties, mainly dating from the 17th century onwards. Approximately a third of the buildings within the conservation area are listed. The villages are amongst the finest examples of the villages of the Ironstone belt that runs through north Oxfordshire into Northamptonshire.

5.7 It is considered that the setting of the conservation area is largely the rural landscape between the two villages and the general wider Ironstone landscape.

5.8 The development site is located adjacent to the Village Fringe Character Area (Cherwell District Council, 2009). This area comprises former farm buildings which have now been converted for purely residential use. Stocking Lane leads northwest from the green towards the former meadows which are now the aerodrome. Rattlecombe Road leads west towards Rough Hill with later development on the south side of the road. The ironstone wall on the north-western side of Rattlecombe Road is included within the conservation area and is within the development site boundary (Figures 6 & 7).

5.9 The description of Shenington village within the appraisal (Cherwell District Council, 2009) highlights that the village green dominates the historic core, with the church and associated buildings slightly off centre. The village fringes of later construction wrap around the village core. It states that the village enjoys expansive views in most directions, but mainly to the east across the Sor valley towards Alkerton. It also highlights that Shenington is predominately inward looking with six historic routes meeting at the green.

Non-designated Heritage Assets within area of search

- 5.10 There are fifteen non-designated heritage assets within the area of search, comprising three dated to the prehistoric periods, six to the medieval, one to the medieval to post-medieval, two post-medieval and three modern assets.
- 5.11 The three prehistoric heritage assets are all of negligible heritage value.
- **NDHA1** - Mesolithic flint findspot
 - **NDHA2** - Bronze Age settlement/flint findspot
 - **NDHA3** - Bronze Age worked flint findspot
- 5.12 The medieval heritage assets are all of low heritage value, except the findspot which is of negligible heritage value.
- **NDHA4** - Lynchets, visible as earthworks, located approximately 145m south of the development site
 - **NDHA5** - Lynchets, visible as earthworks, located approximately 570m south-west of the development site
 - **NDHA6** - Lynchets, visible as earthworks, located approximately 645m south-east of the development site
 - **NDHA7** - Shrunk Village and fishponds, most prominent earthworks are fishponds, located approximately 290m south-east of the development site
 - **NDHA8** - Croft boundaries, visible as earthworks, located approximately 245m north-east of the development site
 - **NDHA9** - Arrowhead findspot, located approximately 95m north-east of the development site
- 5.13 The heritage asset dated to the medieval to post-medieval periods is of low heritage value:
- **NDHA10** - Strip lynchets, aligned north-south, located approximately 600m north-east of the development site
- 5.14 The post-medieval heritage assets are both of low heritage value:
- **NDHA11** - Old quarry, marked on 1st edition OS map
 - **NDHA12** - Former Primitive Methodist Chapel, built between 1852 and 1869, now converted to residential
- 5.15 The heritage assets dated to the modern period are all related to the airfield in the north-west of the study area.
- **NDHA13** - RAF Edgehill military airfield, of moderate heritage significance
 - **NDHA14** - WWII dispersed bomb store, of moderate heritage significance
 - **NDHA15** - WWII small arms range, of moderate heritage significance

Archaeological Potential

- 5.16 There is a low potential for prehistoric remains within the development site due to the scarcity of recorded remains within the area of study. If any prehistoric remains do survive these are likely to be stray flint tools, which would be of low (local) heritage significance.

- 5.17 There is a negligible potential for Roman remains within the development site due to the scarcity of recorded remains within the area of study and the wider area. Any Roman remains which do survive are likely to be of up to moderate (regional) heritage significance due to the lack of remains in the wider area for this period.
- 5.18 There is a low potential for early medieval remains within the development site. Any remains from this period are likely to be associated with agriculture and would be of low (local) heritage significance.
- 5.19 There is an up to moderate potential for medieval remains within the development site. Any remains from this period are likely to be associated with agriculture or settlement activity and would be of low (local) heritage significance.
- 5.20 There is an up to moderate potential for post-medieval remains within the development site. Any remains from this period are likely to be associated with agriculture or settlement activity and would be of low (local) heritage significance.
- 5.21 There is a low potential for modern remains within the development site. Any remains from this period are likely to be associated with agriculture and would be of low (local) heritage significance.

6.0 Discussion and Conclusions

Summary of baseline conditions

- 6.1 The historic background has shown that there was little activity in the area before the early medieval period, when it is likely that Shenington was founded. The village developed around the village green and the church. In 1721 there was a fire which destroyed some of the village, and most other buildings lost their thatch, which may account for the increase in building during the 18th century. The village has seen little expansion since the earliest available historic mapping, with only limited infill with modern, small-scale additions.
- 6.2 There are no known heritage assets within the development site. The eastern boundary of the site forms part of the boundary of the Shenington with Alkerton Conservation Area. There are three listed buildings within 100m of the development site - Top Farmhouse (**LB22**), Clematis Cottage (**LB29**) and Longworth (**LB52**).
- 6.3 In accordance with The Setting of Heritage Assets (HE, 2017) Step 1: *identify which heritage assets and their settings are affected*, it is considered that the setting of the Conservation Area (**CA1**) will be impacted by the proposed development.

Assessment of Heritage Significance

- 6.4 This section follows the Setting of Heritage Assets (HE, 2017) Step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage assets(s) or allow significance to be appreciated*.

Built Heritage

- 6.5 The heritage significance of the conservation area derives from its high level of the values outlined in Conservation Principles (HE, 2008). The historic buildings yield evidence about human activity from the late medieval period onwards (evidential) and provide connections to the past, especially from stories of the people who once lived there (historical and communal). The predominantly ironstone construction of the buildings and boundary walls provide a strong character to the villages, and they are considered the most attractive villages in the Ironstone Belt (aesthetic).
- 6.6 The heritage significance of the conservation area is high as it is a designated area of special architectural or historic interest, as defined in Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.7 The setting of the conservation area is the surrounding agricultural landscape, and particularly the valley sides between the villages of Shenington and Alkerton. The fields surrounding the villages are predominately large and regular, with hedgerow field boundaries. This setting makes a positive contribution to the significance of the conservation area.

- 6.8 It is considered that the settings of the nearby listed buildings is their village location. The three Grade II listed buildings of Top Farmhouse (LB22), Clematis Cottage (LB29) and Longworth (LB52) are all of high heritage significance. Dating to the 17th and 18th century they form a discrete group around the junction between Rattlecombe Road and Stocking Lane at the western edge of the historic village core. The surroundings of these asset includes extant historic and listed buildings to the north, east and west, and they are within the conservation area, with no views out towards the development site. These elements of their setting make a positive contribution to their heritage significance.

Archaeology

- 6.9 The closest known archaeological remains to the development site are the scheduled monument of strip lynchets (**SM1**), located approximately 100m to the north-east of the site; the old quarry (**NDHA11**), located approximately 90m to the south-west of the site; and the findspot of a medieval arrowhead (**NDHA9**), located approximately 95m to the north-east of the site.
- 6.10 The scheduled monument is of very high heritage significance due to its high evidential and historical values.
- 6.11 The non-designated heritage assets closest to the development site are considered to be of low (local) heritage significance.

Assessment of Effects

- 6.12 This part of the assessment is in accordance with Step 3: *assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it* (HE, 2017).

Indirect Effects Assessment

- 6.13 The indirect effects of the proposed development are the impacts upon the setting of heritage assets and the historic landscape, in other words, how the development impacts upon the way the landscape and the heritage assets are experienced.

Built Heritage

- 6.14 It is considered that the indirect effect on the conservation area will be mainly from the views from within and into the conservation area. The setting of the conservation area is considered to be the plateau on which it sits, and there are numerous views across the valley and into the surrounding landscape, although these key views tend to be to the east and north-east closer to Alkerton.
- 6.15 The conservation area appraisal (Cherwell District Council, 2009) highlights a number of key vistas and views, within which the development site hidden from view by existing buildings and trees. Wider views across the countryside are only afforded where the route drops into a valley, such as at the western end of Rattlecombe Road, with the hedgerows, high verges and buildings containing views within the village to the immediate surroundings. The appraisal notes that whilst there are pleasing views out of the village to the south and the west, the village cannot be said to have a landscape backdrop, due to its location on a plateau.

- 6.16 The proposed development will also have an indirect effect by removing some of the agricultural surrounding within which the village is experienced. The surrounding fields are an important indicator of the agricultural history and development of the village. However, this is on small part and the remaining fields surrounding the village, which contain evidence of the medieval and post medieval farming system will not be impacted by the development and therefore continue to contribute to the conservation area's heritage significance.
- 6.17 The magnitude of indirect effect of the proposed development on the conservation area is therefore considered to be low adverse.

Archaeology

- 6.18 There are no known heritage assets of archaeological interest within the development site. The development site is not considered to be within the setting of the scheduled monument (**SM1**) which is located to the north of the site, due to intervening distance and built form. The closest non-designated heritage assets are the old quarry (**NDHA11**) and the find spot of the medieval arrowhead (**NDHA9**). The development site is not considered to be within the setting of the old quarry.
- 6.19 The magnitude of indirect effect of the proposed development on the known archaeological remains is therefore considered to be none.

Direct Effects Assessment

- 6.20 Direct effects of the proposed development may arise from the construction of the residential development. Construction activities may result in direct impacts on archaeology where required below ground works interact with potential archaeological deposits.

Built Heritage

- 6.21 There will be a small area of direct, physical impact on the conservation area, due to the eastern boundary and proposed entrance to the development site being located within the designated area. The current proposal includes the restoration of the ironstone wall along Rattlecombe Road, which is currently in a state of disrepair.
- 6.22 The importance of the conservation area is derived from the layout of the village and the architectural value of the buildings within it, which will not be impacted by the development.
- 6.23 The proposed site layout currently available at the time of writing this report indicates that new dwellings closest to Rattlecombe Road will respect the positive vista west and will not intrude into this view. In addition the plans indicate that areas of remaining hedgerow within the site, as seen on historic mapping, will be restored, as will the low lying ironstone wall which faces Rattlecombe Road. These are positive design measures and therefore the magnitude of direct effect on the conservation area is considered to be low beneficial, and the wall which contributes to the aesthetic and historical value of the conservation area will be repaired.

6.24 There will be no direct, physical impacts on any listed buildings due to their distance from the development site. The importance of these buildings derives from their evidential, historical and aesthetic values, and these will be unaffected by the proposed development.

6.25 The magnitude of effect on the listed buildings is therefore considered to be none.

Archaeology

6.26 There will be no direct, physical impact on any known archaeological remains due to their distance from the development site.

6.27 Direct construction impacts are predicted in relation to as yet unknown heritage assets with archaeological interest of likely low (local) heritage significance which many survive within the area of development. The magnitude of effect, at its greatest, would be moderate adverse.

Significance of Effects

Built Heritage

6.28 The assessment has concluded that the magnitude of indirect effect is low adverse to none on the built heritage, and the magnitude of direct effect is low beneficial to none. As the conservation area and listed buildings are considered to be of very high to high heritage significance, the combined significance of the effect is therefore negligible.

Archaeology

6.29 The magnitude of both indirect and direct effects on the known archaeological resource has been assessed to be none, therefore the significance of the effect is also none.

6.30 The overall significance of effect on as yet unknown heritage assets with archaeological interest, if encountered, is predicted to be moderate to low, before mitigation, due to the magnitude of effect being at most moderate adverse.

Mitigation or Recommendation

6.31 The final step of the assessment is to *explore ways to maximise enhancement and avoid or minimise harm* (HE, 2017).

Mitigation of Indirect Effects

6.32 The current plans for the development include the restoration of the ironstone wall which runs along the eastern boundary of the site along Rattlecombe Road. The conservation area appraisal notes that 'its restoration would be desirable', therefore it is recommended that this measure be kept in order to reduce the impact to the historical boundaries and the way in which the conservation area is experienced.

6.33 In a similar way, it is also recommended that the existing hedgerows which surround the site especially on the southern and eastern boundaries are kept intact as much as possible. This will further reduce the impact to the historical field boundaries.

- 6.34 It is noted that on the proposed site layout (Appendix B) there is also a proposal to reinstate the historic hedgerow which once split the site as seen on the Ordnance Survey maps until recently. It is recommended that this proposal is carried out as it will provide a link with the historical development of the site.
- 6.35 It is recommended that similar materials to the current village buildings are used in the construction of the new development, for example ironstone, in order to blend in with the existing structures. It is noted in the appraisal that later properties and conversions which have used local materials are able to co-exist with the surrounding properties, and it was seen on the site visit that the modern houses which were built sympathetically integrated with the older buildings.
- 6.36 It is also noted on the proposed site layout that the new houses are to be set back from Rattlecombe Road to respect the current building line and not to impose on the views into and out of the village. It is recommended that this proposal is also kept, in order to allow the older buildings to be appreciated and understood.

Mitigation of Direct Effects

- 6.37 Following the assessment work, it is concluded that the development site holds up to moderate potential for as yet unknown archaeological remains to survive within the site from any period.
- 6.38 It is recommended that a programme of archaeological works be undertaken in order to further assess the potential for as yet unknown archaeological remains, and inform the nature, character and extent of any future mitigation measures. It is suggested that a first phase of archaeological evaluation in the form of a geophysical survey is undertaken across the development site. This evaluation is recommended to better understand the archaeological potential of the site, in accordance with the NPPF 2021 paragraph 205.
- 6.39 The scope of the archaeological works would be set out in a Written Scheme of Investigation (WSI) prepared following consultation with the Oxfordshire County Council planning archaeologist. The need for, and the scope of, any mitigation would be based on the results of the evaluation works and confirmed in consultation with the Oxfordshire County Council planning archaeologist.
- 6.40 A carefully designed programme of archaeological work which sets out specific research questions, would advance understanding of the significance of the known, and any as yet unknown heritage assets that are affected by the proposed development, in a manner that is proportionate to their importance and impact. Any recovered evidence would be made publically available through reporting and an archive commensurate to the findings.
- 6.41 It is strongly advised that the conclusions and recommendations of this desk-based assessment are confirmed in consultation with the Oxfordshire County Council planning archaeologist, as advisors to Cherwell District Council.

Archive

- 6.42 This report will be archived with the Oxfordshire HER and/ or OASIS within 6 months of completion, unless otherwise instructed by the client.

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APPENDIX A: Gazetteer of known heritage assets

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
SM1	2561	1006328	Lyncheted ridge and furrow N of Shenington. Medieval strip field on a steep hillside, with the ridges following the contours rather than running down the slope.		Scheduled Monument	Medieval	Very High
LB1	4549	1300845	Church Of St Michael. Church c.1200 with late C14th clerestory and chancel rebuilt early C17th. C12th tower, C13th alterations and C14th tower lifted and nave rebuilt and porch. General restoration in 1889 by J. Cossins. Ironstone ashlar. Chancel and south porch have steeply pitched stone slate roofs.	I	Listed Building	Medieval to Post Medieval	Very High
LB2	4548	1183960	Church Of Holy Trinity. C12th-C14th features, C15th south porch and tower. 1504 steeple built and restoration in 1879. Churchyard monuments also listed Grade II. Coursed ironstone rubble and ironstone ashlar.	II*	Listed Building	Medieval	Very High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB3	18769	1046833	The Old Rectory And Attached Wall. Rectory, now house. Built in 1625 for Thomas Lydiat, chronologer and cosmographer to Henry Prince of Wales. Short rear wing added in 1748. Alterations and additions to rear in 1946 and 1973. Squared, coursed ironstone. Steeply pitched stone slate roof. A notable example of regional architecture built for one of the regions most distinguished figures, Thomas Lydyat (1572-1646), rector of Alkerton and a greatly respected writer and scholar in his day. Wall probably C18. Approximately 4 metres high. Finely jointed ironstone with a stone coping.	II*	Listed Building	Post Medieval	Very High
LB4	18771	1046834	The Beeches. Coursed ironstone built cottage. Datestone JE/1716 over door. Datestone probably to John Edwards, village mason, who married in 1716. His father owned The Bell Inn, Shenington. A notable dated example of a lesser vernacular dwelling with surviving plan and interior details. Once known as Homestead Cottage.	II*	Listed Building	Post Medieval	Very High
LB5	13590	1046835	Barn House, Music Room And Attached Wall To Rear. C16 farmhouse, now house, C17 and C20 additions and restoration, with music room and attached wall to rear. Stables dated 1678 (PRN18773), late C17/early C18 thatched stable and cartshed (PRN18774) and thatched barn (PRN18775) also listed.	II	Listed Building	Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB6	18784	1200304	Cotman House. Rectory, now house. C16/C17 origins, partly rebuilt after fire in 1721. Ironstone ashlar with coursed ironstone rubble to sides. Steeply pitched stone slate roof.	II	Listed Building	Medieval	High
LB7	18778	1200287	Alkerton House. Squared, coursed ironstone house. Steeply pitched red-tile and blue fishscale-tile roof. Datestones 'Ad 1415' and 'BG 1633'. It is possible that BG stands for Bret Goodwin who later became Lord of Epwell manor.	II	Listed Building	Medieval to Post Medieval	High
LB8	18766	1046831	Group Of 2 Chest Tombs Approximately 7 Metres West Of West End Of Church Of St Michael. Two chest tombs. Dated 1760 and 1745. Ironstone. Northern dated 1760 has balusters with corinthian capitals and a moulded, chamfered ledger slab. Southern dated 1745 to Elizabeth wife of John Short, Corner balusters, plain panelled sides and moulded, chamfered ledger slab.	II	Listed Building	Post Medieval	High
LB9	18767	1046832	Group Of Chest Tomb Dated 1683 And 1695 And Headstone Dated 1715 Approximately 12 Metres And 13 Metres South Of South Aisle, Church Of St Michael. Ironstone. Chest tomb to William and Elizabeth Lidyat dated 1683 and 1695. Plain with chamfered ledger slab and inscription in panel. Headstone dated 1715. Cambered shoulders, winged cherub's head and cartouche surrounded by bold carving.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB10	18768	1369579	Headstone Dated 1662 Approximately 20 Metres South West Of South Aisle, Church Of St Michael. Limestone. Scrolled shoulders, winged cherub's head and square panel bearing inscription: "Here lyeth the body of Mary the wife of John Greenway".	II	Listed Building	Post Medieval	High
LB11	18770	1369580	Manor Farmhouse. Mid C17 with C18, C19 and C20 alterations and extensions. Finely jointed, coursed squared ironstone. Steeply pitched stone slate roof.	II	Listed Building	Post Medieval	High
LB12	18772	1369581	The Beeches. 3 cottages, now one house. Mid C18 with C20 alterations. Squared, coursed ironstone. Thatched roof.	II	Listed Building	Post Medieval	High
LB13	18773	1046836	Stables Dated 1678 Approximately 25 Metres South Of Barn House. Stables. Datestone 1678. Squared, coursed ironstone. Stone slate roof.	II	Listed Building	Post Medieval	High
LB14	18774	1369582	Thatched Stable And Cartshed Approximately 50 Metres South Of Barn House. Single storey stable built of coursed ironstone rubble with steeply pitched thatched roof. Late C17/early C18.	II	Listed Building	Post Medieval	High
LB15	18775	1046837	Thatched Barn Approximately 55 Metres South Of Barn House. C17/C18. Squared coursed ironstone. Steeply pitched thatched roof.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB16	18776	1200282	Gardeners Cottage. Late C17 with C19 and C20 alterations. Squared, coursed ironstone. Steeply pitched red-tile roof.	II	Listed Building	Post Medieval	High
LB17	18777	1369583	Pump Outside Pump Cottage (Not Included). Cast iron water pump.	II	Listed Building	Post Medieval	High
LB18	18779	1046838	Brook Cottage. C17 possibly with earlier wing to rear built into bank. Squared, coursed ironstone. Steeply pitched C20-tile roof.	II	Listed Building	Post Medieval	High
LB19	18780	1300836	The Bay And The Old Almhouse. Two cottages from 17th century. Squared coursed ironstone. Steeply pitched thatched roof.	II	Listed Building	Post Medieval	High
LB20	18781	1046839	Longwalls. Two houses now one dwelling. C17 burned 1721, rebuilt 1725. Regular coursed ironstone rubble. Stone slate roof .	II	Listed Building	Post Medieval	High
LB21	18782	1200298	Amber Thatch. House. Late C17 with extensive C20 alterations. Squared, coursed ironstone rubble. Artificial stone slate roof.	II	Listed Building	Post Medieval	High
LB22	18783	1369584	Top Farmhouse. Possibly originally 2 dwellings. 3 builds. Late C17 with later alterations following fire c.1721 and C19 additions. Squared coursed ironstone rubble. Steeply pitched stone slate roof with Welsh slate and C20-tile to rear.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB23	18785	1046840	Stable And Coachhouse Range Approximately 25 Metres North East Of Cotman House. C18 with later alterations. Coursed ironstone rubble. Steeply pitched C20-tile roof. Stable, coach house. tack room and brew house range NE of Cotman House.	II	Listed Building	Post Medieval	High
LB24	18786	1300383	Garden Wall Approximately 30 Metres North East Of Cotman House. C18. Finely dressed and jointed coursed ironstone. Stone copings. Approximately 2 metres high. Said to be shown on a map in Oriel College, Oxford, dated 1732.	II	Listed Building	Post Medieval	High
LB25	18787	1369585	Wall To Cotman House Fronting Main Road. C18. Squared, coursed ironstone, approximately 2 metres high rising by swept lengths to approximately 4 metres in height. Stone coping. 6-panelled door in wood surround.	II	Listed Building	Post Medieval	High
LB26	18788	1183917	Lower Farmhouse. Farmhouse now house. C17 origins with early C18 and C19 alterations and additions. Early C18 front on road has squared, coursed ironstone approaching ashlar. Slate roof.	II	Listed Building	Post Medieval	High
LB27	18789	1046841	Wall To Lower Farm. Dated 17? and 1848. Squared coursed ironstone with moulded stone cap.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB28	18790	1046842	Mill Farmhouse. Mid C17, possibly with earlier origins. Roof raised C18/early C19. Coursed squared ironstone. C20-tile roof. The fireplace in the hall inscribed '1662 MP'.	II	Listed Building	Post Medieval	High
LB29	18791	1300355	Clematis Cottage. Mid C18 with roof raised at later date, and with C20 alterations. Finely jointed coursed, squared ironstone approaching ashlar in quality. C20-tile roof. Panel on front wall has the arms of the company of masons, London. Chevron, towers, pair of compasses, and mantling.	II	Listed Building	Post Medieval	High
LB30	18792	1046843	Ye Olde Manor House. C17 with C18 additions and alterations. Coursed ironstone rubble and squared coursed ironstone. Steeply pitched thatched roof. L-plan. 2 storeys plus attic.	II	Listed Building	Post Medieval	High
LB31	18793	1183944	The Limes. C17 with C18 and C19 alterations. Squared, coursed ironstone, approaching ashlar. Steeply pitched stone slate roof.	II	Listed Building	Post Medieval	High
LB32	18794	1046844	Wall To The Limes. C18/C19. Coursed squared ironstone. 1 metre rising to 2 metres with stone coping and gateway.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB33	18795	1183953	Barn, Cottage And Stable Range Approximately 5 Metres North West Of The Limes. Barn. Cottage and Stable. C18. Small barn. Coursed ironstone rubble. Steeply pitched corrugated iron roof. 3 bays. Plank door and wood lintel. Cottage. Squared, coursed ironstone. Brick end stack. 2 storeys. 2-window range. Stable. Squared, coursed ironstone rubble. Corrugated iron roof.	II	Listed Building	Post Medieval	High
LB34	18796	1046845	Oriel House. C17 and C18 with C20 alterations. Finely jointed squared, coursed ironstone. Steeply pitched tiled roof.	II	Listed Building	Post Medieval	High
LB35	18797	1046846	Group Of 2 Chest Tombs Approximately 9 Metres East Of Chancel, Church Of Holy Trinity. 2 chest tombs; C17. Ironstone. (a) on north has bold carving with balusters, strapwork, skulls and moulded ledger slab. (b) is a simple chest tomb with panelling and a moulded ledger slab.	II	Listed Building	Post Medieval	High
LB36	18798	1183979	Headstone Dated 1699, Approximately 12 Metres South Of Chancel, Church Of Holy Trinity. Headstone. Dated 1699. Ironstone. Floral decoration and panel bearing inscription.	II	Listed Building	Post Medieval	High
LB37	18799	1046847	Headstone Dated 1667, Approximately 7 Metres South East Of Porch, Church Of Holy Trinity. Ironstone. Shaped shoulders, cartouche with inscription and floral decoration.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB38	18800	1184064	Chest Tomb Approximately 5 Metres South Of Porch, Church Of Holy Trinity. Probably late C17. Ironstone. Heavy chamfered ledger slab. Prominent position in churchyard to right of entrance to church.	II	Listed Building	Post Medieval	High
LB39	18801	1369586	Chest Tomb Dated 1831, Approximately 11 Metres South West Of Porch, Church Of Holy Trinity. Ironstone. Ledger slab, baluster sides and panel bearing inscriptions to Will Hopman (?).	II	Listed Building	Post Medieval	High
LB40	18802	1046848	Headstone Dated 1700, Approximately 25 Metres South West Of Tower, Church Of Holy Trinity. Ironstone. Boldly carved with winged cherub, floral decoration and panel bearing inscription.	II	Listed Building	Post Medieval	High
LB41	18803	1184069	Group Of 3 Boldly Carved Headstones Approximately 29 Metres South Of Porch, Church Of Holy Trinity. Probably late C17. Boldly carved ironstone memorials. Central headstone has 2 mourners, other decoration includes urns and cherubs.	II	Listed Building	Post Medieval	High
LB42	18804	1046849	Headstone Dated 1699, Approximately 18 Metres South East Of Chancel, Church Of Holy Trinity. Ironstone. Scrolled head, boldly carved with winged cherub and twisted decoration.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB43	18805	1184075	Headstone Dated 1686, Approximately 25 Metres South East Of Chancel, Church Of Holy Trinity. Ironstone. Bold, 'rustic' carving with winged cherubic head and drapes.	II	Listed Building	Post Medieval	High
LB44	18806	1369587	Group Of 2 Headstones Dated 1676 And 169? Approximately 30 And 32 Metres Respectively South East Of Chancel, Church Of Holy Trinity. Ironstone. Both of similar design and are wide with scrolled shoulders. Boldly carved decoration including skulls and ionic columns.	II	Listed Building	Post Medieval	High
LB45	18807	1184081	Senendone House. C17 origins with C18, C19 and C20 alterations and extensions. Squared, coursed ironstone with coursed ironstone rubble on right end. Slate roof. Possibly a 2-unit C17 house extended to 3-units and with a C19 rear wing, now forming an L plan. 3 storeys. Inventory of 1698, in Gloucestershire Record Office, refers to John Ward occupying this house at that time.	II	Listed Building	Post Medieval	High
LB46	18808	1046850	Barn And Nag's Stable Abutting And To South Of Seredone House. Late C17/early C18. Stable. C18. Barn. Uncoursed ironstone rubble and coursed, squared ironstone rubble. Steeply pitched thatched roof. Blocked carriage entrance to rear with date 1826 inscribed on wood lintel.	II	Listed Building	Post Medieval	High

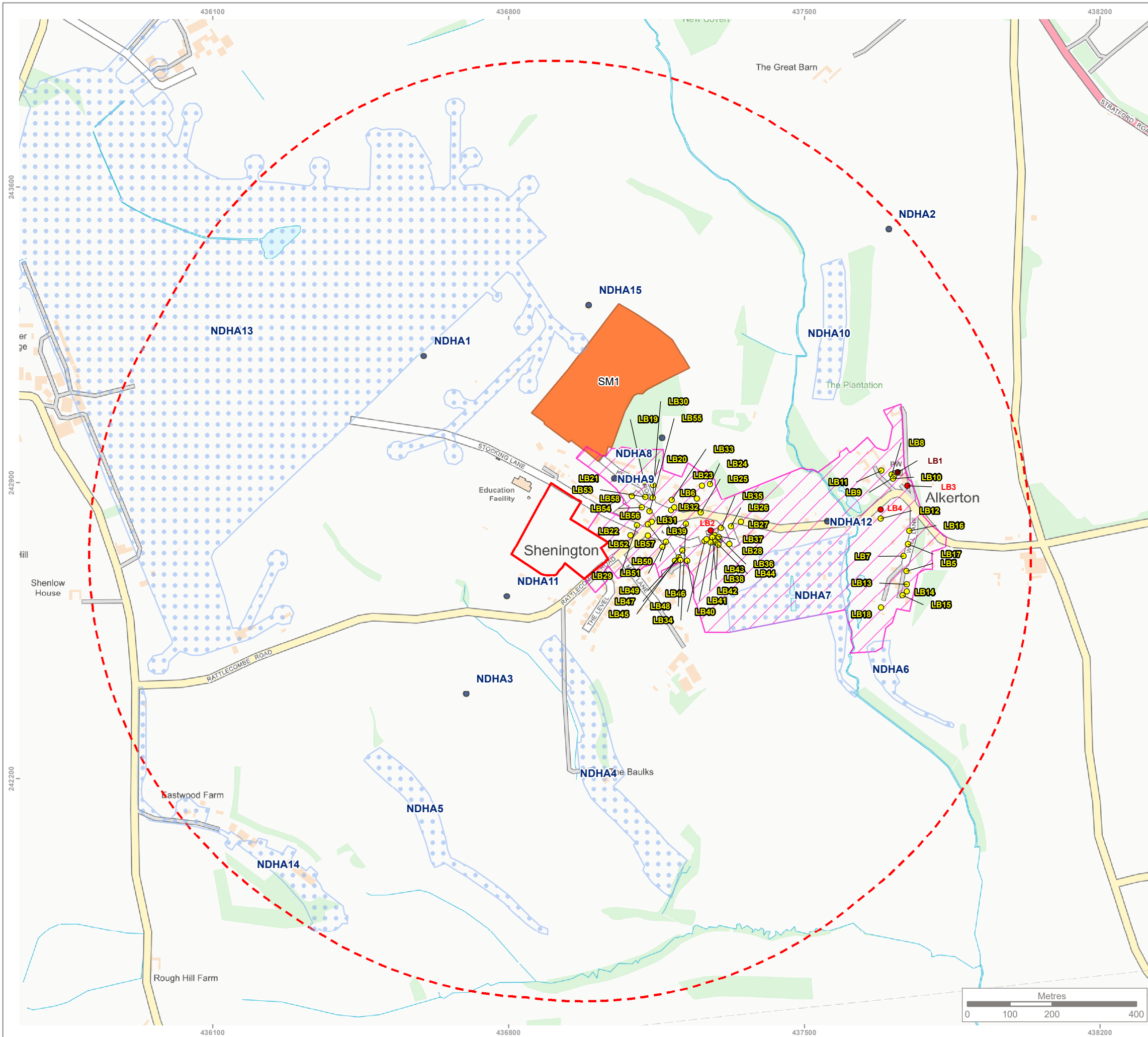
TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB47	18809	1184089	Green End Cottage. Late C17 with later alterations. Squared, coursed ironstone. Steeply pitched thatched roof. Single storey plus attic.	II	Listed Building	Post Medieval	High
LB48	18810	1369588	Mizpah Cottage. C17 origins, rebuilt following a fire in early C18. Datestone inscribed: 'this house was burned May 13 1721' on panel with open book. Below, a cartouche with the initials I/L/A. Squared, coursed ironstone with uncoursed rubble on left end. Steeply pitched stone slate roof.	II	Listed Building	Post Medieval	High
LB49	18811	1300278	April Cottage. Early C18. Squared, coursed ironstone. Steeply pitched thatched roof. Single storey plus attic.	II	Listed Building	Post Medieval	High
LB50	18812	1046851	Ivydene. Mid to late C17 with later alterations. Coursed ironstone rubble. Steeply pitched thatched roof, the thatch extending over single-storey outshot to rear. Single storey plus attic.	II	Listed Building	Post Medieval	High
LB51	18813	1184111	Oriel Farmhouse. C17 with C19 additions. Squared, coursed ironstone. Slate roof. 2 storeys plus attics.	II	Listed Building	Post Medieval	High
LB52	18814	1369589	Longworth. House. C17 with later alterations, mainly in C19. Squared, coursed ironstone. C20-tile roof. 4-unit plan plus barn (now part of house) forming L plan. Single storey plus attic. Barn attached on rear left was once used as a butcher's shop.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB53	18815	1046811	Village Shop And Bell View. 2 houses now shop and house. C17 origins with roof raised in C18. Uncoursed ironstone and squared coursed ironstone. C20-tile roof. Stone ridge and end stacks. 3-unit plan. 2 storeys plus attic.	II	Listed Building	Post Medieval	High
LB54	18816	1369607	The Cottage. C17 with later alterations. Coursed ironstone rubble including some burned stones. Steeply pitched C20 imitation stone slate roof. 2 storeys.	II	Listed Building	Post Medieval	High
LB55	18817	1046812	The Bell Inn. Inn. Datestone in plaque over door S/E/E 1700. Squared, coursed ironstone. Slate roof. 2 storeys plus attic.	II	Listed Building	Post Medieval	High
LB56	18818	1046813	Nutshell And Glasfryn. Two houses. One building. C17 origins with C18 refacing and later alterations. Squared, coursed ironstone. Nutshell (on left) has a C20-tile roof and Glasfryn has a corrugated asbestos roof.	II	Listed Building	Post Medieval	High
LB57	18819	1369608	Knapp House. C17 origins with C18 and C20 alterations and additions. Squared, coursed ironstone. 2 storeys plus attic. One of a row of houses forming a prominent group on the north side of the Village Green.	II	Listed Building	Post Medieval	High
LB58	18820	1046814	Olde Grimes Cottage. Small cottage. C17. Uncoursed ironstone rubble. Steeply pitched thatched roof said to cover stone slates. 2 storeys.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
CA1			Shenington with Alkerton Conservation Area. The conservation area boundary has been drawn to include the historic core of Shenington, Alkerton and the landscape backdrop to the villages, most particularly the landscape between the two villages, all of which displays a special quality.		Conservation Area		High
NDHA1	2180		Mesolithic Flints. A few mesolithic flints recovered during field walking at Broad Gores, Shenington Airfield		Findspot	Mesolithic	Negligible
NDHA2	1936		Bronze Age Settlement And Finds (Ne Of The Plantation, Alkerton). Concentration of Bronze Age flints found during field walking, of sufficient quantity to warrant interpretation as a settlement. Also mesolithic microlith.		Settlement; Findspot	Bronze Age	Negligible
NDHA3	7349		Bronze Age Artefacts. A few B/A worked flints, including barbed and tanged arrowhead, found during field walking		Findspot	Bronze Age	Negligible
NDHA4	2562		Medieval? Lynchets. Despite original comment that the earthworks were destroyed, a site visit by M Aston confirmed that the lynchets in the N field were much reduced, but evident, and the ones in the S field were well preserved wide lynchets.		Lynchet	Medieval	Low
NDHA5	29489		Medieval? Lynchets. Visible as earthworks on aerial photographs taken in 2009.		Lynchet	Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA6	29490		Medieval? Lynchets. Visible as earthworks on aerial photographs taken in 2009.		Lynchet	Medieval	Low
NDHA7	5846		Shenington Shrunk Village And Fishponds. Field inspection shows that the most prominent earthworks are in fact fishponds.		Shrunk Village; Fishpond	Medieval	Low
NDHA8	28252		Medieval Croft Boundaries. Visible as earthworks.		Croft	Medieval	Low
NDHA9	12641		Medieval Arrowhead. Found in Chicken run in garden of Marshalls Close, in 1980		Findspot	Medieval	Negligible
NDHA10	28544		Undated Strip Lynchets. Undated strip lynchets aligned N/S. Although undated are likely to be of a medieval date in association with other similar field systems in the immediate vicinity. 4 surviving lynchets identified on the NMP cropmarks.		Strip Lynchet	Medieval to Post Medieval	Low
NDHA11	4545		Old Quarry. Shown on 1st edition 25" OS map		Quarry	Post Medieval	Low
NDHA12	11529		Former Primitive Methodist Chapel. Built in brick between 1852 and 1869 but has now been converted to a dwelling house called Tanners Cottage.		Primitive Methodist Chapel; House	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA13	28136		RAF Edgehill Military Airfield. The site of a Second World War military airfield, opened in 1941 and closed in 1945.		Airfield Building; Military Airfield; Aircraft Hangar; Robin Aircraft Hangar; Firing Range; Air Raid Shelter; Emergency Water Supply; Watch Office; Barracks; Motor Vehicle Testing Track	Modern	Moderate
NDHA14	28143		WWII Dispersed Bomb Store. Visible on aerial photographs.		Bomb Store; Blast Wall	Modern	Moderate
NDHA15	29289		WWII Small Arms Range. Shown on the 1972 1:2500 OS map		Firing Range	Modern	Moderate



KEY

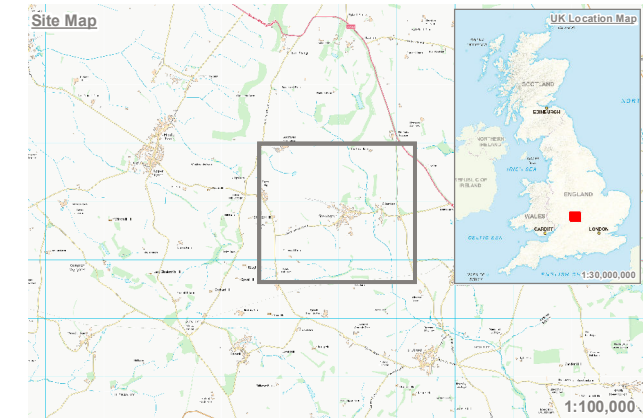
- Site boundary
- Site boundary 1km buffer
- Designated heritage assets**
 - Scheduled monument
 - Grade I listed building
 - Grade II* listed building
 - Grade II listed building
- Conservation Area
- Non-Designated Heritage Assets**
 - NDHA points
 - NDHA polygons

Note

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Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

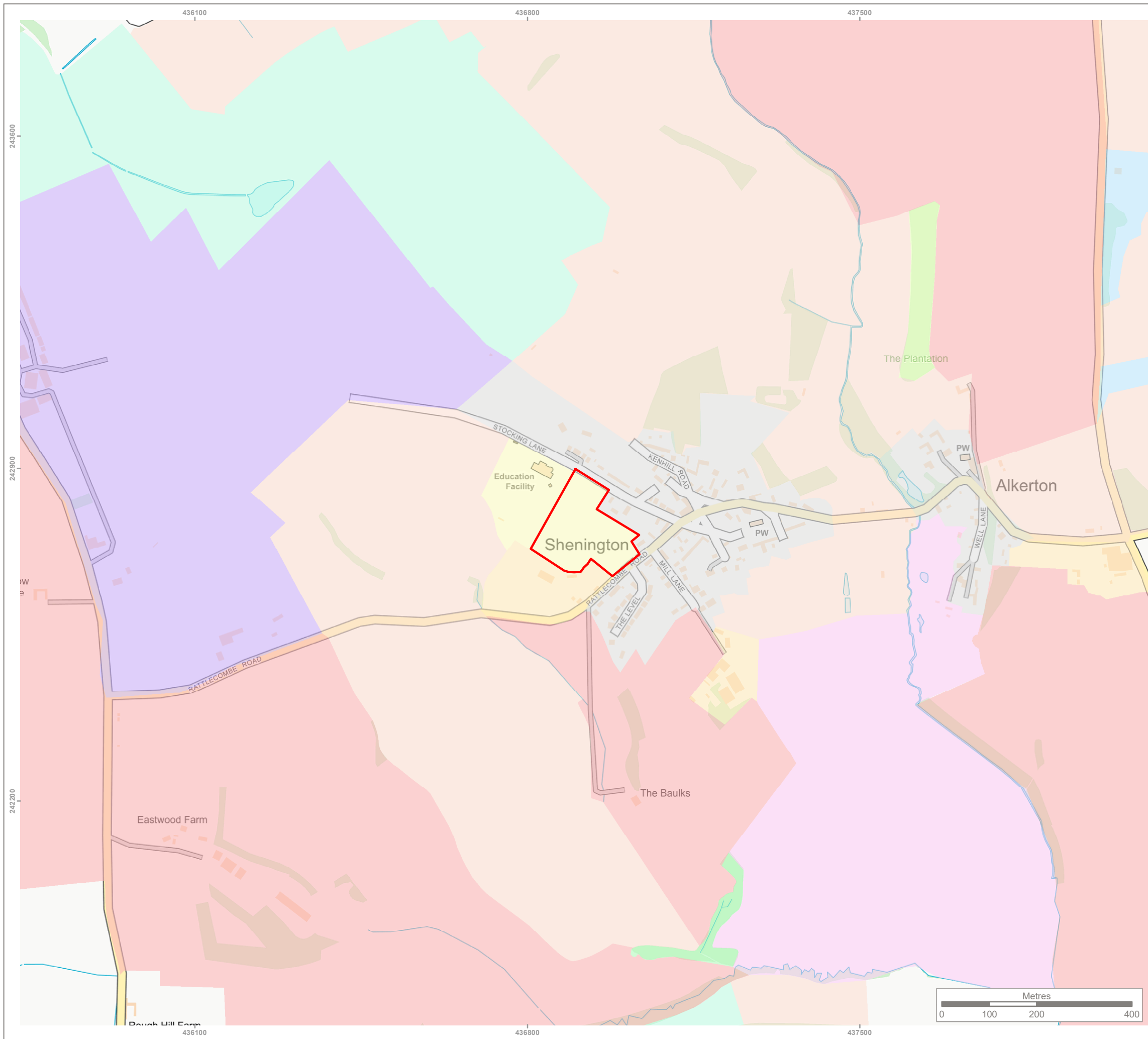
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Stocking Lane, Shenington













Title
Location of Known Heritage Assets

Drawing Number
G8938.002

Drawn	Checked	Approved	Scale	Date
SD	SA	JC	1:9,000 @ A3	19/08/2021

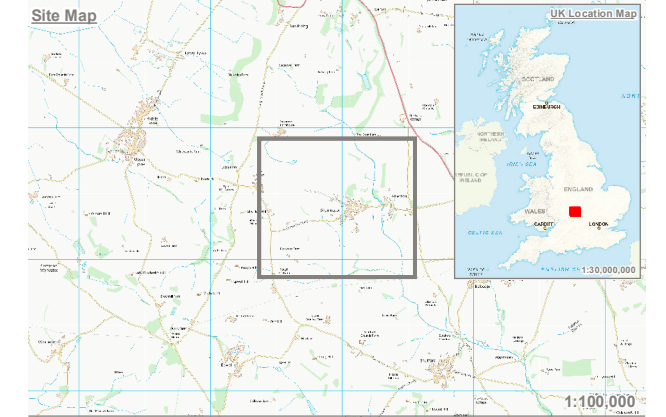


KEY

-  Site boundary
- Historic Landscape Characterisation**
-  Civil Provision - Educational Facility
-  Communication - Airfield (Commercial)
-  Industry - Extractive Works
-  Piecemeal Enclosure
-  Planned Enclosure
-  Prairie / Amalgamated Enclosure
-  Reorganised Enclosures
-  Rural - Village
-  Rural - Farmstead
-  Woodland - Plantation
-  Woodland - Secondary Woodland



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Rev	Description	Drawn	Approved	Date

**THE ENVIRONMENT PARTNERSHIP**

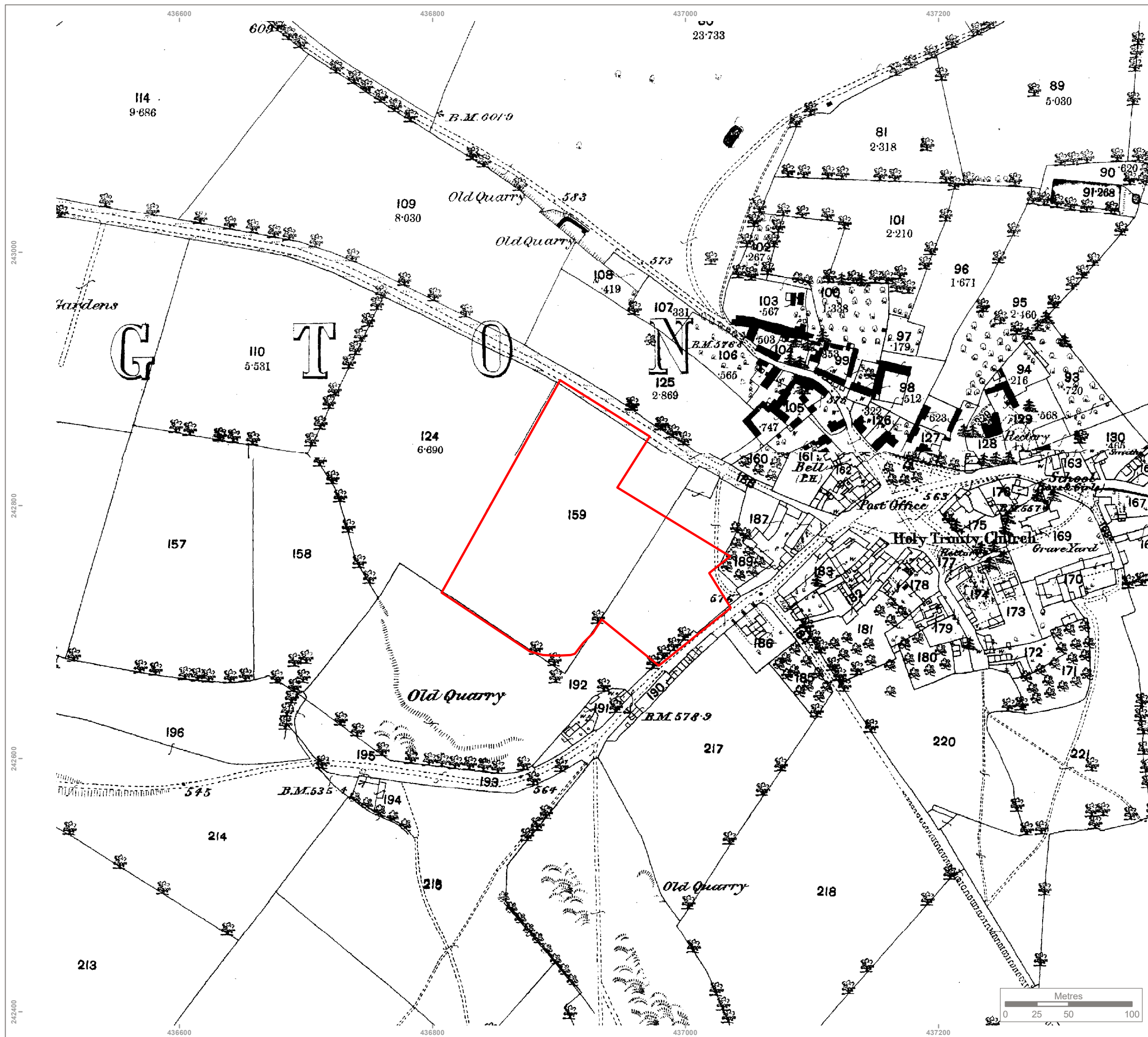
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Stocking Lane, Shenington

Title
Historic Landscape Characterisation

Drawing Number
G8938.003

Drawn	Checked	Approved	Scale	Date
SD	SA	JC	1:8,000 @ A3	16/08/2021



KEY
Site boundary

Historical Map Details
County: Oxfordshire
Published: 1882
Original Scale: 1:2,500

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Site Map



1:40,000			
Rev	Description	Drawn	Approved

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The Reynard Suite - First Floor Offices,
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Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Stocking Lane, Shenington

Title
OS County Series: Oxfordshire 1882

Drawing Number
G8938.004

Drawn	Checked	Approved	Scale	Date
SD	SA	JC	1:3,000 @ A3	17/08/2021

APPENDIX B: Proposed Site Layout

STOCKING LANE SHENINGTON

KEY

Site Boundary.

1800mm high brickwork screen wall.

1800mm high timber closeboarded fencing.

Plot Divide.

1800mm high timber closeboarded fencing.

600mm high timber knee rail.

Reinstatement of Ironstone Wall to Rattlecombe Road.

1800mm high timber gate.

Indicates concrete flag paved path/ patio area.

Indicates shared private driveway.

Service strip.

Indicative ground modelling.

Front / rear door position.

Patio / french door position.

Denotes ASI/ OPPOSITE hand to working drawings.

Existing planting to be retained.

Indicative proposed tree and shrub planting.

Indicative proposed turf planting.

SUDS Feature planting.

Shared ownership HA units

Social rent HA units

Bin storage areas

Wall mounted / Garage electric vehicle charging point

Bollard type overnight electric vehicle charging point

NOTES:

Do not scale from this drawing as liable to distort.

05

10

15

20

25

50m

Date: 05.01.2022						Project: STOCKING LN, SHENINGTON	
CODE	FLOOR AREA (SQ.FT.)	UNIT NAME	BEDS	GARAGE (NB-CHECK WITH SITE SPECIFIC LAYOUT)	No. OF UNITS	TOTAL FLOOR AREA (SQ.FT.)	
HA-SR - BARONIAL COLLECTION							
BAN-GF	686	BANBURY SPECIAL-GROUND FLOOR	1	N/A	2	1,172	
BAN-FF	670	BANBURY SPECIAL-FIRST FLOOR	1	N/A	2	1,340	
HYW	657	HAYWARD SPECIAL	2	N/A	1	657	
SUT	761	SUTTON SPECIAL	2	N/A	3	2,283	
BRC	904	BROCTON HA	3	N/A	4	3,616	
HA-SO - BARONIAL COLLECTION							
SUT	761	SUTTON SPECIAL	2	N/A	3	2,283	
BRC	904	BROCTON HA	3	N/A	2	1,808	
REGENCY COLLECTION							
BAN-GF	686	BANBURY SPECIAL-GROUND FLOOR	1	N/A	1	686	
BAN-FF	670	BANBURY SPECIAL-FIRST FLOOR	1	N/A	1	670	
MAH	825	MALHAM SPECIAL	2	N/A	7	5,775	
TAT	916	TATTON SPECIAL	3	N/A	2	1,832	
BRC	930	BROCTON (BAY)	3	N/A	4	3,720	
FIN-SF	946	FINHAM SPECIAL (DUAL ASPECT)	3	DET-SGL	1	946	
MAR	975	MARFORD	3	INT-SGL	2	1,950	
WYT	1249	WYTHALL SPECIAL	3	DET-SGL	2	2,498	
COR	1320	CORTLAND	4	DET-SGL	1	1,320	
SOVEREIGN COLLECTION							
BOR	1497	BORDESLEY	4	INT-SGL	5	7,485	
BLE	1655	BLENHIM	4	DET-DBL	3	4,965	
IMPERIAL COLLECTION							
KEL	2014	KELSALL	5	INT-DBL	3	6,042	
TOTALS					49	50,948	
SITE AREA (ACRES)					6.85		
NET DEVELOPABLE AREA (ACRES)					4.50		
POS AREA (SQ.M.)					8000.00		
HOUSING AREA / SITE AREA (SQ.FT. / ACRE)					11,318.61		

PARKING PROVISIONS:

CAR PARKING SPACES ON SITE : 104no. PLOT PARKING

CYCLE STORES SPACES (GARAGE / SHED) : 130no. TOTAL

NOTE: CYCLE SHED PROVIDE 2no. CYCLE SPACES & SGL / DBL GARAGES PROVIDE 4no. CYCLE SPACES. ONLY DOUBLE GARAGES COUNT TOWARDS CAR PARKING PROVISION AS 1no. SPACE.

Rev	Date	Amendment	By
D	27.01.2022	TURNING HEAD AMENDED ADJACENT TO PLOT 38.	SG
C	11.01.2022	AMENDED TO SUIT COMMENTS.	TA
B	06.01.2022	AMENDED TO COMMENTS.	TA
A	20.12.2021	ISSUED FOR COMMENT	TA

elan

HOMES

Oak House, Lloyd Drive, Cheshire Oaks Business Park
Ellesmere Port, Cheshire, CH65 9HQ
Tel: 0845 481 8801 Fax: 0845 481 8802 Web: www.elan-homes.co.uk

DEVELOPMENT:

LAND OFF STOCKING LANE,
SHENINGTON.

TITLE:

PLANNING LAYOUT

DATE:

20.12.2021

SCALE:

1:500 @ A1

DRAWN:

TA

DRAWING NO:

SHN-PL-001

REV:

D



THE
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