

Land South of Banbury Rise, Banbury  
Heritage Statement  
June 2022

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**Report**

Heritage Statement

**Site**

Land South of Banbury Rise, Banbury

**Client**

Bloor Homes Limited (Western)

**Planning Authority**

Cherwell District Council

**Site Centred At**

NGR 443439 240236

**Prepared by**

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**Reviewed by**

Rob Smith

**Report Status**

Final

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## Contents

|   |            |
|---|------------|
| <i>List of figures</i>  | <i>ii</i>  |
| <i>List of plates</i>   | <i>iii</i> |
| <i>Executive Summary</i>  | <i>v</i>   |
| <b>1.0</b> Introduction   | 1          |
| <b>2.0</b> Planning Background and Development Plan Framework           | 7          |
| <b>3.0</b> Historical Context and Location of Heritage Assets           | 13         |
| <b>4.0</b> Proposed Development and Potential Impact on Heritage Assets | 26         |
| <b>5.0</b> Summary and Conclusions                                      | 33         |
| Sources consulted   | 35         |
| Appendix A: Drayton Conservation Area Character Areas map               |            |

## List of Figures

- Figure 1** Location and extent of application site.
- Figure 2** Designated heritage assets in vicinity (i.e. within 1km) of the application site.
- Figure 3** Extract from 1882 Ordnance Survey map showing the undeveloped nature of the application site at this time.
- Figure 4** Extract from 1900 Ordnance Survey Map showing the application site at this time. Note that a number of structures are evident within the application site and are located in the southwest corner of the northernmost field.
- Figure 5** Extract from 1922 Ordnance Survey Map showing little change within the application site at this time.
- Figure 6** Extract from 1973 Ordnance Survey Map showing the application site at this time. Note that the structures in the southwest corner of the northernmost field (application site) have been removed.
- Figure 7** Extract from 2006 Ordnance Survey Map showing the application site at this time.

- Plate 1** View looking southwest across the northern part of the application site. Note that this view is taken from the northeast corner of the northernmost field. The chimney stacks (arrowed) to the Grade II listed Withycombe Farmhouse are glimpsed in this view.
- Plate 2** View looking south along the eastern part of the application site. Note that this view is taken from the north-eastern part of the site.
- Plate 3** View looking southeast across the eastern part of the application site. Note that this view is taken from the northern boundary of the site.
- Plate 4** View of access track that marks the north-western boundary of the application site (left of track). Note that the track provides access to the listed Withycombe Farmhouse (roof glimpsed centre-left, arrowed).
- Plate 5** View looking northeast across the northern part of the application site. Note the residential development at Banbury Rise, which is currently under construction (arrowed).
- Plate 6** View looking south towards the south-eastern part of the application site. Note the hedge line (in far right) marks the eastern boundary of the Withycombe Farm complex.
- Plate 7** View of eastern part of southern field within application site. Note that this view is taken from the southwest corner of the northern field. The distant tree line (centre-right) marks the southern boundary of the site.
- Plate 8** View looking southwest across the southern field within the application site. Note that this view is taken from the northern part of the southern field close to the listed Withycombe Farm complex (southern boundary vegetation evident far right).
- Plate 9** View of the north elevation to the Grade II listed Withycombe Farmhouse.
- Plate 10** View of east elevation to the circa 18<sup>th</sup> century stable, which forms part of the historic Withycombe Farm complex.
- Plate 11** View of historic outbuildings within the Withycombe Farm complex. Note that this view is taken from the farmyard looking northeast.
- Plate 12** View of access drive to the Withycombe Farm complex, taken from the northwest looking southeast.
- Plate 13** View of Withycombe Farm taken from the eastern part of the southern field within the application site. Note that this view is taken looking north. The roof to Withycombe Farmhouse is glimpsed in this view (arrowed), but the complex is largely concealed by existing vegetation. The recent Banbury Rise residential development is also evident in this view.
- Plate 14** View of the undulating landscape to the southwest of Withycombe Farm. Note that this view is taken looking southwest towards North Newington from the western boundary to the southern field of the application site.
- Plate 15** View looking north from the access track that adjoins the northern part of the application site. Note that the fields that comprise the southern part of the Drayton Conservation Area, are evident in this view (arrowed).

- Plate 16** View looking northwest from the access track to Withycombe Farm showing the tree line (arrowed) that impedes any visual connections between the application site and the Registered Wroxton Abbey Park and Garden. Note that this view is taken from the north side of Withycombe Farm, with the application site evident centre right.
- Plate 17** View looking northwest towards Withycombe Farm (the roof and chimney stacks to the farmhouse are glimpsed in this view – arrowed). Note that this view is taken from the southeast corner of the southern field within the application site. The recent Banbury Rise residential development is also evident (centre-right).
- Plate 18** View looking west towards Withycombe Farm (the roof and chimney stacks to the farmhouse are glimpsed in this view – arrowed). Note that this view is taken from the eastern part of the northern field within the application site.
- Plate 19** View looking north towards Withycombe Farm (the farm complex is concealed by vegetation in this view - arrowed). Note that this view is taken from the southern part of the southern field within the application site.
- Plate 20** View looking northeast towards the residential development at Banbury Rise. Note that this view is taken from the south-western part of the northern field within the application site.
- Plate 21** View looking northeast towards the residential development located to the east of the northern part of the application site (i.e. Dover Avenue). Note that this view is taken from the south-western part of the northern field within the site.
- Plate 22** View looking southeast towards the group of farm buildings within the Withycombe Farm complex. Note that this view is taken from the access track to the farm, with the farmhouse (chimney stacks) and stable (centre) partially evident.
- Plate 23** View looking northwest along the access track to the Withycombe Farm complex. Note that this view is taken from within the farm complex.

## Executive Summary

This heritage statement considers land to the south of Banbury Rise, Banbury (the application site) and the potential impact of its proposed development for residential accommodation, on the setting and significance of those heritage assets located in its vicinity.

In accordance with Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and Policy ESD 15: The Character of the Built and Historic Environment of the *Cherwell Local Plan 2011-2031 Part 1* (CLP 2016), this report first identifies and describes the historical development of the application site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

There are no listed buildings located within the application site. In the immediate vicinity of the application site is the Grade II listed 'Withycombe Farmhouse' (NHLE no. 1046858), which adjoins the site. The farm complex benefits from extensive natural screening to its boundary, which largely hinders any notable visual connections between the site and the heritage asset. While the roofline to the listed farmhouse can be glimpsed from various vantage points within the site, it is not overly prominent. The remainder of the farm complex is concealed by existing natural screening to its boundary, which impedes any notable visual connections between the heritage asset and the site. The introduction of residential development to the east, northeast and southeast of the heritage asset will cause some harm to its setting, given that a number of the glimpsed views of the roofline and chimney stacks to the farmhouse will likely be impacted (i.e. this element is seen from various vantage points from the east and southeast, in particular). This is deemed to be less than substantial harm (lower end of scale), which would be outweighed by the benefits associated with the proposal. The design, scale, siting and materiality of new residential development will also require careful consideration to ensure that it is not overly prominent visually in the context of Withycombe Farm. In this regard, reinforcement of the existing natural screening is proposed along the western edge of the developable areas, which will soften the visual apparentness of development in this context.

Those listed buildings identified in the wider vicinity of the application site have no inter-visibility with the application site and their settings will not be impacted by low scale residential development within the site. These include the Grade II\* 'Drayton Arch' (NHLE no. 1369593), approx. 750 metres to the northwest; 'Park Farmhouse and attached Washhouse/Outbuilding Range' (NHLE no. 1300873, Grade II), located approx. 1km to the west; '2 Barns Abutting and to West of Park Farmhouse' (NHLE no. 1046857, Grade II) and 'Park Farmhouse' (NHLE no. 1369592, Grade II) both located approx. 1.1 kms to the north-west; and 'St. Peter's Church' (NHLE no. 1369591, Grade II\*), located approx. 1.2 metres to the north-west. The heritage assets are located a substantial distance from the application site and benefit from intervening development and natural screening, which conceals them in surrounding views. There is no inter-visibility between the application site and the heritage assets noted.

The Drayton Conservation Area is located approx. 300 metres to the northwest. The application site has some inter-visibility with the southern part of the designation i.e. fields to the north-west, which can be glimpsed from the track that adjoins the site to the west. The fields noted form part of the Village Setting Character Area, which captures a number of fields that surround the Drayton Settlement. The Banbury Rise residential development to the north of the application site, which is currently under construction, will largely impede any notable visual connections between the site and the heritage asset. The area of open space in the north-western part of the site will also provide a further landscape buffer, consistent with the area of open space in the western part of the Banbury Rise development to the north. Given the intervening development and the siting of new residential development within the site, the proposal will cause no harm to the setting of the heritage asset, subject to development being low in scale.

In the wider vicinity is the Grade II\* Registered Wroxton Abbey Park and Garden, which is located approx. 540 metres to the northwest. The heritage asset benefits from natural

screening to its southeast, which conceals it in surrounding views. In this regard, there is very limited inter-visibility between the application site and the heritage asset. The fields that separate the heritage asset from the site also provide a landscape buffer. The proposal will cause no harm to the setting of the heritage asset, given the separation between them combined with the siting of residential development in the eastern part of the site.



## 1.0 Introduction

### Background

- 1.1 This heritage statement considers an outline planning application for the proposed development of land to the south of Banbury Rise, Banbury (Figure 1) to provide up to 250 residential dwellings (with 30 per cent being affordable) and associated infrastructure. The main vehicular access to the site is proposed along the northern site boundary and via the Banbury Rise development, which is currently under construction. A pedestrian/cycle and emergency access is also proposed from Balmoral Avenue, with pedestrian/cycle access from Dover Avenue. In the western parts of the site public open space will be provided. The site (hereafter referred to as the application site or site) is located at National Grid Reference 443439 240236.
- 1.2 In accordance with Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this report draws together available information on the heritage assets that are likely to be impacted by the proposal. This statement considers the proposed development of the application site. The historic development of the site and its immediate environs is also discussed to inform this process.
- 1.3 The report enables relevant parties to assess the significance of designated and non-designated heritage assets in the vicinity of the application site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies.
- 1.4 A site visit was carried out on 10 June 2022 to assess the potential impacts of development on the setting of nearby heritage assets.

### Location and description

- 1.5 The application site is located approx. 370 metres to the north of Broughton Road, with largely residential development to the east, northeast and southeast (which dates from the mid-late 20<sup>th</sup> century and more recently – the Banbury Rise development to the north, for example). The site is irregular in shape and comprises two large fields, which are both undeveloped (Plates 1-8). The area to the west is characterised by open fields with interspersed vegetation.
- 1.6 There are no listed buildings located within the application site. In the immediate vicinity of the application site is the Grade II listed 'Withycombe Farmhouse' (NHLE no. 1046858), which adjoins the site to the north, south and west.
- 1.7 In the wider vicinity of the application site are a number of listed buildings, which include 'the Grade II\* 'Drayton Arch' (NHLE no. 1369593), approx. 750 metres to the northwest; 'Park Farmhouse and attached Washhouse/Outbuilding Range' (NHLE no. 1300873, Grade II), located approx. 1km to the west; '2 Barns Abutting and to West of Park Farmhouse' (NHLE no. 1046857, Grade II) and 'Park Farmhouse' (NHLE no. 1369592, Grade II) both located approx. 1.1 kms to the northwest; and 'St. Peter's Church (NHLE no. 1369591, Grade II\*)', located approx. 1.2 metres to the northwest.
- 1.8 The application site is not located within a Conservation Area. The Drayton Conservation Area is located approx. 300 metres to the northwest. It was designated in 1977 and extended to the south in 2008. The latter captured fields to the northwest of the site.
- 1.9 The Grade II\* Registered Wroxton Abbey Park and Garden is located approx. 540 metres to the north-west.
- 1.10 There are no Locally Listed Buildings within the application site or in its immediate vicinity.

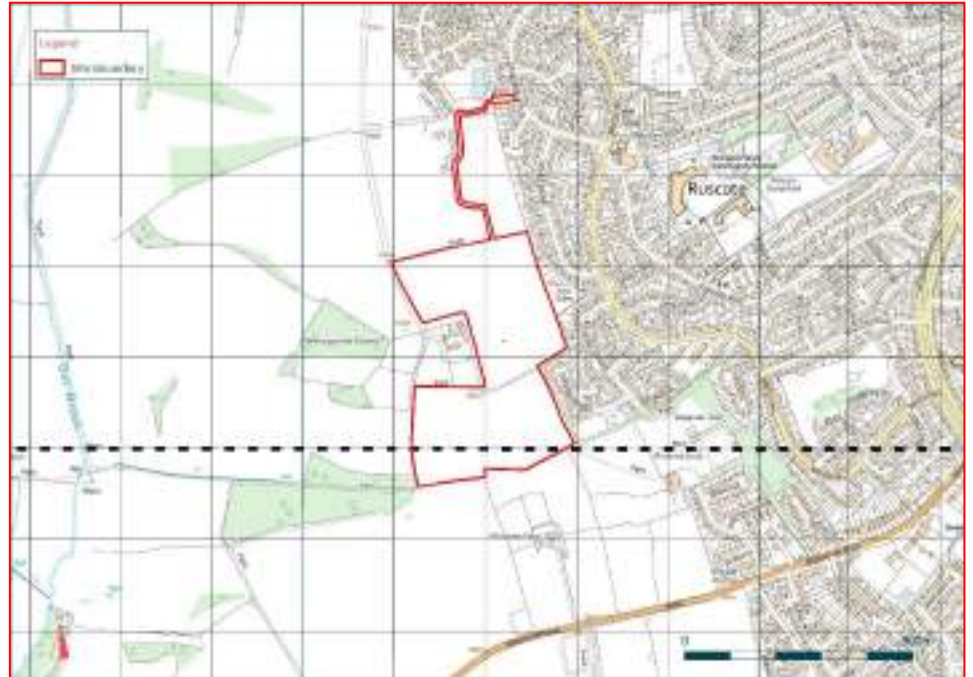


Figure 1 Location and extent of application site

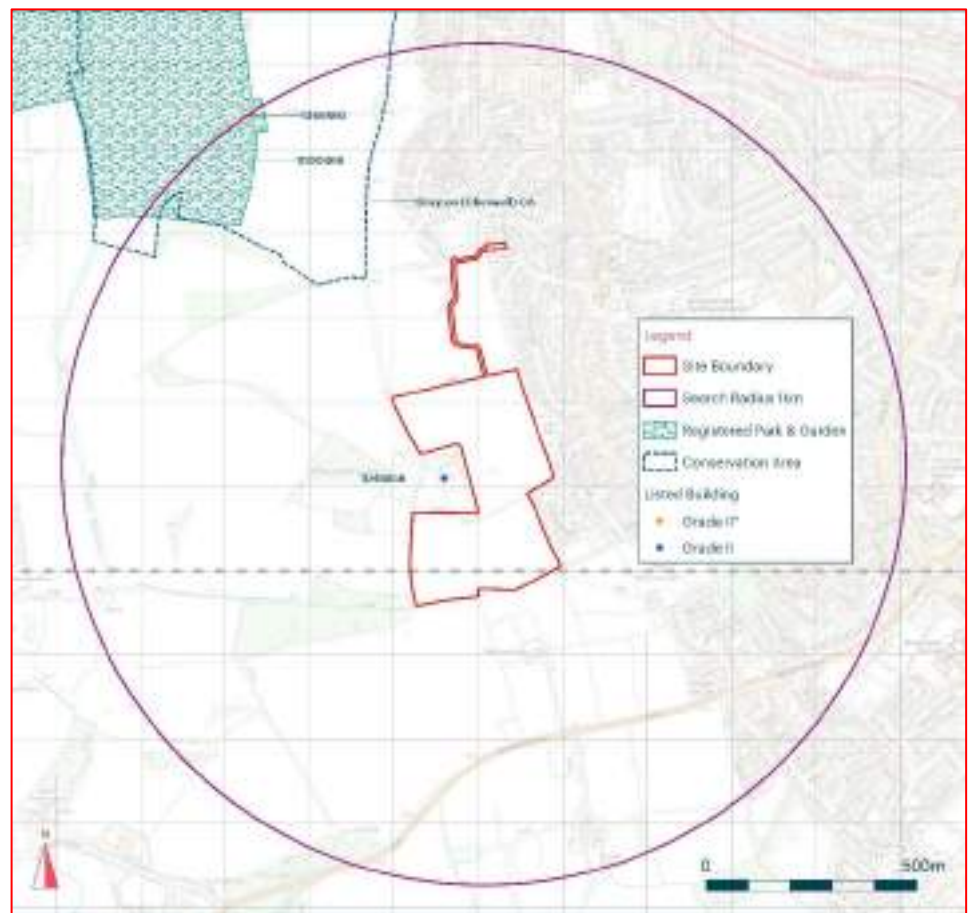


Figure 2 Designated Heritage assets in vicinity (i.e. within 1km) of the application site.



**Plate 1** View looking southwest across the northern part of the application site. Note that this view is taken from the northeast corner of the northernmost field. The chimney stacks (arrowed) to the Grade II listed Withycombe Farmhouse are glimpsed in this view.



**Plate 2** View looking south along the eastern part of the application site. Note that this view is taken from the north-eastern part of the site.





**Plate 3** View looking southeast across the eastern part of the application site. Note that this view is taken from the northern boundary of the site.



**Plate 4** View of access track that marks the north-western boundary of the application site (left of track). Note that the track provides access to the listed Withycombe Farmhouse (roof glimpsed centre-left, arrowed).



**Plate 5** View looking northeast across the northern part of the application site. Note the residential development at Banbury Rise, which is currently under construction (arrowed).



**Plate 6** View looking south towards the south-eastern part of the application site. Note the hedge line (in far right) marks the eastern boundary of the listed Withycombe Farm complex.





**Plate 7** View of eastern part of southern field within application site. Note that this view is taken from the southwest corner of the northern field. The distant tree line (centre-right) marks the southern boundary of the site.



**Plate 8** View looking southwest across the southern field within the application site. Note that this view is taken the northern part of the southern field close to the listed Withycombe Farm complex (southern boundary vegetation evident far right).

## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

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

**2.2** Section 66(1) states:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

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

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

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

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

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

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

**2.7** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

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

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

**2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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

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

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

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

**2.14** Paragraph 18a-013 concludes:

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. The contribution may vary over time. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*

**2.15** The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.

**2.16** Paragraph 199 states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*



**2.17** The relevant part of Paragraph 200 states:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

**2.18** Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*

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

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

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

**2.21** Paragraph 203 states:

*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

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

### **Local Planning Policy**

**2.23** The *Cherwell Local Plan 2011-2031 Part 1* (CLP 2016) forms part of the relevant development plan. The Local Plan is currently under review. The CLP 2016 contains a number of relevant policies including ESD 15: The Character of the Built and Historic Environment, which requires that new development conserves or enhances the district's heritage.

## 2.24 The relevant part of Policy ESD 15 states:

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

*New development proposals should:*

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

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

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

*The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.*

*The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high-quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.*

## Other Guidance

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

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

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

- 2.26** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.27** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.28** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
  3. Assessing the effects of proposed development on the significance of a heritage asset;
  4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
  5. Making and documenting the decision and monitoring outcomes
- 2.29** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

## 3.0 Historical development and location of heritage assets

### Introduction

- 3.1 The following section presents a more recent historical development of the application site and immediate environs through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets in the immediate and wider environs of the application site are also discussed below; those designated heritage assets in the immediate and wider vicinity (within 1km) of the application site are shown in Figure 2.

### Historical Background

#### *Withycombe Farm and the Application Site*

- 3.3 The 1882 Ordnance Survey map (Figure 3) shows the Withycombe Farm complex comprising a number of buildings set around a farmyard at this time. These include the main altered 17<sup>th</sup> century farmhouse, which is roughly rectangular in footprint terms (with a small northern projection at its eastern end) and an 18<sup>th</sup> century stable also rectangular in plan. Adjoining the farmhouse to the west is a small L-shaped building. The buildings in the northern and eastern part of the farm complex form an L-shape and comprise three attached outbuildings. A number of smaller structures are also evident in the farmyard. A small access track is also evident, running in a south-westerly direction from the main farm. This track connects to the main entrance drive, which runs in a north-westerly direction. To the south of the farmhouse is a small garden and orchard. The application site falls within apportionments 117, 118, 124 and 237, which are undeveloped at this time.
- 3.4 By 1900 (Figure 4), a number of structures are evident within the application site. These are located in the southwest corner of the northernmost field (i.e. to the southeast of Withycombe Farm). To the west of the orchard and to the southwest of the farmhouse another new structure is evident.
- 3.5 The 1922 Ordnance Survey map (Figure 5) shows an additional outbuilding attached to the north elevation of the northernmost outbuildings group. A further small structure is also evident to the southwest of the farm complex. The application site is unchanged at this time.
- 3.6 By the early 1970s (Figure 6) residential development to the east of Withycombe Farm and the application site is evident. This includes Balmoral Avenue and Dover Avenue. The late 19<sup>th</sup> century structures to the southeast of the farm complex (i.e. southwest corner of northern field within application site) have been removed.
- 3.7 The 2006 Ordnance Survey map (Figure 7) shows that further residential development had occurred at Thornbury Rise to the southeast of the application site. More recent residential development has also occurred at Banbury Rise, located to the north of the application site (Figure 1).

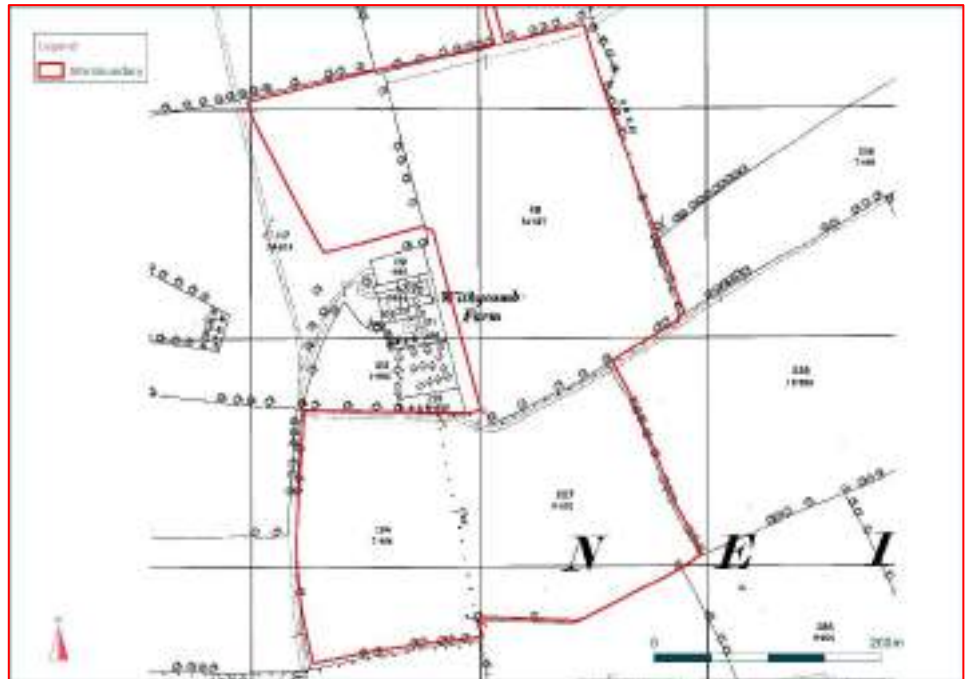
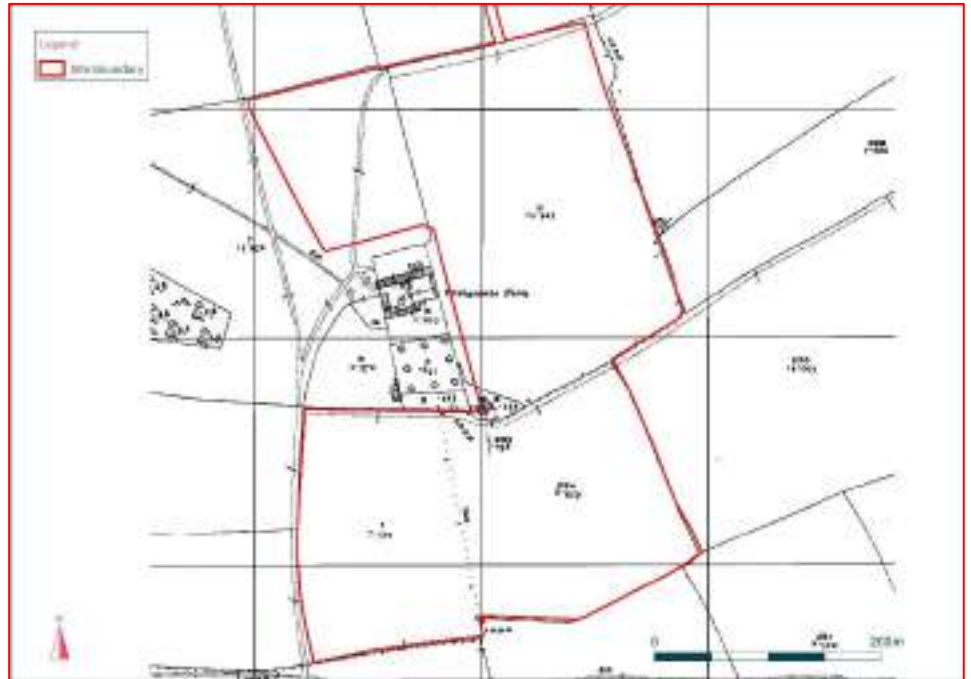


Figure 3 Extract from 1882 Ordnance Survey Map showing the undeveloped nature of the application site at this time.



Figure 4 Extract from 1900 Ordnance Survey Map showing the application site at this time. Note that a number of structures are evident within the application site and are located in the southwest corner of the northernmost field.

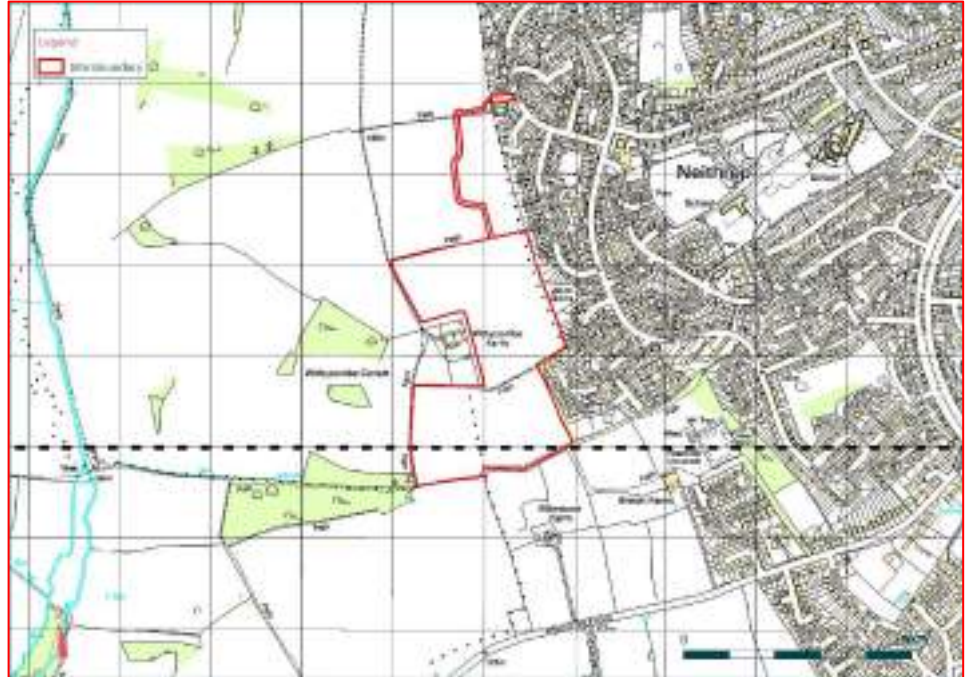




**Figure 5** Extract from 1922 Ordnance Survey Map showing little change within the application site at this time.



**Figure 6** Extract from 1973 Ordnance Survey Map showing the application site at this time. Note that the structures in the southwest corner of the northernmost field (application site) have been removed. Residential development has occurred to the east.



**Figure 7** Extract from 2006 Ordnance Survey Map showing the undeveloped nature of the application site at this time. Further residential development has occurred to the southeast.

## Designated Heritage Assets

### Listed Buildings

- 3.8** There are no listed buildings within the application site. Within the immediate is Withycombe Farmhouse, which is located to the west. In the wider vicinity of the site there are a number of listed buildings. Each is discussed in turn below.

#### 'Withycombe Farmhouse': Grade II listed

- 3.9** The Grade II listed 'Withycombe Farmhouse' (NHLE no. 1046858 – Plates 9-12) adjoins the application site to the west. The NHLE list description for the heritage asset is cited below.

*Withycombe Farmhouse and attached stable. II Farmhouse. Early to mid C17 with later alterations. Garden front. Ironstone ashlar on right, squared coursed ironstone on left. Steeply pitched C20-tile roof. Coped stone gables. Stone ridge and end stacks, the two end stacks having renewed brick shafts. 3-unit plan altogether. 2 storeys plus attics and cellars. 5-window range. Right part has central entrance with C20 door and stone architrave. Entrance is flanked by pairs of 2-light flat faced mullioned windows with metal casements and wrought-iron casement fasteners. First floor has 5 similar 2-light windows with wood casements. Left part has 2-light C20 windows. 3 hipped roof dormers. Rear has 3 entrances including a blocked doorway with wood lintel. Moulded stone eaves cornice. Interior. Inglenook with chamfered bressumer. Chamfered beams. Straight flight staircase with winder. Splat balusters have heart shaped decoration. Wide plank doors. Butt purlin roof with principals pegged at the apex. Stable C18. Coursed, squared ironstone rubble. Corrugated iron roof. Coped stone gables. Single storey. 3 bays. 2 stable doors have wood lintels. 2 windows with slats and wood lintels. (Withycombe was settled in 1653 on Lord Saye and Sele's (of Broughton Castle) third son John Fiennes and his wife Susannah. The house is said to have been part of the dowry.*



- 3.10** The farm complex-benefits from extensive natural screening to its boundary, which largely hinders any notable visual connections between the site and the heritage asset. While the roofline to the listed farmhouse can be glimpsed from various vantage points (Plates 1, 4 and 13) within the site, it is not overly prominent. The remainder of the farm complex is concealed by existing natural screening to its boundary, which impedes any notable visual connections between the heritage asset and the site. While the fields that form the application site contribute to the setting of the heritage asset, this is considered to be limited, given the relatively concealed location of the farmhouse and associated structures. As noted, only the roof and chimney stacks to the farmhouse are glimpsed from various vantage points within the site. The historic isolated location of the farm complex has also been encroached upon by the gradual expansion of the Banbury Settlement during the 20<sup>th</sup> century and more recently.
- 3.11** The original part of the heritage asset dates from the mid-17<sup>th</sup> century (farmhouse), with later alterations and extensions. The principal elevation to the farmhouse faces south into the garden, which is enclosed and not evident visually from the application site. An 18<sup>th</sup> century stable (Plate 10) adjoins the farmhouse to the northwest. A track provides access to the farm complex from the northwest (Plate 12).
- 3.12** To the southwest of Withycombe Farm the landscape is undulating (Plate 14), with a wooded area (Withycombe Covert) located to the west. To the southwest of the southern field within the application site (i.e. located to the south of Withycombe Farm) is another dense area of tree cover. These areas, combined with the dense vegetation to the boundary of Withycombe Farm, creates a degree of privacy for the farm complex.
- 3.13** To the north, east and southeast, residential development is evident at Banbury Rise (which adjoins the application site to the north and is more recent) and at Balmoral Avenue, Dover Avenue and Thornbury Rise (adjoining the site to the east and southeast, dating from the 20<sup>th</sup> century and more recently).



**Plate 9** View of the north elevation to the Grade II listed Withycombe Farmhouse.



**Plate 10** View of east elevation to the circa 18<sup>th</sup> century stable, which forms part of the historic Withycombe Farm complex.



**Plate 11** View of historic outbuildings within the Withycombe Farm complex. Note that this view is taken from the farmyard looking northeast.



**Plate 12** View of access drive to the Withycombe Farm complex, taken from the northwest looking southeast.



**Plate 13** View of Withycombe Farm taken from the eastern part of the southern field within the application site. This view is taken looking north. Note that the roof to Withycombe Farmhouse is glimpsed in this view (arrowed), but the complex is largely concealed by existing vegetation. The recent Banbury Rise residential development is also evident in this view (right).





**Plate 14** View of the undulating landscape to the southwest of Withycombe Farm. Note that this view is taken looking southwest towards North Newington from the western boundary to the southern field of the application site.

#### 'Drayton Arch': Grade II listed

- 3.14** The Grade II\* 'Drayton Arch' (NHLE no. 1369593) is located approx. 750 metres to the northwest of the application site. The NHLE list description for the heritage asset is cited below.

*Drayton Arch approx. 300m to 23/2/82 S of Park Farmhouse (Formerly listed as Drayton Arch at Wroxton Abbey) II\* Folly/eyecatcher. c.1750. Designed by Sanderson Miller as part of the landscaping of the Wroxton Abbey Estate. Squared coursed ironstone. Gothic style. Two narrow round turrets with loop windows and a "ruined" arch in between. Rear. Turrets contain niches. Embattled.*

- 3.15** The heritage asset benefits from natural screening, which conceals it in surrounding views. There is no inter-visibility between the application site and the heritage asset.

#### Listed Buildings in wider vicinity

- 3.16** Within the wider vicinity of the application site (i.e. beyond the study area buffer of 1km from the site) there are a number of listed buildings which include the following:
- 'Park Farmhouse and attached Washhouse/Outbuilding Range' (NHLE no. 1300873, Grade II); located approx. 1km to the west;
  - '2 Barns Abutting and to West of Park Farmhouse' (NHLE no. 1046857, Grade II) and 'Park Farmhouse' (NHLE no. 1369592, Grade II) both located approx. 1.1 kms to the northwest; and
  - 'St. Peter's Church (NHLE no. 1369591, Grade II\*) located approx. 1.2 metres to the northwest.
- 3.17** The heritage assets noted are located a substantial distance from the application site and benefit from intervening development and natural screening, which conceals them

in surrounding views. There is no inter-visibility between the application site and the heritage assets.

### *Drayton Conservation Area*

- 3.18** The application site is not located within a Conservation Area. The Drayton Conservation Area is, however, located to the northwest. It was designated in 1977 and extended to the south in 2008. The latter captured fields to the northwest of the site. The designation captures the historic village of Drayton, which includes a number of notable listed buildings such as St. Peter's Church, Park Farm and associated buildings, and various lodge and cottage buildings. The village comprises a number of character areas, which are enclosed by the larger Village Setting Character Area (see map included as Appendix A). The latter is located to the northwest of the application site. The special interest of each character area is summarised in the *Drayton Conservation Area Appraisal* (CA Appraisal 2008) as follows:

#### Western Slopes Character Area

##### *Features of Special Interest*

- *The development of the church from what was probably an early chantry in the form of the southern aisle to its current form. Unusually elements of the original church were not destroyed by the Victorian restorations.*
- *The tombs in both the church yard and within the church. In particular the fascinating 1441 incised alabaster tomb of John Grenville.*
- *The structures associated with the Mill and traces of a possible artificial mill race crossing the fields from the mainstream.*
- *The old paths, lanes and more temporary dwellings that this area almost certainly once contained.*

##### *Views*

*The expansive views across this area west towards the Wroxton Abbey landscape are the defining characteristic of this area. They are quite magnificent, particularly in low light. Similarly, views back from Wroxton towards Drayton pick up the key features of the designed landscape. More local views of the Church of St Peter against its rural backdrop are equally pleasing.*

#### Village Street Character Area

##### *Features of Special Interest*

- *The tight 90-degree corners each end of the village street effectively demarcate the entrance and exit from the village.*
- *The grass verges that contribute to the strong building line on the east side which are reminiscent of the village's rural legacy.*
- *The former school, still in community use as the Village Hall*
- *The Lodge, with its gothic style of architecture, relating to buildings in Wroxton.*

##### *Key Views*

- *The linear space enjoys enclosed views both north and south down the village street, terminated strongly at the northern end by Ivy Cottage. Manor House and Crickle Cottage terminate views from Mill Lane and Park Farm respectively.*
- *There are few vantage points or glimpse views from which to enjoy the vista west towards Wroxton, with the exception of the junction of Arden Close.*
- *From the northern end of the village street there are uncontained views into the rear gardens of Queens Crescent across the entrance to Metcalfe close and, for the sake of the privacy and amenity of residents and also the visual containment of the conservation area, the planting of a hedge along the southern boundary of Queens Crescent would be beneficial.*

- The car park and signage associated with the Roebuck Inn is necessary commercially, but care is needed to ensure that further adornments do not detract from the quality of the building.

#### Park Farm Character Area

*Park Farm is distinguished from the Western Slopes by being a relatively self-contained inward-looking farm holding in the process of creating its own agricultural landscape, particularly to the north and east, although there is a visual connection to the Church of St Peter to the northwest.*

#### Views

- *The original approach to the farm affords attractive views both towards the farm group and west over the parkland landscape and the more local view of the Church of St Peter.*
- *The new approach focuses on the modern agricultural building but is also enclosed by new tree plantations.*
- *Several public rights of way meet at the bridge at the southwestern corner of the conservation area near Keeper's Lodge and, from these, attractive views towards Park Farm and the Church of St Peter may be enjoyed. An historic avenue of trees that runs due south from Park Farm partly screens the visual impact of the modern agricultural building from the southwest.*

#### Arden Close Character Area

*This small crescent of semi-detached houses was built by Banbury Rural District Council in the 1930s in common with many similar developments in the villages around Banbury. These developments were of a particularly distinctive appearance, characterised by their crescent shape set back from the main road, often behind a service road. They exhibit a range of styles, but usually display a dominant roof, often hipped.*

*All this is the case here. But, unusually here, the buildings are not identical and also contain one group of semis set back from the main frontage. They have all been much altered and all have lost their original symmetry and would not normally justify conservation area status, were it not for their interest in terms of social history and for completeness of the whole village being within the conservation area.*

#### Estate Character Area

*The same statement is true of the mid-20th century estate development at Queens Crescent and Metcalfe Close. These bungalows, built for older people, and the speculative housing estate, respectively, reflect nothing of the local distinctiveness of the area, neither in terms of their layout nor in terms of their materials. However, for the sake of completeness and because these developments are now an integral part of the village, they were included within the 1977 designation, and it is not proposed here to specifically exclude them.*

#### Village Setting Character Area

*A generous area of surrounding countryside was included in the conservation area at its designation in 1977. The reasons for this was that to the west and southwest the landscape is absolutely integral to the character of the Western Slopes and Park Farm character areas of the conservation area, providing some magnificent views. The boundary has been extended slightly to the south of the Conservation Area to rationalise the southern boundary and include an area that is deemed to be of significance in the Wroxton Abbey created landscape. To the north the allotments gardens are an intrinsic part of the social history of the village and the woodland provides a backdrop and visual containment to the village. To the northeast the boundary runs adjacent to the western development of Banbury, and to the*

southeast just one field away, emphasising just how close the town has expanded towards the village. Any further westwards growth of Banbury would need to be extremely limited to avoid encroaching visually on the setting of the Conservation Area and disturbing its independent rural identity.

The surrounding landscape contains a number of public rights of way, which are well maintained and well used, emphasising the proximity of the urban area. Whilst this opens up attractive views into and from the village in the west and south, it also provides less attractive views towards the urban edge in the east and to the eastern boundary of Drayton village, which is a raw edge, poorly integrated into the landscape. Heavily used public rights of way bring other difficulties for farmers related to stock control, security and the threat of trespass. However, it does serve to emphasise how important to the population of the town the availability of high-quality rural landscape is

- 3.19** The application site has some inter-visibility with the southern part of the designation i.e. fields to the northwest, which can be glimpsed from the track that adjoins the site to the west (Plate 15). The Banbury Rise residential development to the north of the application site largely impedes any notable visual connections between the site and the heritage asset.



**Plate 15** View looking north from the access track that adjoins the northern part of the application site. Note that the fields that comprise the southern part of the Drayton Conservation Area, are evident in this view (arrowed).



- 3.20** The Grade II\* Registered Wroxton Abbey Park and Garden (NHLE no. 1000466) is located approx. 540 metres to the northwest. An extract from the NHLE list description for the heritage asset is cited below.

*A C17 country house surrounded by early and mid C18 pleasure grounds, set within an C18 landscape park. Sanderson Miller advised on the mid C18 rococo scheme for part of the pleasure grounds and park. The landscape buildings of the mid C18 exhibited an early use of Gothic Revival and Chinoiserie styles.*

#### HISTORIC DEVELOPMENT

Wroxton Priory, founded in the early C13, was dissolved in 1536, the land being sold in 1537 to Sir Thomas Pope, Treasurer of Henry VIII's Court of Augmentations and founder of Trinity College, Oxford (qv) in 1555. Pope endowed Trinity College with the manor and lands of Wroxton and nearby Balscot, obliging the college to renew the lease of the estate to the heirs of his brother John Pope. In 1618 William Pope, John's son, began to build the core of the current house, together with a parlour garden, orchards and grass plots (Batey and Lambert 1990). Later in the C17 the estate passed to the North family. Francis North, created first Baron Guilford, enlarged the house, built the stables and carried out extensive tree planting during the late C17 (Garden Hist 1986), advised by his brother Roger (?1653-1734), an influential architectural writer, who supervised the estate from his brother's death in 1685 into the early C18 and was involved with the building works. In 1727 the second Baron (d 1729) employed Tilleman Bobart, grandson of the first curator of Oxford Botanic Garden (qv), to construct a grand, formal terraced layout, possibly to a scheme by Henry Wise, the Royal Gardener, together with the walled garden (Batey and Lambert 1990). Bobart submitted a design for the kitchen garden in 1730 and was at work here until 1732. The third Baron, later Earl of Guilford, altered and added to the house and, from 1737 to 1751, the pleasure grounds, with advice from the amateur architect and landscape adviser Sanderson Miller who lived at nearby Radway Grange in Warwickshire (qv). Lord Guilford and Miller laid out a rococo landscape in the valley below the earlier formal features, combining gothic and Chinese buildings, this area being particularly admired and reported on by visitors. At the same time Miller may have designed several park buildings along the approach from Banbury. Little further work took place until the mid C19 when Lady Susan North extended the house and built the formal garden to the south-east. The eleventh Baron died in 1932 and the lease was surrendered to Trinity College. In 1963 the abbey and pleasure grounds were sold to Fairleigh Dickinson University, New Jersey, USA, as an overseas college, in which use they remain (1998).

#### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Wroxton Abbey lies at the north end of Oxfordshire, 3km west of the centre of Banbury, adjacent to the south side of the village of Wroxton. The c 125ha site is bounded largely by agricultural land and woodland, with the lane to North Newington running along the eastern boundary and the main road from Banbury along the northern park boundary. The villages of Wroxton and Drayton stand respectively at the north-west and north-east corners of the park. The boundary with Wroxton village is marked by a stone wall running along the north edge of the pleasure grounds from the main entrance east as far as the church, and extending from the entrance south into Dark Lane. The site is bisected west to east by two steep valleys which join at the Great Lake, together curving south at the east end of the pleasure grounds into the park. The setting is largely rural, with the western suburbs of Banbury prominent on the eastern skyline beyond the Drayton Arch.

- 3.21** The heritage asset benefits from natural screening, which conceals it in surrounding views. In this regard, it has no inter-visibility with the application site. The fields that separate the heritage asset from the site also provide a landscape buffer (Plate 16).





**Plate 16** View looking northwest from the access track to Withycombe Farm showing the tree line (arrowed) that impedes any visual connections between the application site and the Registered Wroxton Abbey Park and Garden. Note that this view is taken from the north side of Withycombe Farm, with the application site evident centre right.

#### **Non-Designated Heritage Assets**

##### ***Locally Listed Buildings***

- 3.22** There are no Locally Listed Buildings within the application site or in its immediate vicinity.

## 4.0 Proposed development and potential impact on heritage assets

### Background

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

### Proposed development

#### Generally

- 4.2** The proposal comprises an outline planning application for the provision of new residential accommodation and associated infrastructure. The residential development will comprise up to 250 dwellings within two parcels (total developable area 6.95 hectares). The northernmost developable area comprises 4.45 hectares and the southern area 2.5 hectares. The total site area is 14.09 hectares.
- 4.3** The main access road will be from the recent Banbury Rise development to the north, with a cycle route provided from Balmoral Avenue to the east. Large areas of open space are also proposed within the north-western and south-western part of the site, with a narrow landscape buffer provided to the east of Withycombe Farm (i.e. between the heritage asset and the larger northern developable area). The main vehicular access to the site is proposed along the northern site boundary and via the Banbury Rise development, which is currently under construction. A pedestrian/cycle and emergency access is also proposed from Balmoral Avenue, with pedestrian/cycle access from Dover Avenue.

### Potential impacts on designated heritage assets

- 4.4** As noted in paragraphs 3.8-21, there are a number of heritage assets located in the immediate and wider vicinity of the application site. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

### Listed Buildings

#### *Description, setting and potential impacts*

- 4.5** By virtue of their designation as listed buildings, those identified in the vicinity of the application site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Cherwell district, which retain much of their architectural integrity.
- 4.6** Those listed buildings identified in paragraphs 3.8-17 and in Figure 2 above, are located to the north, southwest and west of the application site. There is some inter-visibility between the Grade II listed Withycombe Farmhouse and the application site, although it is acknowledged that the heritage asset is not overly prominent in this context. The listed buildings in the wider vicinity share no inter-visibility with the application site. Each is discussed in turn below.

#### 'Withycombe Farmhouse': Grade II listed

- 4.7** The Grade II listed 'Withycombe Farmhouse' (NHLE no. 1046858 – Plates 9-12) adjoins the application site to the north, south and west. The farm complex benefits from extensive natural screening to its boundary, which largely hinders any notable visual connections between the site and the heritage asset. While the roofline to the listed farmhouse can be glimpsed from various vantage points (Plates 1, 4 and 13) within the

site, it is not overly prominent. The remainder of the farm complex is concealed by existing natural screening to its boundary, which impedes any notable visual connections between the heritage asset and the site.

- 4.8** The introduction of residential development to the east, northeast and southeast of the heritage asset will cause some harm to its setting, given that a number of the glimpsed views of the roofline and chimney stacks to the farmhouse will likely be impacted (i.e. this element is seen from various vantage points from the east and southeast, in particular – Plates 1, 13, 17 and 18). This is deemed to be less than substantial harm (lower end of scale), which would be outweighed by the substantial benefits associated with the proposal. The benefits include the following:
- Provision of up to 250 dwellings of which at least 30% would be affordable.
  - Build continuity from earlier phases of Banbury Rise (to the north of the site) enabling prompt delivery.
  - Provision of public open space in the form of a substantial extension to the linear park (to the north) and connections to the wider Public Right of Way network.
  - Provision of play areas which would be accessible to the local community.
  - A net gain in biodiversity, providing an environmental benefit.
  - Provision of direct and indirect jobs and increased local spend by future occupiers.
- 4.9** The two fields that form the application site make some contribution to the setting of the heritage asset, given their agricultural nature. The isolated location of the farm complex, however, has seen a number of changes, given the western expansion of the Banbury settlement during the 20<sup>th</sup> century and more recently. Banbury Rise, for example, sits to the north and northeast of Withycombe Farm and is evident in a number of backdrop views of the heritage asset, particularly from the southern field within the application site. The access track to Withycombe Farm now forms the western boundary of the more recent residential development to the north, although it is noted that an area of open space separates the new residences from the existing track. This diminishes the rural landscape setting of the heritage asset, to a degree, given that the residences are evident in the context of a number of the glimpsed views of the farmhouse noted (i.e. from the eastern part of the southern field, in particular).
- 4.10** The retention of a number of areas of open space to the north and south of Withycombe Farm will provide a generous landscape buffer, ensuring that the semi-rural setting of the heritage asset, in views from the north and south, is maintained (although it is noted that the farm complex is currently concealed in views from the south and southwest, given the strength of natural screening that exists along the southern boundary of the heritage asset – Plate 19). A narrow landscape corridor will also be provided to the east of Withycombe Farm, which will maintain a degree of separation between the heritage asset and the new residential development to the east and southeast. The new development will also read of an extension of the existing residential development to the east (i.e. Dover Avenue – Plate 21) and north (recent development at Banbury Rise – Plate 20) of the site.
- 4.11** In terms of the significance of the heritage asset, the farmhouse, stables and other historic outbuildings have architectural and historic value. The gardens to the south of the farmhouse make a positive contribution to its more immediate setting (i.e. how it is experienced from within the grounds of the farm complex). The access track also contributes to the more immediate setting of the farm group (Plates 22 and 23) and the siting of the residential development will not impact on this, given the concealed nature of the Withycombe Farm complex.
- 4.12** The design, scale, siting and materiality of new residential development will also require careful consideration to ensure that it is not overly prominent visually in the context of Withycombe Farm. In this regard, natural screening along the western edge

of the developable areas will soften the visual apparentness of development in this context.

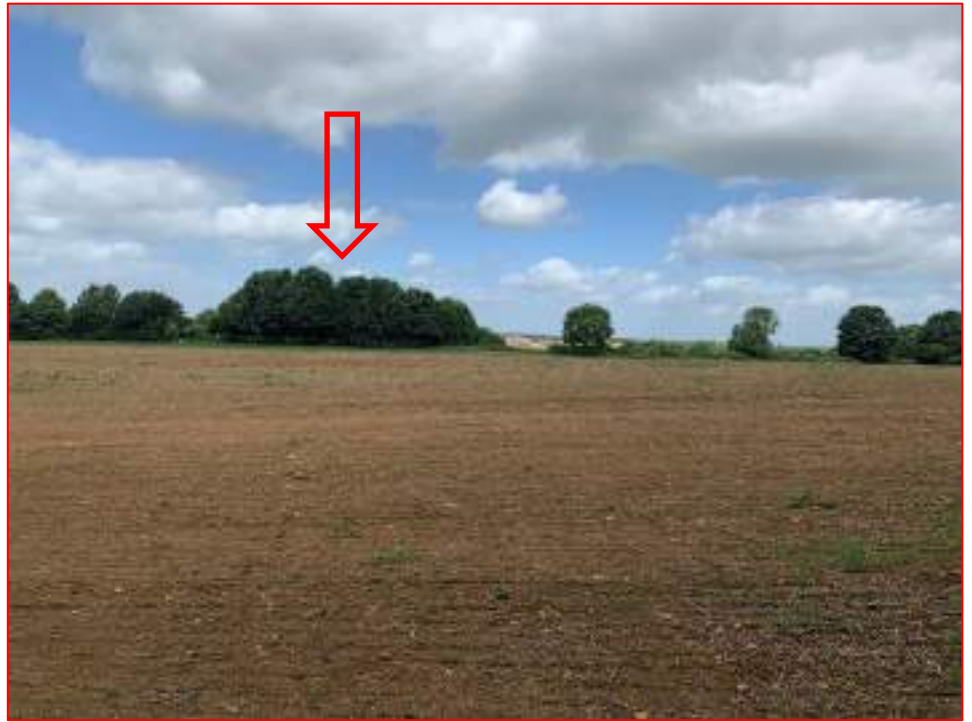


**Plate 17** View looking northwest towards Withycombe Farm (the roof and chimney stacks to the farmhouse are glimpsed in this view – arrowed). Note that this view is taken from the southeast corner of the southern field within the application site. The recent Banbury Rise residential development is also evident (centre-right).



**Plate 18** View looking west towards Withycombe Farm (the roof and chimney stacks to the farmhouse are glimpsed in this view – arrowed). Note that this view is taken from the eastern part of the northern field within the application site.





**Plate 19** View looking north towards Withycombe Farm (the farm complex is concealed by vegetation in this view - arrowed). Note that this view is taken from the southern part of the southern field within the application site.



**Plate 20** View looking northeast towards the residential development at Banbury Rise. Note that this view is taken from the south-western part of the northern field within the application site.



**Plate 21** View looking northeast towards the residential development located to the east of the northern part of the application site (i.e. Dover Avenue). Note that this view is taken from the western part of the northern field within the site.



**Plate 22** View looking southeast towards the group of farm buildings within the Withycombe Farm complex. Note that this view is taken from the access track to the farm, with the farmhouse (chimney stacks) and stable (centre) partially evident.





**Plate 23** View looking northwest along the access track to the Withycombe Farm complex. Note that this view is taken from within the farm complex.

#### 'Drayton Arch': Grade II listed

- 4.13** 'Drayton Arch' (NHLE no. 1369593 – Grade II\*) is located approx. 750 metres to the northwest of the main part of the application site. The heritage asset benefits from natural screening, which conceals it in surrounding views. There is no inter-visibility between the application site and the heritage asset, given the natural screening that exists. The intervening fields to the northwest of the application site also provide a generous landscape buffer between it and the heritage asset. In this regard, the proposal will have no adverse impact on the setting of the heritage asset.

#### Listed Buildings in wider vicinity

- 4.14** The heritage assets located in the wider vicinity of the application site (identified in paragraph 3.16) are located a substantial distance from the application site and benefit from intervening development and natural screening, which conceals them in surrounding views. There is no inter-visibility between the application site and the heritage assets noted.

#### ***Drayton Conservation Area***

- 4.15** The application site has some inter-visibility with the southern part of the Drayton Conservation Area designation i.e. fields to the northwest, which can be glimpsed from the track that adjoins the site to the west (Plate 15). The fields noted form part of the Village Setting Character Area, which captures a number of fields that surround the Drayton Settlement. The Banbury Rise residential development to the north of the application site, however, largely impedes any notable visual connections between the site and the heritage asset. In this regard, the new residential development in the northern part of the site will read as a continuation of the Banbury Rise development.

- 4.16** The area of open space in the north-western part of the site will also provide a further landscape buffer, consistent with the area of open space in the western part of the Banbury Rise development to the north. Given the intervening development and the siting of new residential development within the site, the proposal will cause no harm to the setting of the heritage asset, subject to development being low in scale.

*Grade II\* Registered Wroxton Abbey Park and Garden*

- 4.17** The Grade II\* Registered Wroxton Abbey Park and Garden (NHLE no. 1000466) is located approx. 540 metres to the north-west of the main part of the site. The heritage asset benefits from natural screening to its southeast, which conceals it in surrounding views. In this regard, there is very limited inter-visibility between the application site and the heritage asset. The fields that separate the heritage asset from the site also provide a landscape buffer (Plate 16). The proposal will cause no harm to the setting of the heritage asset, given the separation between them combined with the siting of residential development in the eastern part of the site.



## 5.0 Summary and conclusions

- 5.1** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including Policy ESD 15: The Character of the Built and Historic Environment of the *Cherwell Local Plan 2011-2031 Part 1* (CLP 2016).
- 5.2** There are no listed buildings located within the application site. In the immediate vicinity of the application site is the Grade II listed 'Withycombe Farmhouse' (NHLE no. 1046858), which adjoins the site. The farm complex benefits from extensive natural screening to its boundary, which largely hinders any notable visual connections between the site and the heritage asset. While the roofline to the listed farmhouse can be glimpsed from various vantage points within the site, it is not overly prominent. The remainder of the farm complex is concealed by existing natural screening to its boundary, which impedes any notable visual connections between the heritage asset and the site. The introduction of residential development to the east, northeast and southeast of the heritage asset will cause some harm to its setting, given that a number of the glimpsed views of the roofline and chimney stacks to the farmhouse will likely be impacted (i.e. this element is seen from various vantage points from the east and southeast, in particular). This is deemed to be less than substantial harm (lower end of scale), which would be outweighed by the benefits associated with the proposal. The design, scale, siting and materiality of new residential development will also require careful consideration to ensure that it is not overly prominent visually in the context of Withycombe Farm. In this regard, reinforcement of the existing natural screening is proposed along the western edge of the developable areas, which will soften the visual apparentness of development in this context.
- 5.3** Those listed buildings identified in the wider vicinity of the application site have no inter-visibility with the application site and their settings will not be impacted by low scale residential development within the site. These include the Grade II\* 'Drayton Arch' (NHLE no. 1369593), approx. 750 metres to the northwest; 'Park Farmhouse and attached Washhouse/Outbuilding Range' (NHLE no. 1300873, Grade II), located approx. 1km to the west; '2 Barns Abutting and to West of Park Farmhouse' (NHLE no. 1046857, Grade II) and 'Park Farmhouse' (NHLE no. 1369592, Grade II) both located approx. 1.1 kms to the north-west; and 'St. Peter's Church (NHLE no. 1369591, Grade II\*), located approx. 1.2 metres to the north-west. The heritage assets are located a substantial distance from the application site and benefit from intervening development and natural screening, which conceals them in surrounding views. There is no inter-visibility between the application site and the heritage assets noted.
- 5.4** The Drayton Conservation Area is located approx. 300 metres to the northwest. The application site has some inter-visibility with the southern part of the designation i.e. fields to the north-west, which can be glimpsed from the track that adjoins the site to the west. The fields noted form part of the Village Setting Character Area, which captures a number of fields that surround the Drayton Settlement. The Banbury Rise residential development to the north of the application site, which is currently under construction, will largely impede any notable visual connections between the site and the heritage asset. The area of open space in the north-western part of the site will also provide a further landscape buffer, consistent with the area of open space in the western part of the Banbury Rise development to the north. Given the intervening development and the siting of new residential development within the site, the proposal will cause no harm to the setting of the heritage asset, subject to development being low in scale.
- 5.5** In the wider vicinity is the Grade II\* Registered Wroxton Abbey Park and Garden, which is located approx. 540 metres to the northwest. The heritage asset benefits from natural screening to its southeast, which conceals it in surrounding views. In this regard, there is very limited inter-visibility between the application site and the heritage asset. The fields that separate the heritage asset from the site also provide a

landscape buffer. The proposal will cause no harm to the setting of the heritage asset, given the separation between them combined with the siting of residential development in the eastern part of the site.

## Sources

### Cartographic: Ordnance Survey

1882 Ordnance Survey Map  
1900 Ordnance Survey Map  
1922 Ordnance Survey Map  
1973 Ordnance Survey Map  
2006 Ordnance Survey Map  
2021 Ordnance Survey Map

### Websites

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the-list](http://historicengland.org.uk/listing/the-list)

### Bibliography

*Drayton Conservation Area Appraisal* (Cherwell District Council 2008)

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

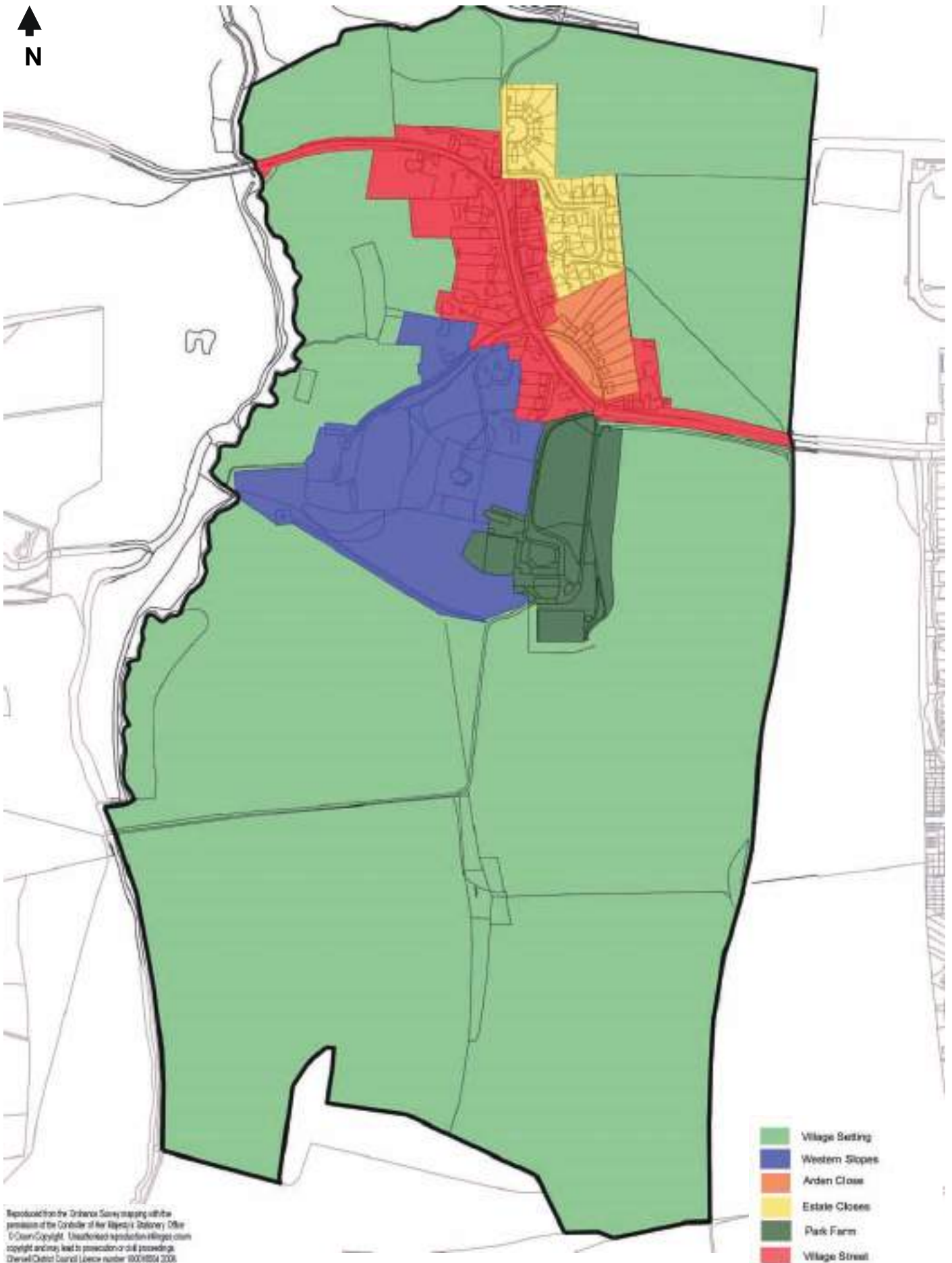
*Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets* (Historic England 2017)

*Land South of Banbury Rise, Banbury Heritage Technical Note* (Cotswold Archaeology 2022)





Figure 8 : Drayton Character Areas



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