From: Emma Harrison <Emma.Harrison@Cherwell-dc.gov.uk>
Sent: 30 April 2026 17:08
To: Jason Traves <Jason.Traves@Cherwell-DC.gov.uk>
Cc: Conservation <Conservation@Cherwell-DC.gov.uk>; DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: Conservation Consultation response 25/01510/OUT

Dear Jason

Thank you for re consulting the conservation team on the above application.

It is acknowledged that further information has been submitted in the form of an update to the technical appendix with regards to cultural heritage, to address the comments from Historic England.

The position of CDC conservation is considered to be the same and therefore previous comments still remain relevant and are reiterated. The comments are focused on the heritage assets that are within or directly adjacent to Cherwell District area. As previously outlined Blenheim Palace World Heritage Site and Woodstock Conservation Area are within West Oxfordshire Council area it is expected that West Oxfordshire will comment in detail with regards to these.

Significance
There are a number of designated heritage assets within and in close proximity to the site. These lie within Cherwell or West Oxfordshire District, and they include:
• the scheduled monument of Blenheim Villa which lies within Cherwell District
• Blenheim Park World Heritage site / Registered Parkland (within West Oxfordshire District)
• Woodstock Conservation Area (within West Oxfordshire District).
There are also non-designated heritage assets in close proximity to the site.
• The Ridgeway (boundary between Cherwell and West Oxfordshire)
• Pest House (West Oxfordshire)
The significance of the site is largely the contribution it makes to the heritage assets as part of their setting.

Appraisal
Blenheim Villa is within the Cherwell District Council area and is the remains of a Roman Villa that is a Scheduled Monument. Due to the Scheduled monument status, it is for Historic England to comment on this aspect. But it is acknowledged that open space is proposed surrounding the Scheduled Monument location and this is welcomed as it helps to reduce the impact on the monument as a result of development within its setting.

The ancient routeway of the 'Ridgeway' appears to survive through the site. This is identified on the Historic Environment Record as 'Witney Branch Ridgeway' and is identified as early medieval to medieval in date. The routeway is aligned along the boundary between Cherwell and West Oxfordshire administrations and runs alongside the Scheduled Monument. The environmental statement indicates that the route of the ridgeway is to be retained through the site, and the illustrative masterplan appears to confirm this, however it is highlighted that as this is an outline application the final layout and landscape treatment could change. It is considered to be important that this ancient routeway is preserved and opportunities to better reveal it are welcomed.

The small building to the west of the site is identified as the 'Pest House' and is considered to be a Local heritage asset. It is accepted that this building is outside of the development site but the impact of the development as a result of changes to its setting needs to be considered. As with Blenheim Villa and the Ridgeway the submitted plans show a notable area of separation with open space between this building and the built development and therefore if implemented it is considered that this should provide a landscape buffer and therefore mitigate this impact.

As the application is an outline application it is recognised that the layout, scale, and design of the proposed buildings have not been finalised. These aspects will be key to ensuring that no harm to the designated and non-designated heritage assets results. In their current form the indicative plans are considered not to be harmful to the ancient routeway and 'pest House' building however comments on the impact on the scheduled Monument are deferred to Historic England.

We defer to Historic England and ICOMOS (where necessary) with regards to the potential impact to the World Heritage Site.

There is not considered to be unacceptable harm to the CDC heritage assets.

I hope this is of assistance to you.

Kind Regards

Emma Harrison
Senior Conservation Officer
Planning Policy, Conservation and Design
Place and Regeneration
Cherwell District Council
01295 221846
www.cherwell.gov.uk

39 Castle Quay, Banbury, OX16 5FD