

Heritage Statement for Land South of Salt Way, Banbury, Oxfordshire



ARS Ltd Report 2014/43

March 2014

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| Local Authority: | Cherwell District Council |

EXECUTIVE SUMMARY

Archaeological Research Services Ltd (ARS Ltd) was commissioned to produce a Heritage Statement in relation to the impact of a proposed development at Salt Way, Banbury, Oxfordshire.

The study established that there are 39 Listed Buildings within a 1km study area. Thirty eight of these are Grade II Listed Buildings, and one is Grade II. Many of these lie within the Bodicote Conservation Area to the south-east of the proposed development area.*

*The study concluded that the majority of these assets will be unaffected by the proposed development due to their location within the compact village centre of Bodicote. The study found that the impact of the proposed development on the setting of built heritage assets at the north and west of Bodicote village, and to the west of the proposed development area would be **neutral or slight**. The setting of Bodicote Conservation Area, with its rural feel would largely be maintained due to the retention of the key views across fields and open land to the south and west as well as the retention of the cricket ground and recreation ground which would maintain open space between Bodicote and Banbury. The potential effect on the archaeological setting of the buried Neolithic Causewayed Enclosure and Bronze Age Barrows to the west of the proposed development site is considered to be **slight to moderate**, but further archaeological investigation within the proposed development area would be needed to establish this.*

As such this effect does not constitute any direct or “substantial harm”, but rather “less than substantial harm” to its wider context, and this is not considered grounds for the refusal of consent under the National Planning Policy Framework (para. 133).



TABLE OF CONTENTS

| | | |
|----------|--|-----------|
| 1 | INTRODUCTION | 1 |
| 1.1 | Project and Planning Background | 1 |
| 1.2 | Site Description | 1 |
| 1.3 | Location and Geology | 1 |
| 2 | AIMS AND OBJECTIVES..... | 1 |
| 3 | POLICY AND GUIDANCE | 1 |
| 3.1 | National Planning Policy Framework (NPPF)..... | 1 |
| 3.2 | Local Planning Policies | 4 |
| 4 | METHOD STATEMENT | 4 |
| 4.1 | Study Area..... | 4 |
| 4.2 | Information Sources..... | 5 |
| 4.3 | Impact Assessment Methodology..... | 5 |
| 4.3.1 | The Value of Heritage Assets | 6 |
| 4.3.2 | The Magnitude of Change | 7 |
| 4.3.3 | The Significance of Effects | 8 |
| 5 | IMPACT ASSESSMENT | 9 |
| 5.1 | Heritage Assets | 9 |
| 5.2 | Site Visit and Discussion of Setting | 11 |
| 5.3 | Conclusion..... | 16 |
| 6 | IMPACT STATEMENT | 17 |
| 7 | STATEMENTS AND ACKNOWLEDGEMENTS..... | 17 |
| 7.1 | Publicity, Confidentiality and Copyright..... | 17 |
| 7.2 | Statement of Indemnity | 17 |
| 7.3 | Acknowledgements..... | 17 |
| 8 | REFERENCES..... | 18 |
| 8.1 | Secondary Sources | 18 |



LIST OF TABLES

| | |
|---|----|
| Table 1: Factors for assessing the value of Historic Buildings | 6 |
| Table 2: Evaluating Historic Landscape Character | 6 |
| Table 3: Factors in the assessment of the magnitude of change for Historic Buildings | 7 |
| Table 4: Factors in the assessment of the magnitude of change for Historic Landscapes | 7 |
| Table 5: Significance of effects matrix | 8 |
| Table 6: Listed Buildings within the 1km study area | 9 |
| Table 7: Summary of significance of effects..... | 16 |

LIST OF APPENDICES

| | |
|---|----|
| Appendix 1: Gazetteer of Built Heritage | 19 |
| Appendix 2: Figures..... | 22 |



1 INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd (ARS Ltd) was commissioned to produce a Heritage Statement on behalf of Gladman Developments Ltd in relation to the impact on the setting of built heritage of the proposed development at land to the south-west of Salt Way, Banbury, Oxfordshire.

1.2 Site Description

The proposed development area (PDA) is situated adjacent to the southern edge of Banbury and the north-western edge of Bodicote, Oxfordshire (centred on NGR: SP 456 383) (Figure 1 and 2). The site covers an area of c.18ha, bounded to the north by the Salt Way (an unmetalled track), on the west by an arable plot, on the south by Wykham Lane, on the south-east by Bodicote Cricket Club and on the east by White Post Road. The site is presently used as arable land with a plot of allotments in the south-west corner and a plot of managed open grassland in the east of the site. Part of this is fenced off to provide an access easement to Bodicote Cricket Club in the south. A small plot of scrubland is located at the north boundary of the site.

1.3 Location and Geology

The solid geology of the east and west parts of the development area consists of ferruginous limestone and ironstone of the Marlstone Rock Formation. The drift geology of the south and centre parts of the development area consists of siltstone and mudstone of the Dyrham Formation (British Geological Survey, 2014).

2 AIMS AND OBJECTIVES

A full desk-based assessment (DBA) was conducted for the site in 2013 by Archaeological Research Services Ltd (Clarke 2013). The 2013 study drew conclusions about the potential for buried archaeology within the site, and identified potential setting issues. This Heritage Statement draws upon this, and focuses on the setting of the nearby Listed Buildings and Bodicote Conservation Area, whilst also taking cognisance of the impact on setting of two buried non-designated archaeological sites to the west of the proposed development site.

3 POLICY AND GUIDANCE

3.1 National Planning Policy Framework (NPPF)

This assessment was carried out under the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to



the achievement of *sustainable development*, which includes “...contributing to, protecting and enhancing our natural, built and historic environment...” (DCLG 2012, 30).

Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

Paragraph 126 states that Local Authorities must undertake to, “*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*”. In developing their strategy, local planning authorities should take into account:

- ◆ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ◆ the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- ◆ the desirability of new development making a positive contribution to local character and distinctiveness; and
- ◆ opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 128 states that, “*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*” (DCLG 2012, 30).

Paragraph 129 states that, “*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*” (DCLG 2012, 30).

In determining planning applications, planning authorities should take account of:

- ◆ other relevant books and journals that are identified in the course of the data collection; and
- ◆ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ◆ the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and



- ♦ the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that *“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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”* (DCLG 2012, 31).

Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment. The online *Planning Practice Guidance* (DCLG 2014) provides guidance on the practical implementation of the NPPF, and is consequently a much more in-depth document than the policy statement itself.

Setting Policy and Guidance

The NPPF Paragraph 128 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. As defined in the Planning Practice Guidance, setting is the surroundings in which an asset is experienced (CLG/DCMS/EH 2014). Paragraph 013 of the Planning Practice Guidance (CLG/DCMS/EH 2014) considers setting extensively. It states that “setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its cartilage”. While views are an important part of setting “the way in which we experience setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places”.*

In the document, *Conservation Principles: Policy and Guidance* (English Heritage 2008) it is noted that *‘places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature’* (English Heritage 2008, 58). English Heritage’s guidance document, *The Setting of Heritage Assets* (2011) refers to an older practice guide for PPS5, although the wording is identical in the new Planning Practice Guidance Annex 2. In particular it refers to the statement: “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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” (CLG/DCMS/EH 2010, 34).

3.2 Local Planning Policies

In addition to referring to the national policies outlined above, the Cherwell Council Saved Planning Policies include the following in relation to Historic Buildings and Conservation Areas.

Policy C23, Paragraph 9.52 states *“The conservation areas have distinct visual characteristics and it is important that these are recognised when proposals or new development are formulated. Formality or informality of building line, the methods of boundary enclosure, homogeneity of building materials, local architectural styles and building practice, the importance of undeveloped space within the settlement structure, and the setting of existing buildings, are some of the matters that should be taken into account”*.

In relation to the setting of monuments and archaeological sites, Policy C25 states *“In considering proposals for development which would affect the site or setting of a Scheduled Ancient Monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate”*.

Paragraph 9.56 states that *“It must be acknowledged that the character and setting of an archaeological site or monument which may include historic landscapes, parks and gardens may be damaged or even destroyed by certain forms of development. In such cases policy C25 will apply. 9.57 Some ancient monuments are scheduled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979. The scheduled ancient monuments in this District are listed in Appendix D. In addition to planning permission granted by the District Council, the Secretary of State's consent is required in the form of scheduled monument consent for any development likely to affect the site of a scheduled ancient monument. PPG16 states that "where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation”*

4 METHOD STATEMENT

This Heritage Statement was undertaken in accordance with Government Policy on the historic environment contained within the National Planning Policy Framework (NPPF).

4.1 Study Area

The study area adopted for this assessment comprised the PDA together with a 1km buffer zone surrounding it. The extent of the 1km buffer zone is depicted by a blue



polygon on Figure 1. Two additional Grade I listed buildings which were outside of the 1km study area, were taken into consideration during this study due to the DBA (Clarke 2013) identifying that these had sweeping views across the area, and therefore had the potential to be affected by the development.

4.2 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ An archaeological desk-based assessment by Archaeological Research Services Ltd (Clarke 2013). This assessment produced a detailed study of the archaeological potential of the site and was thoroughly reviewed. It is referred to throughout this document;
- ◆ the online National Heritage List for England (NHLE) maintained by English Heritage for information regarding designated assets, as well as their downloadable GIS datasets of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of Historical Interest, Registered Battlefields, and World Heritage Sites;
- ◆ the British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS);
- ◆ other relevant books and journals that are identified in the course of the data collection;
- ◆ a site walkover of the entire PDA and environs. This was undertaken on 14 March 2014 by Dr Victoria Park.

4.3 Impact Assessment Methodology

In order to address the significance of, and impact on, heritage assets as required by the NPPF, this study adopts the methodology for assessing predicted changes to the historic environment from the guidance provided in the Highways Agency's (DfT 2007) *Design Manual for Roads and Bridges* (DMRB). This methodology was designed for the assessment of impacts on heritage assets resulting from road construction, but it is also a useful approach to the assessment of other development schemes. The methodology was developed in consultation with the key historic environment stakeholders in the UK, including English Heritage, Historic Scotland, Cadw, The Environment and Heritage Service of Northern Ireland, and the Institute for Archaeologists (IfA). The methodology has also been adapted to take cognisance of more recent guidance concerning assessment of significance and impacts to setting (English Heritage 2008; English Heritage 2011).

The methodology identifies three cultural heritage 'sub-topics', each with its own assessment methodology: Archaeological Remains, Historic Buildings and Historic Landscape. The Historic Buildings and Historic Landscapes methodologies are used here.



4.3.1 The Value of Heritage Assets

In order to assess the significance of the different magnitudes of change resulting from the proposed development, the above factors have to be weighed against the value of each cultural heritage asset. This ‘value’ is broadly equivalent to an asset’s *significance* in National Planning Policy Framework (NPPF) terminology, but the term ‘value’ has been retained here in order that this is not confused with the *significance of effects* which is discussed in section 4.3.3 below. In addition ‘heritage values’ were also assessed in accordance with the guidance contained within *Conservation Principles* (English Heritage 2008). The different criteria used for establishing the value for each type of asset within this study are tabulated in Tables 1 and 2 below:

Table 1: Factors for assessing the value of Historic Buildings

| Value | Criteria |
|------------|---|
| Very High | <ul style="list-style-type: none"> ♦ Standing structures inscribed as of universal importance as World Heritage Sites ♦ Other buildings of recognised international importance |
| High | <ul style="list-style-type: none"> ♦ Scheduled Monuments with standing remains ♦ Grade I and Grade II* Listed Buildings ♦ Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association ♦ Conservation Areas containing very important buildings ♦ Undesignated structures of clear national importance |
| Medium | <ul style="list-style-type: none"> ♦ Grade II Listed Buildings ♦ Historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations ♦ Conservation Areas containing buildings that contribute significantly to its historic character ♦ Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including Street furniture and other structures) |
| Low | <ul style="list-style-type: none"> ♦ ‘Locally Listed’ buildings ♦ Historic (unlisted) buildings of modest quality in their fabric or historical association ♦ Historic Townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g. including Street furniture and other structures) |
| Negligible | <ul style="list-style-type: none"> ♦ Buildings of no architectural or historical note; buildings of an intrusive character |
| Unknown | <ul style="list-style-type: none"> ♦ Buildings with some hidden (i.e. inaccessible) potential for historical significance |

Table 2: Evaluating Historic Landscape Character

| Value | Criteria |
|-----------|--|
| Very High | <ul style="list-style-type: none"> ♦ World Heritage Sites inscribed for their historic landscape qualities ♦ Historic landscapes of international value, whether designated or not ♦ Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s) |
| High | <ul style="list-style-type: none"> ♦ Designated historic landscapes of outstanding interest |



| Value | Criteria |
|------------|---|
| | <ul style="list-style-type: none"> Undesignated historic landscapes of outstanding interest Undesignated landscapes of high quality and importance, and of demonstrable national value Well preserved historic landscapes, exhibiting considerable coherence, time-depth, or other critical factors |
| Medium | <ul style="list-style-type: none"> Designated special historic landscapes Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or other critical factor(s) |
| Low | <ul style="list-style-type: none"> Robust undesignated historic landscapes Historic landscapes with importance to local interest groups Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations |
| Negligible | <ul style="list-style-type: none"> Landscapes with little or no significant historical interest |

4.3.2 The Magnitude of Change

The scale and magnitude of change to cultural heritage assets can be assessed using the five tier grading system presented below in Tables 3 and 4:

Table 3: Factors in the assessment of the magnitude of change for Historic Buildings

| Magnitude | Description |
|------------|--|
| Major | <ul style="list-style-type: none"> Changes to key historic building elements such that the resource is totally altered Comprehensive changes to setting, resulting in a loss of significance. |
| Moderate | <ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to the setting of an historic building, such that it is significantly modified, resulting in a loss of significance. |
| Minor | <ul style="list-style-type: none"> Changes to key historic building elements, such that the asset is slightly different Changes to the setting of an historic building, such that it is noticeably changed, resulting in a loss of significance. |
| Negligible | <ul style="list-style-type: none"> Slight changes to historic building elements or setting that hardly affect it. |
| No Change | <ul style="list-style-type: none"> No change to fabric or setting. |

Table 4: Factors in the assessment of the magnitude of change for Historic Landscapes

| Magnitude | Description |
|-----------|--|
| Major | <ul style="list-style-type: none"> Change to most or all key historic landscape elements, parcels or components Extreme visual effects Gross change of noise or change to sound quality Fundamental changes to use or access: <p>Resulting in total change to historic landscape character unit.</p> |



| Magnitude | Description |
|------------|---|
| Moderate | <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access: <p>Resulting in moderate changes to historic landscape character.</p> |
| Minor | <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components slight visual changes to few key aspects of historic landscape limited changes to noise levels or sound quality slight changes to use or access: <p>Resulting in limited changes to historic landscape character.</p> |
| Negligible | <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes in noise levels or sound quality Very slight changes to use or access: <p>Resulting in a very small change to historic landscape character.</p> |
| No Change | <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components No visual or audible changes No changes arising from amenity or community factors. |

4.3.3 The Significance of Effects

Using the *magnitude of change* as ascertained from Tables 1-2, and the assessment of *value* as indicated by Tables 3-4, Table 5 below indicates how an assessment of the *significance of effects* of the development proposals is reached.

Table 5: Significance of effects matrix

| VALUE/SENSITIVITY | Very High | Neutral | Slight | Moderate or Large | Large or Very Large | Very Large |
|---------------------|------------|-----------|-------------------|--------------------|---------------------|---------------------|
| | High | Neutral | Slight | Moderate or Slight | Moderate or Large | Large or Very Large |
| | Medium | Neutral | Neutral or Slight | Slight | Moderate | Moderate or Large |
| | Low | Neutral | Neutral or Slight | Neutral or Slight | Slight | Slight or Moderate |
| | Negligible | Neutral | Neutral | Neutral or Slight | Neutral or Slight | Slight |
| | | No change | Negligible | Minor | Moderate | Major |
| MAGNITUDE OF CHANGE | | | | | | |



5 IMPACT ASSESSMENT

5.1 Heritage Assets

5.1.1.1 On-Site

There are no Listed Buildings, or extant built heritage within the PDA.

5.1.1.2 Off-Site

Within the 1km study area lie 39 Listed Buildings, the majority of which fall within the Bodicote Conservation Area (Table 6). Thirty eight of these are listed Grade II, while one, St John the Baptist Church, is Grade II*. Those within the 1km study area are listed in Table 6, and are illustrated on Figure 3. Further details about the assets can be found in Appendix 1.

Table 6: Listed Buildings within the 1km study area

| NHLE No. | Name | Grade | Grid Reference |
|----------|--|-------|----------------|
| 1046877 | WYKHAM FARMHOUSE | II | SP 45093 38274 |
| 1200199 | HORTON GENERAL HOSPITAL, MAIN ENTRANCE BLOCK FRONTING OXFORD ROAD | II | SP 45562 39575 |
| 1248370 | BRISTOW HOUSE | II | SP 46080 37982 |
| 1248383 | HERBAL HOUSE | II | SP 46036 37671 |
| 1248384 | WESTWAY | II | SP 46036 37655 |
| 1248385 | HOLLY TREE COTTAGE | II | SP 46033 37601 |
| 1248386 | BAKER'S ARMS PUBLIC HOUSE | II | SP 46010 37724 |
| 1248399 | HEADSTONE APPROXIMATELY 15 METRES SOUTH EAST OF PORCH OF CHURCH OF ST JOHN THE B | II | SP 46011 37661 |
| 1248400 | HEADSTONE DATED 169? APPROXIMATELY 15 METRES SOUTH OF PORCH OF CHURCH OF ST JOHN | II | SP 45999 37657 |
| 1248401 | ROW OF 3 HEADSTONES APPROXIMATELY 5 METRES SOUTH OF PORCH OF CHURCH OF ST JOHN T | II | SP 45994 37663 |
| 1248674 | HEADSTONE TO LEFT OF HEADSTONE DATED 169? APPROXIMATELY 15 METRES SOUTH OF PORCH | II | SP 45999 37654 |
| 1248677 | DRAYCOT HOUSE | II | SP 46116 37766 |
| 1248678 | CORNER COTTAGE | II | |
| 1248679 | OLD BARN HOUSE | II | SP 45921 37782 |
| 1248702 | TOWN FURLONG FARMHOUSE | II | SP 45932 37710 |
| 1248703 | BODICOTE HOUSE | II | SP 46159 38071 |
| 1248705 | BROWN THATCH | II | SP 46040 38095 |



| NHLE No. | Name | Grade | Grid Reference |
|----------|---|-------|----------------|
| 1248707 | IVY COTTAGE | II | SP 46049 38039 |
| 1248721 | THE OLD BAKERY | II | SP 46011 37929 |
| 1248722 | THE CLOSE | II | SP 46010 37919 |
| 1248723 | THE HERMITAGE | II | SP 46032 37769 |
| 1248732 | YEW TREE COTTAGE | II | SP 46011 38071 |
| 1248733 | 43, HIGH STREET | II | SP 45978 37983 |
| 1248734 | 17 AND 19, HIGH STREET | II | SP 45989 37851 |
| 1248735 | REAPER'S COTTAGE | II | SP 45991 37843 |
| 1248740 | THE OVEN | II | SP 46003 37742 |
| 1248741 | THE PADDOCKS | II | SP 45951 37942 |
| 1249071 | BODICOTE MILL | II | SP 45900 37200 |
| 1277760 | GOOSE COTTAGE | II | SP 45993 37830 |
| 1277764 | THE OLD FARMHOUSE | II | SP 45964 37975 |
| 1277765 | WALL TO FRONT AND TO LEFT OF THE PADDOCKS | II | SP 45952 37945 |
| 1277788 | LODGE TO BODICOTE HOUSE | II | SP 46054 38184 |
| 1277795 | WALL TO IVY COTTAGE FRONTING HIGH STREET | II | SP 46041 38028 |
| 1277796 | 12, HIGH STREET | II | SP 46008 37857 |
| 1277815 | WEST HOUSE | II | SP 46104 37763 |
| 1277816 | FARM PLACE | II | SP 46073 37732 |
| 1277817 | OLD BARN COTTAGE | II | SP 45922 37752 |
| 1277943 | GARDEN WALL TO NORTH AND SOUTH OF BRISTOW HOUSE | II | SP 46066 37989 |
| 1277948 | CHURCH OF ST JOHN THE BAPTIST | II* | SP 45993 37683 |

The DBA in 2013 (Clarke 2013) also identified three non-designated built heritage assets within the 1km study area. These lie within the Conservation Area, but away from the PDA, and so are discussed as part of that section.

Using the criteria set out in Tables 1-4 in the methodology, as Listed Buildings, the heritage assets presented in the above table are of **high** (Grade I and II*) and **medium** (Grade II) **value**. The Bodicote Conservation Area, which incorporates many of the Listed Buildings (Figure 4), is an area of **high to medium value**.

In addition to the built heritage outlined above, two archaeological features identified to the west of the PDA have the potential to have their wider setting impacted upon: the Neolithic causewayed enclosure (MOX4460) on Wykham Farm, and two Bronze Age Round Barrows (MOX12183) which were identified through



crop marks on aerial photographs in the 20th century. These are non-designated, but have the potential to contribute to regional, or in the case of the putative causewayed enclosure national, research objectives and therefore can be considered of **medium to high value**, although their condition of preservation is unknown and because they survive only as cropmarks they have all been evidently highly truncated by later land use.

The potential impacts on the setting of the above heritage assets were the focus of the site visit. Throughout the discussion, assets are referred to by their NHLE number or, if they are non-designated, by their local HER number.

5.2 Site Visit and Discussion of Setting

The previous DBA (Clarke 2013) identified that the proposed development would have the potential to impact on the setting of the Bodicote Conservation Area, and in particular on six of the listed buildings within it: Old Barn House (NHLE 1248679), Old Barn Cottage (NHLE 1277817), The Paddocks and Associated Walls (NHLE 1248741 and NHLE 1277765), Brown Thatch (NHLE 1248705) and the Church of St John the Baptist (NHLE 1277948). These Listed Buildings lie to the western and northern edges of the Conservation Area.

In addition to the buildings within Conservation Area, there are two other buildings within the 1km study area which have the potential to be affected by the PDA. The Lodge to Bodicote House (NHLE 1277788) lies immediately to the north of the Conservation Area, and Wykham Farmhouse (NHLE 1046877) lies to the west of the PDA and was identified by Clarke (2013) as having clear views towards the site.

Within the wider local area lie The Church of St Mary in Adderbury to the south-east of Bodicote and the Church of St Mary in Bloxham to the south-west of the PDA (Figure 5). These are both Grade I listed, and have views across the area.

A site visit was undertaken on 20 March 2014 by Victoria Park. The visit included walking over the PDA, as well as into the Conservation Area, and viewing the PDA to and from the locations of the Listed Buildings. Selected photographs are included in Appendix 2 (Figures 6 to 25).

Bodicote Village Listed buildings.

The site walkover confirmed the compact nature of the village of Bodicote. This means that many of the Listed Buildings have restricted views to the surrounding areas, and their setting is largely focused within the village (Figures 6 and 7). Therefore, the proposed development would have **no change** to the setting of the majority of the Listed Buildings within the village. The setting of the Conservation Area as a whole, which contains these buildings, is discussed later in this section. The Listed Buildings to the north and west of the village which have been identified as having the potential to be affected are discussed below.



Church of St John the Baptist (NHLE 1277948)

The Church of St John the Baptist lies to the west of the main road (Figure 8), towards the southern part of the Conservation Area, and is included as part of the 'Main Road' area in the Conservation Area appraisal (Cherwell District Council 2008). The earliest parts of the church date to the 13th century, but it was largely rebuilt in 1843-4 and this was when the new tower was built.

Only the top of the church tower is visible from the proposed development area (and therefore from the existing houses in Banbury). From a distance, the tower lies amongst the village rooftops and trees (Figure 21). Bodicote Conservation Area appraisal notes that 'the vistas across the valley towards Bloxham as seen from the churchyard...are very beautiful and give an impression of the topographical position of the village overlooking Sor Brook'. This vista (to the south-west) would be unchanged by the proposed development (to the north-west). Additionally, as the site visit established, the views towards the PDA from the church and churchyard are obscured by other existing buildings and foliage (Figure 9). It was not possible during the site visit to assess the views from the top of the church tower towards the PDA. It is likely that it would be visible, however, as will be discussed in more detail later, the views north-west towards the PDA already take in modern housing at the edge of Banbury and the proposed development would only serve to bring this closer.

It can therefore be concluded that the proposed development would have **negligible to no change** on the setting of the Church of St John the Baptist.

Old Barn House (NHLE 1248679) and Old Barn Cottage (NHLE 1277817), Goose Lane

Goose Lane lies at the western side of the village, in an area referred to as the 'Village Lanes' within the Conservation Area appraisal (Cherwell District Council 2008). Old Barn House lies at the north-west corner of Goose Lane (Figures 10 and 11), while the Grade II Listed Old Barn Cottage lies just south of this.

Bodicote Conservation Area appraisal comments that 'houses at the far ends of these lanes [Goose Lane, Malthouse Lane and Paddock Farm Lane] enjoy beautiful views across the valley to Bloxham'. Bloxham lies to the south-west, away from the PDA.

While it was not possible to fully access the rear of the properties to establish the exact views towards the PDA, it was possible to get a glance from Goose Lane across the driveway and garden of Old Barn House towards the PDA (Figure 10). This indicated that the main views from the back of the house are out to the west, rather than north-west. As Figure 12 demonstrates, only the south-western part of the PDA has the potential to be visible from the end of Goose Lane, due to more modern buildings along Wykham Lane and at the ends of Malthouse Lane and Paddock Farm Lane shielding part of the PDA.

The views back towards to Goose Lane from the PDA (Figure 21) also suggest that while there may be a degree of visibility between the two, it would be minimal due



to the distance and extensive tree cover, which, although it will vary seasonally, will still offer a degree of screening.

The Conservation Area appraisal highlights that the key views from Goose Lane are from the High Street west down the lane towards Old Barn House (which is noted as being ‘particularly impressive’), and at the end of Goose Lane looking west-south-west. As Figure 10 shows, the view down Goose Lane will not be affected and the overall feel of the lane with its narrow, compact nature would not be impacted upon.

It can therefore be concluded that the proposed development would have ***negligible to no change*** on the setting Old Barn House and Old Barn Cottage on Goose Lane.

The Paddocks and Wall to front, Paddock Farm Lane (NHLE 1248741 and 1277765)

As with Goose Lane above, Paddock Farm Lane (Figure 13) is also grouped within the ‘Village Lanes’ area in the Conservation Area appraisal, and the comments above relating to views out to the west and across to Bloxham apply.

There are a number of Listed Buildings on this street, however the compact nature of the lane, and the surrounding buildings means that only two Grade II Listed Buildings (The Paddock, and the Wall to its front) were identified in the DBA (Clarke 2013) as having the potential to be impacted upon. This was confirmed during the site visit. The Paddock and associated Wall lie part way down the south side of Paddock Farm Lane (Figure 14). While most of the views from the building lie into Paddock Farm Lane, it should be noted that the building is three stories high, and therefore the views from the third story window may be more extensive and incorporate some of the PDA.

In addition to the general views at the end of all the lanes at this end of the village, the Conservation Area appraisal also notes that there is a ‘positive’ view looking north-west down the lane from the High Street. As was the case with Goose Lane, and as Figure 11 shows, the view down Paddock Farm Lane will not be affected. The overall feel of the lane given its narrow, compact nature would not be impacted upon. The houses at the very end of Paddock Farm Lane are modern and not listed (Figure 15). These buildings lie outside the Bodicote Conservation area and also have the effect of shielding the Listed Buildings from the PDA (Figures 20 and 21).

It can therefore be concluded that the proposed development would have ***negligible to no change*** on the setting of The Paddocks and associated Wall.

Brown Thatch and (NHLE 1248705) and Lodge to Bodicote House (NHLE 1277788)

Brown Thatch lies at the very north of the Bodicote Conservation Area, while the Lodge to Bodicote House lies just outside, to the north, along White Post Lane. These two Listed Buildings lie to the east of the PDA, but are separated from it by land at the cricket ground and recreation ground.



The Bodicote Conservation Area appraisal already notes that the view from Brown Thatch north-west towards the PDA is a negative view (Figure 15), whereas the view slightly further to the north, down White Post Road, is noted as being positive. The site walkover confirmed this (Figures 15 and 16). While the view directly north incorporates some of the PDA, this is largely screened by trees at the present time, and only a small portion of the eastern part of the PDA would be visible. Therefore, the current setting of the building would be largely unaffected by the proposed development.

The Lodge to Bodicote House is outside the Conservation Area, to the east of White Post Road. The lodge currently lies at the edge of Cherwell District Council offices and adjacent to Bishop Loveday Church of England Primary School. Although it is shielded by heavy tree cover, these nearby buildings have already impacted on its setting. The view west from the Lodge to Bodicote House is directly towards the PDA (Figure 18), and so it would be visible. However, the cricket ground and recreation ground would remain as a buffer of open space between the two.

It can therefore be concluded that the proposed development would have ***negligible to no change*** on the setting of Brown Thatch and the Lodge to Bodicote House.

Bodicote Conservation Area

Several of the key parts of the Conservation Area which have the potential to be affected have been discussed in the above subsections. There are, however, a number of additional points that the Conservation Area appraisal highlights which also need to be addressed.

The Conservation Area appraisal notes a number key positive views within the village. The above discussion has established that many of these will be unaffected by the proposed development due to their containment within the village or focus out from the village in other directions. One positive view noted in the appraisal that has not already been addressed is west down Wykham Lane. The site walkover determined that the view west from the top of this lane incorporates more recent housing to the north, which would largely shield the view from the PDA, while the views of open fields are concentrated to the south and would be unaffected.

As already touched upon, the ends of two of the cul-de-sacs, Paddock Farm Lane, and Malthouse Lane, at the west of the village, are only partially within the Conservation Area. Their far ends consist of a small number of more modern dwellings, which lie outside the Conservation Area. This has the effect of surrounding the village at this side so that the historic core of the village is largely shielded from this side (Figure 21).

The 'rural' character of the village and Conservation Area is highlighted several times within the Conservation Area appraisal. It states that '*the fields around Bodicote have many well-used paths and are key to views into and out of the village*' and '*in particular those [footpaths] which cross the fields to the west and south, are key to maintaining the village's rural character*'. As already discussed in the above sections,



the key views out south and west of the village towards Bloxham will be unaffected by the development.

It was noted in the Conservation Area appraisal that planned developments at the north-east of the village meant that it was *'important to retain the rural setting of the village to the south and west'* and that *'it is key that Bodicote retains its identity as a village and does not merge completely with Banbury to the north'*. In considering the impact of the proposed development the current nature of the land between Bodicote and Banbury needs to be taken into consideration. The views towards Banbury from Bodicote already contain a substantial amount of modern housing (Figure 19) and the proposed development would serve to bring this closer to Bodicote. However, the cricket ground and recreational grounds would still exist and mean that the gap between Bodicote and Banbury is not closed at this edge. There would still be open spaces. In particular, the proposed development would only stretch half way along White Post Road, the main road between Bodicote and Banbury, and there would still be a sense of divide between the town and village.

An additional factor to consider is the large cricket pavilion which lies at the inside edge of the proposed development (Figures 2 and 20). This large structure, and associated landscaping at the recreation ground, means that the majority of the eastern and northern parts of the PDA are screened from the Bodicote Conservation Area.

It can therefore be concluded that the proposed development would have a **minor** change to the Bodicote Conservation Area.

Wykham Farmhouse (NHLE 1046877)

Outside of the main concentration of Bodicote Village and the Conservation Area lies the Grade II listed Wykham Farmhouse (Figure 22). It lies to the west of the PDA.

The main views from the farmhouse (from the front elevation) are to the south and do not take in the PDA. From the PDA, although the side of the farmhouse is slightly visible, at the present time tree coverage provides a level of screening (Figures 22 and 23). There are also more modern barn conversions both immediately to the east of the Listed Building (within its yard), and also mid-way to the PDA (Figure 24). These reinforce the point made above that the key views are to the south. Although there will be some impact on the view up the driveway to the farmhouse, a substantial amount of land will still separate it from the PDA. The proposed development will have a negligible impact on the current setting of the Listed Building.

It can therefore be concluded that the proposed development would have a **negligible** change to the setting of Wykham Farmhouse

Neolithic Causewayed Enclosure and Bronze Age Round Barrows



The Neolithic causewayed enclosure (MOX4460) on Wykham Farm and two Bronze Age Round Barrows (MOX12183) were identified through crop marks on aerial photographs taken in the 20th century and only survive as heavily truncated buried remains with no surface expression. These are non-designated, but have the potential to contribute to regional or national research objectives and therefore can be considered of medium to high value. Their current location to the west of the PDA means that the sites themselves will be physically unaffected by the proposed development, however there is a potential, as noted by Clarke (2013), that associated archaeological assets which may contribute to the understanding and significance of these monuments may lie under the PDA. As a result, the proposed development has the potential to have a **minor to moderate** change to their setting. The current lack of understanding of the nature, condition and significance of these monuments, could be resolved by limited evaluation trenching.

Church of St Mary in Adderbury, and the Church of St Mary in Bloxham

Clarke's 2013 DBA established that the Church of St Mary in Adderbury was not visible from the proposed development area, and the site walkover confirmed this. The spire of the Church of St Mary in Bloxham is visible from the PDA (Figure 25), however it is at a considerable distance (c.3.5km). Due to its location, the immediate views of the church, and from the churchyard towards the PDA, would be unaffected. Any potential wider views which incorporate the church and the area towards the PDA would also take in Banbury and the modern houses which lie immediately to the north of the PDA. Therefore, the proposed development would have a **negligible** change to the Church of St Mary in Bloxham.

5.3 Conclusion

The above data, site visit and discussion have established that there are built heritage assets of **medium to high value** in the surrounding area, with the Bodicote Conservation Area being of **medium value**.

Using the matrix shown in Table 5, the impact on the proposed development on the setting of these assets is considered to be largely **neutral or slight** (Table 7). Only the potential effect on the Neolithic Causewayed Enclosure and Bronze Age Barrows is considered to be **slight to moderate**, but further archaeological investigation would be needed to establish this.

Table 7: Summary of significance of effects

| Asset | Value of asset | Magnitude of Impact | Significance of Effects |
|-------------------------------|----------------|-------------------------|-------------------------|
| Bodicote Conservation Area | Medium | Negligible to Minor | Neutral or slight |
| Church of St John the Baptist | High | Negligible to no change | Neutral or slight |
| Old Barn House | Medium | None | Neutral |
| Old Barn Cottage | Medium | None | Neutral |



| Asset | Value of asset | Magnitude of Impact | Significance of Effects |
|---|----------------|-------------------------|-------------------------|
| The Paddocks and associated Wall | Medium | None | Neutral |
| Brown Thatch | Medium | Negligible to no change | Neutral or slight |
| Lodge to Bodicote House | Medium | Negligible to no change | Neutral or slight |
| Wykham Farmhouse | Medium | Negligible | Neutral or slight |
| Neolithic Causewayed Enclosure and Bronze Age round barrows | Medium to high | Minor to moderate | Slight to moderate |
| Church of St Mary in Bloxham | High | Negligible | Slight |

6 IMPACT STATEMENT

Drawing upon results from the previous DBA and the current investigation, this study considers the impact of the proposed development on the setting of heritage assets, as required in the NPPF and Planning Policy Guidance, to be a neutral to slight adverse effect. Therefore, the effect constitutes “less than substantial harm”, and is not considered grounds for the refusal of consent under the National Planning Policy Framework (para. 133).

7 STATEMENTS AND ACKNOWLEDGEMENTS

7.1 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

7.2 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

7.3 Acknowledgements

Archaeological Research Services Ltd would like thank Gladman Developments Ltd for commissioning the work. We would also like to thank the landowners for allowing access for the site walkover.



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APPENDIX 1: GAZETTEER OF BUILT HERITAGE

| NHLE No. | HER ID | Name | Grade | Grid Reference |
|----------|----------|---|-------|----------------|
| 1046877 | MOX13248 | Wykham Farmhouse, Bodicote Road, Wykham | II | SP 45093 38274 |
| | MOX4395 | Upper Grove Mill Upper Grove Mill | II | SP 45300 37140 |
| 1200199 | MOX14681 | Horton General Hospital, Main Entrance Block Fronting Oxford Road | II | SP 45562 39575 |
| | | Two Late 19Th Century Buildings Associated With The Vicarage | II | SP 45600 38200 |
| 1249071 | MOX4396 | Bodicote Mill | II | SP 45860 37220 |
| 1248679 | MOX14519 | Old Barn House, Goose Lane | II | SP 45921 37782 |
| 1277817 | MOX14267 | Old Barn Cottage, Goose Lane | II | SP 45922 37752 |
| 1248702 | MOX14520 | Town Furlong Farmhouse, Goose Lane | II | SP 45932 37710 |
| 1248741 | MOX13711 | The Paddocks Paddock Farm Lane | II | SP 45951 37942 |
| 1277765 | MOX14531 | Wall To Front And To Left Of The Paddocks, Paddock Farm Lane | II | SP 45955 37961 |
| 1277764 | MOX13016 | The Old Farmhouse, Paddock Farm Lane | II | SP 45964 37975 |
| 1248733 | MOX13708 | No 43, High Street | II | SP 45978 37983 |
| 1248734 | MOX13709 | Nos 17 And 19, High Street | II | SP 45989 37851 |
| 1277948 | MOX4423 | St John The Baptist Church, Church Street | II* | SP 45990 37680 |
| 1248735 | MOX13710 | Reaper'S Cottage, High Street | II | SP 45991 37843 |
| 1277760 | MOX12959 | No 13 & Goose Cottage, High Street | II | SP 45993 37830 |
| 1248401 | MOX13699 | Row Of 3 Headstones Approximately 5 Metres South Of Porch Of Church Of St John The Baptist, Church Street | II | SP 45994 37663 |



Heritage Statement for Land South of Salt Way, Banbury, Oxfordshire

| NHLE No. | HER ID | Name | Grade | Grid Reference |
|----------|----------|---|-------|----------------|
| 1248674 | MOX13700 | Headstone To Left Of Headstone Dated 169? Approximately 15 Metres South Of Porch Of Church St John The Baptist, Church Street | II | SP 45999 37654 |
| 1248400 | MOX13698 | Headstone Dated 169? Approximately 15 Metres South Of Porch Of Church Of St John The Baptist, Church Street | II | SP 45999 37657 |
| | | Late 19Th Century Agricultural Building | II | SP 46000 38300 |
| 1248740 | MOX14522 | No 1 (The Oven), High Street | II | SP 46003 37742 |
| 1277796 | MOX12960 | No 12 High Street | II | SP 46008 37857 |
| 1248386 | MOX13696 | Baker's Arms Public House, Church Street | II | SP 46010 37724 |
| 1248722 | MOX14733 | The Close, High Street | II | SP 46010 37919 |
| 1248399 | MOX13697 | Headstone Approximately 15 Metres South East Of Porch Of Church Of St John The Baptist, Church Street | II | SP 46011 37661 |
| 1248721 | MOX13705 | The Old Bakery, High Street | II | SP 46011 37929 |
| 1248732 | MOX13707 | Yew Tree Cottage, High Street | II | SP 46022 38035 |
| 1248723 | MOX13706 | The Hermitage, High Street | II | SP 46032 37769 |
| 1248385 | MOX13695 | Holly Tree Cottage & No 18, Church Street | II | SP 46033 37601 |
| 1248384 | MOX14732 | Westway, Church Street | II | SP 46036 37655 |
| 1248383 | MOX13694 | No 8 (Herbal House), Church Street | II | SP 46036 37671 |
| | MOX4408 | Wesleyan Methodist Chapel, East Street | II | SP 46040 37720 |
| 1277788 | MOX13018 | Lodge To Bodicote House, High Street | II | SP 46040 38094 |
| 1277795 | MOX13745 | Wall To Ivy Cottage Fronting High Street | II | SP 46041 38028 |
| 1248707 | MOX13704 | Ivy Cottage, High Street | II | SP 46049 38039 |
| 1248705 | MOX13703 | Brown Thatch, High Street | II | SP 46049 38057 |



Heritage Statement for Land South of Salt Way, Banbury, Oxfordshire

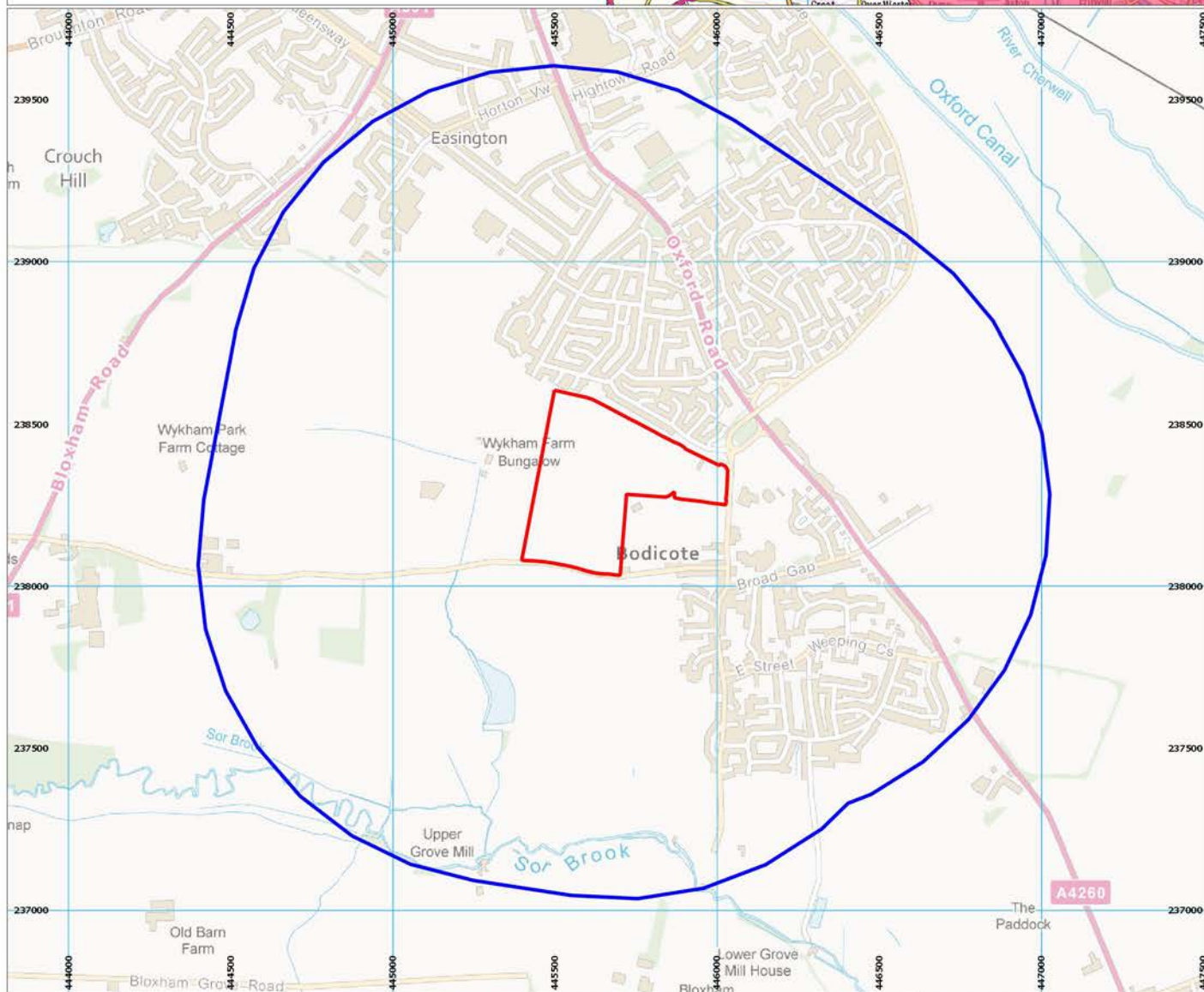
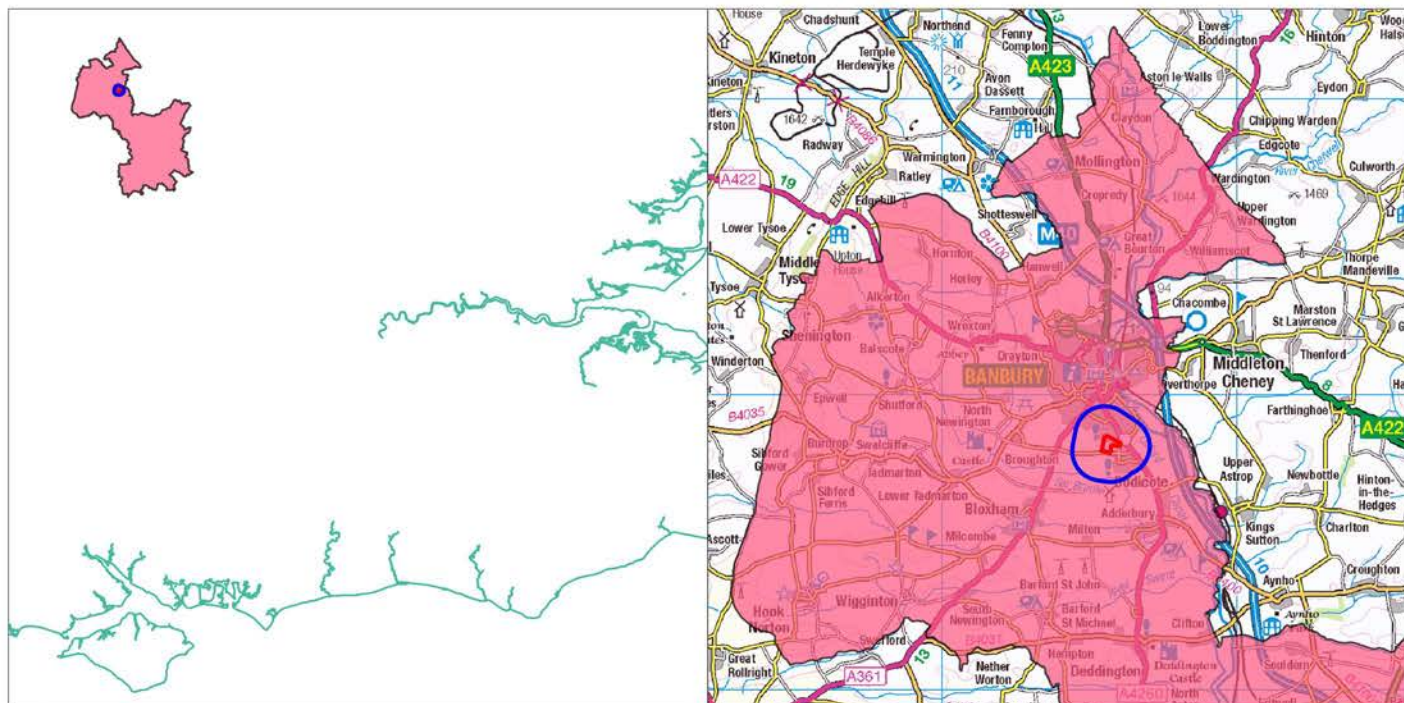
| NHLE No. | HER ID | Name | Grade | Grid Reference |
|----------|----------|--|-------|----------------|
| 1277943 | MOX12962 | Garden Wall To North And South Of Bristow House, Chapel Lane | II | SP 46066 37989 |
| 1277816 | MOX12961 | Nos 2, 3 4, & 5 (Farm Place), East Street | II | SP 46073 37732 |
| 1248370 | MOX14731 | Bristow House, Chapel Lane | II | SP 46080 37982 |
| 1277815 | MOX13746 | West House, East Street | II | SP 46104 37763 |
| 1248677 | MOX13701 | Draycot House, East Street | II | SP 46116 37766 |
| 1248678 | MOX13702 | Corner Cottage And Thatch Stone, East Street | II | SP 46141 37765 |
| 1248703 | MOX14521 | Bodicote House, High Street | II | SP 46159 38071 |



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APPENDIX 2: FIGURES

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Date: December 2013
Drawn by: PGC
Scale: Various

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**Figure 1:
Site location**



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Key
 Redline Site Boundary

0 25 50 75 100 125 m



Figure 2: Detailed Site Location

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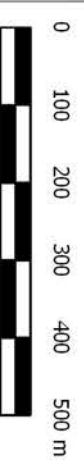
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Figure 3: Built Heritage

-  RLB
 1km Study Area
 Bodicote Conservation Area
 Listed Buildings
 I
 II
 II*



Site name: Salt Way, Banbury
Date: March 2014
Drawn by: VP
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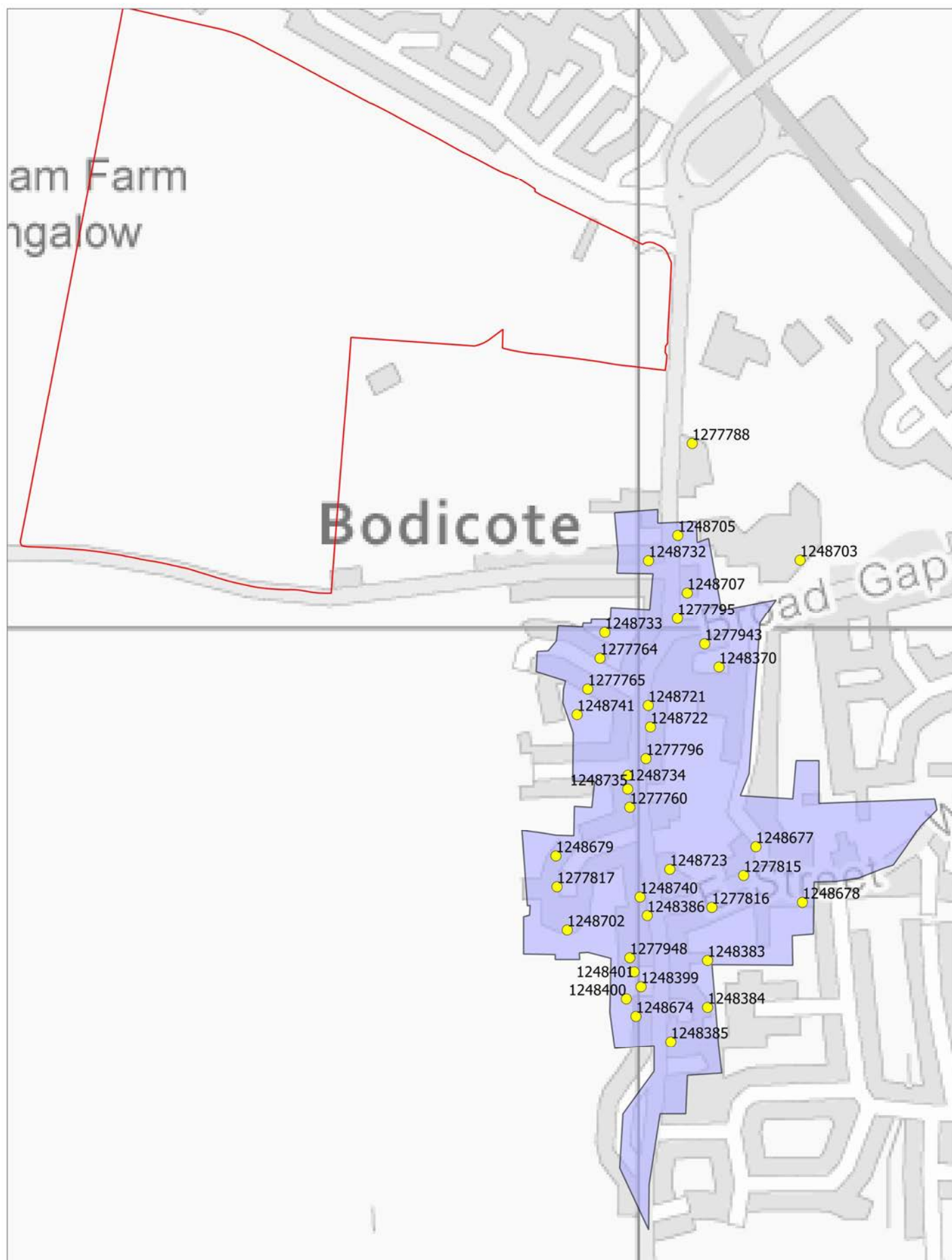


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Key

0 50 100 150 200 250 m



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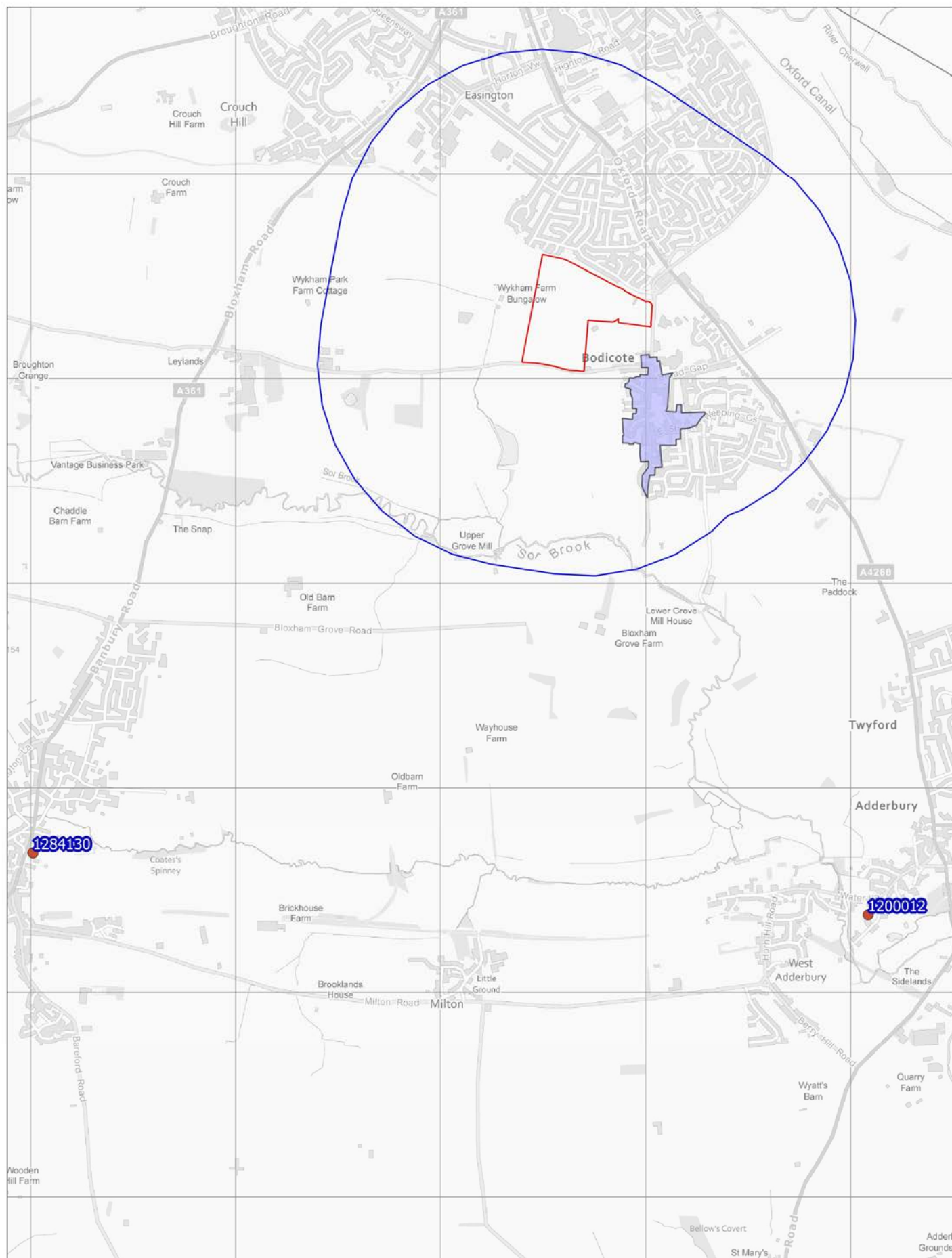
Figure 4:

Bodicote Conservation Area

- Redline Site Boundary
- 1km Study Area
- Bodicote Conservation Area

Listed Buildings

- Grade I
- Grade II
- Grade II*



Site name: Salt Lane, Banbury
 Date: March 2014
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 Scale: 1:5000 @ A4

Key

0 250 500 750 1000 1250 m



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Figure 4:

Locations of Key Grade 1 Listed
 Buildings in Wider Area

- Redline Site Boundary
- 1km Study Area
- Bodicote Conservation Area

Listed Buildings
 ● Grade I



Figure 6: Bodicote High Street, view south



Figure 7: Bodicote High Street, view north



Figure 8: Grade II* Church of St John the Baptist, Bodicote, looking north-west



Figure 9: View north-west from the rear of the Church of St John the Baptist. The PDA lies to the right, behind the visible buildings and foliage.



Figure10: Goose Lane, looking west towards Old Barn House



Figure 11: Grade II Listed Old Barn House, looking north-west



Figure 12.: View north-west through drive and garden of Old Barn House, Goose Lane towards PDA



Figure 13: Paddock Farm Lane, looking west



Figure 14: The Paddocks and associated wall, looking east



Figure 15: End of Paddock Farm Lane, looking north-west towards proposed development area



Figure 15: View from Brown Thatch, Bodicote, looking north-west towards PDA



Figure 16: View along White Post Road, Bodicote, looking north-west towards PDA



Figure 17: View north-east across White Post Road to the Lodge to Bodicote House



Figure 18: View from the Lodge to Bodicote House, looking east towards PDA

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Figure 19: Panorama looking north from the southern edge of PDA (adjacent to Wykham Lane) towards Banbury (Cricket Club Pavillion to the east)



Figure 20: View south-east across the PDA towards Bodicote Village, with Banbury Cricket Pavillion in the foreground



Figure 21: Annotated Bodicote Village from southern edge of PDA, adjacent to Wykam Road, showing modern housing along Wykam Road.

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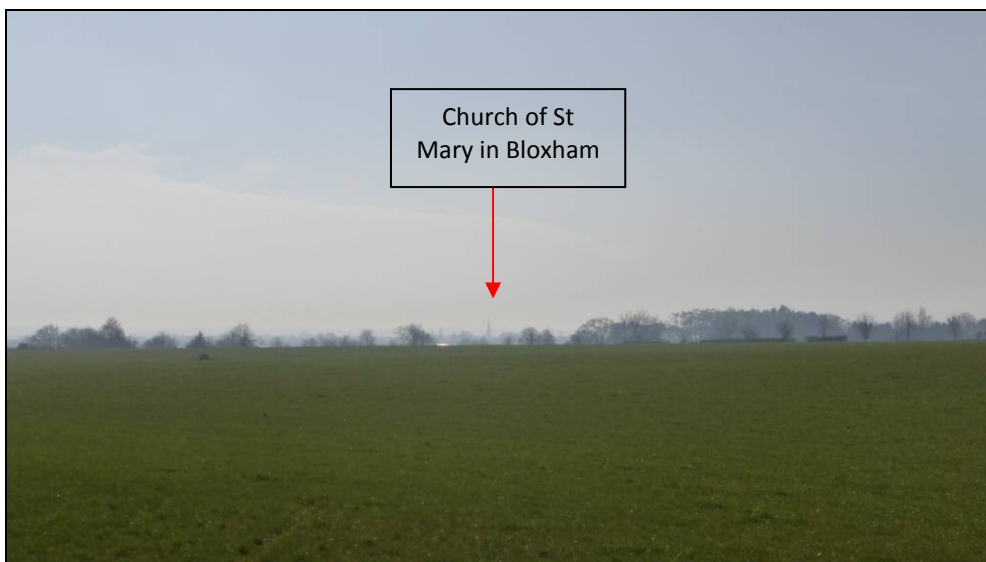
Figure 22.:View towards Wykham Farmhouse from Wykham Lane



Figure 23: View south-west towards Wykham Farmhouse from PDA



Figure 24: View north-east from lane at side of Wykham Farmhouse towards the PDA with modern barn conversions to left



Church of St
Mary in Bloxham

Figure 25: View north-east from lane at side of Wykham Farmhouse towards the PDA with modern barn conversions to left