

Heritage Baseline

Land west of A4074, to the northwest of Nuneham Courtenay, South Oxfordshire

Res Ltd

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Document Management.

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1. Introduction

1.1. Pegasus Group have been commissioned by Res Ltd (hereafter 'the client') to prepare a Heritage Technical Baseline and Archaeology and Cultural Heritage chapter within the Environment Statement to support an application for solar energy development at land west of the A4074 and northwest of Nuneham Courtenay in South Oxfordshire (hereafter 'the Site') as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan

1.2. The Site covers c.56.87ha and comprises a number of agricultural fields bordered by the A4074 to the east and

field boundaries to all other borders. There are no buildings located within the Site.

1.3. There are no designated assets within the Site boundary. There are a number of designated assets in proximity, most notably the Scheduled *Romano-British pottery site, prehistoric ring-ditches and enclosures, including medieval ridge and furrow, Lower Farm* which is located immediately north and northwest of the Site boundary.

1.4. This Baseline provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's *National Planning Policy Framework (the NPPF)* which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

1.5. The information within this baseline is used to inform the Cultural Heritage Environmental Statement chapter. It provides an understanding of the baseline historic environment to enable an assessment to be made and an establishment of the level of effects the Proposed Development may cause to the significance of the identified heritage assets.

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, December 2023), para. 200.



- 1.6. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the asset's importance*".²

² DLUHC, *NPPF*, para. 200.

2. Site Description and Planning History

Site Description

- 2.1. The Site is located approximately 540m northeast of the village of Nuneham Courtenay. The Site is irregular in plan and covers an area of approximately 56.87ha, extending across several arable fields. Internal and external boundaries typically comprise hedgerows with occasional trees.
- 2.2. A PRow crosses the Site from the northwest corner travelling southeast to meet the A4074. Two 132kV overhead power lines are in located, one crossing the northern part of the Site with the other overhead

powerline just outside the northern boundary, crossing east-west.

- 2.3. The Site is bound by further arable land to the north, west, and south. To the east lies the A4074, with further agricultural land beyond.

Planning History

- 2.4. There is no relevant planning history relating to the Site.

3. Methodology

3.1. The aims of this Heritage Baseline are to set out the significance of the heritage resource within the site and surrounds and to set out any contribution that the site makes to the heritage significance of the identified heritage assets. In doing this, the assessment of the scheme against this identified significance can be carried out within the ES chapter, with the resultant effects recorded and quantified. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources

3.2. The following key sources have been consulted as part of this assessment:

- The Oxfordshire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site (including Historic Landscape Characterisation data), and any historic aerial photographs;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Historic aerial photographs held by Historic England Swindon;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;

- Portable Antiquities Scheme data, available from their website;
- The Oxfordshire History Centre for relevant cartographic and documentary sources (where available);
- Reports of previous archaeological investigations within and immediately adjacent to the study area, available from the Oxfordshire HER/Archaeological Data Service/South Oxfordshire District Council planning website;
- Publications pertaining to the historic development of the study area (e.g. English Place Name Society volumes);
- Any existing geotechnical data relating to the site; and
- Online sources including geological data from the British Geological Survey and Cranfield University Soils and Agrifood Institute, Portable Antiquities Scheme data, satellite imagery from Google Earth, and LiDAR imagery from the Environment Agency.

3.3. For designated assets, a study area of 3km was used from the Site boundary. This has been used in conjunction with a Screened Zone of Theoretical Visibility (SZTV). This is a figure produced by the LVIA team and illustrates where elements of the Site will be theoretically visible within the surrounding landscape. The SZTV takes into account local topography, existing built form and

larger blocks of vegetation. The SZTV does not include smaller elements of vegetation such as planting within domestic gardens, hedgerows or other smaller area of woodland or planting. In including these elements within the landscape, the SZTV provides a good indication of the true level of visibility of a scheme on the ground.

- 3.4. However, no SZTV is 100% accurate and therefore this is used as a tool of assessment. In addition, it is a well-rehearsed concept that issues relating to setting of heritage asset are not only expressed in purely visual terms. Assets which fall outside of the SZTV – that is, theoretically have no visibility of the Scheme, have been assessed to ensure there is no historic or associative connection between the asset and Site which would make the Site form part of the significance and therefore the asset be susceptible to potential harm arising from the Scheme.
- 3.5. For non-designated assets, a study area of 1km was used from the Site boundary.
- 3.6. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 3.7. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.
- 3.8. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were

coloured using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o intervals from 0-360o, is provided as Figures 6-7.

Site Visit

- 3.9. Two site visits have been undertaken by a Heritage Director from Pegasus, the author of this Heritage Baseline and the ES Chapter. The first site visit was to undertake a high-level appraisal of the area for feasibility purposes. This site visit was undertaken on 6th July 2021. A second site visit was undertaken following the design chill over two days on 14th and 15th February 2023. On the second visit, vegetation was not in leaf and therefore a clear view of the worst-case scenario in terms of visibility to and from the Proposed Scheme could be assessed.

Photographs

- 3.10. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note O6/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Consultation

- 3.11. The methodology for this baseline has been previously outlined in a Written Scheme of Investigation for the Heritage Baseline, submitted to South Oxfordshire District Council in March 2023. The assessment is informed by a Scoping Opinion issued by South Oxfordshire District Council in November 2022 (ref. P22/S3476/SCO).
- 3.12. Further consultation has taken place with regards to the scope of the geophysical survey and trial trenching. In addition, a S42 license was granted by Historic England for the portion of the geophysical survey which entered into the boundary of the scheduled monument to the north.
- 3.13. The WSI for geophysical survey was approved by the Oxfordshire Planning Archaeologist on 5th April 2023. The WSI for the trial trenching works was agreed on 16th October 2023.

Assessment Methodology

- 3.14. Full details of the assessment methodology used in the preparation of the Baseline and ES Chapter are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁶ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁷

Consideration of Harm

- 3.15. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 207 and 208 of the

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁷ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

NPPF.⁸ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 209 of the *NPPF*.⁹

- 3.16. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁰
- 3.17. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the

scale of development which is to be assessed.¹¹ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹²

⁸ DLUHC, *NPPF*, paras. 207 and 208.

⁹ DLUHC, *NPPF*, para. 209.

¹⁰ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹¹ DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹³
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁴
- 4.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF),

an updated version of which was published in December 2023. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁵ The *PPG* also contains the *National Design Guide*.¹⁶

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 5**.

The Development Plan

- 4.6. Applications for Planning Permission in the area are currently considered against the policy and guidance set out within the South Oxfordshire Local Plan 2035, adopted 10th December 2020.
- 4.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁴ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁵ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁶ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

5. Heritage Baseline

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EOX and HER 'monument' numbers have the prefix MOX.

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-5 in Appendix 2.

Previous Archaeological Works

5.4. A geophysical survey (Sumo Geophysics Ltd, 2023; Appendix 8.2) and trial trench evaluation (Cotswold Archaeology, 2024; Appendix 8.3) have been undertaken within the site. These reports are submitted as Appendices to the ES Chapter.

5.5. The geophysical survey identified an extensive complex of archaeological responses within the north of the site which represent a continuation of the Scheduled Romano-British site (NHLE ref. 1471867) which lies beyond the boundaries of the proposed development site. Former ridge and furrow was also recorded across much of the wider site, along with drainage features, services and areas of magnetic disturbance associated with nearby ferrous objects survey (Sumo Geophysics Ltd, 2023; Appendix 8.2).

5.6. The geophysical survey identified a dense area of potential archaeological anomalies in what was then the northeastern portion of the Site. This showed a potential area of activity which was likely associated with the Roman site to the north. As a result of the geophysical survey and this dense area of archaeology, the northeastern boundary of the Site was amended to exclude this area, with the boundary running along the PRoW.

5.7. The trial trench evaluation identified a series of ditches forming enclosures, trackways, and fields, which were largely focussed in the north of the site, likely representing outlying enclosures associated with the pottery production centre to the north, potentially for grazing or cultivation. Some limited evidence of Late Iron Age activity, comprising a single pit with possible hearth waste was recorded in the south of the site.

5.8. Some historic fieldwork is also recorded as having been undertaken within the site, comprising a fieldwalking survey (ref. EOX1294), geophysical survey (ref. EOX2109), and evaluation (ref. EOX1466) undertaken in association with the Abingdon Pipeline, which included land within the north of the proposed development site.

5.9. Several other elements of previous archaeological works are recorded as having been undertaken in the wider vicinity. Where relevant, these will be discussed below, in relation to associated archaeology. All previous works will be outlined in Appendix 1, with locations provided on Figure 3, Appendix 2.

Topography and Geology

- 5.10. The Site slopes downwards from c.76m aOD in the south-east to c.56m aOD in the north-west.
- 5.11. The bedrock geology mapped across the majority of the Site comprises Ampthill Clay Formation and Kimmeridge Clay Formation – mudstone. This sedimentary bedrock formed between 163.5 and 152.1 million years ago during the Jurassic period.
- 5.12. Within the south-eastern extent of the Site, the bedrock geology is mapped as Kimmeridge Clay Formation – siltstone and sandstone. Sedimentary bedrock formed between 157.3 and 152.1 million years ago during the Jurassic period.
- 5.13. Across the north-west of the Site, bedrock geology is mapped as Ampthill Clay Formation – mudstone. This sedimentary bedrock formed between 163.5 and 157.3 million years ago during the Jurassic period.
- 5.14. No superficial deposits are mapped across the majority of the Site, however areas of Head – clay, silt, sand and gravel are mapped within the northern and southern extent of the Site. These sedimentary superficial deposits formed between 2.588 million years ago and the present during the Quaternary period.¹⁷
- 5.15. Lower to Middle Palaeolithic sites have shown an apparent focus on areas of chalk bedrock, due to the availability of flint in these areas, while there also appear to be areas of fluvial sediment where artefacts are abundant, particularly in Middle Thames and Test Valley deposits. Prolific, but isolated sites are noted in other deposits such as residual clay-with flint, and head/solifluction deposits.¹⁸
- 5.16. Upper Palaeolithic and Mesolithic archaeology in the region shows an apparent focus on major river valleys, with remains often sealed beneath alluvial deposits.¹⁹
- 5.17. Based on the site location, recorded geology, and absence of earlier prehistoric archaeology recorded in the vicinity, the site is considered to have low geo-archaeological potential, and low potential for archaeological remains from the earlier prehistoric periods.

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.18. The trial trench evaluation identified a single Late Iron Age ditch within the southern extent of the site, comprising a pit infilled with possible hearth waste. No other associated features were recorded in the vicinity despite the expansion of the trench and excavation of

¹⁷ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

¹⁸ Wenban-Smith, F. *et al.*, Chapter 3: The Lower/Middle Palaeolithic Resource Assessment and Research Agenda, in Hey, G., and Hind, J. (eds.), 2014, *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas*, p.44

¹⁹ Hey, G. *et al.*, Chapter 5: Late Upper Palaeolithic and Mesolithic: Resource Assessment, in Hey, G., and Hind, J. (eds.), 2014, *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas*, p.66-7

contingency trenches in the vicinity (Cotswold Archaeology 2024; Appendix 8.3).

- 5.19. Neolithic and Early Bronze Age activity in the region shows an apparent continued focus on river valleys, although chalk downlands appear to have also been a focus in these periods. Regionally, the focus of Bronze Age barrow sites appears to be on important river valleys.²⁰
- 5.20. Later Bronze Age and Iron Age sites show an apparent continued focus on the major river valleys and were often sited on places which had seen some significant earlier use, although some major monuments appear to have been avoided and/or respected/re-used.²¹
- 5.21. The situation of the proposed development site, on the edge of the Thames River Valley, and findings within the site and its vicinity are in keeping with the regional findings, with archaeology from the later prehistoric periods having been encountered within the site and its vicinity. No archaeology pre-dating the Bronze Age has however been identified within the site, although a small amount of Mesolithic and/or Neolithic activity is recorded in the vicinity.
- 5.22. A series of intercutting pits, two of which contained Early Iron Age pottery, were recorded during archaeological works associated with the Abingdon pipeline (ref. EOX1466), within the north-west of the proposed

development site (ref. MOX12703). The pits averaged c.1m wide and c.1.1m deep, each with a single fill and had probably been deliberately backfilled.

- 5.23. A Bronze Age spearhead, with side loops and a slightly bulbous point is also recorded as having been found within the north-west of the site (ref. MOX11234).
- 5.24. A lithic scatter comprising 17 flints and a greenstone axe fragment, along with at least one ring ditch of possible Bronze Age date (ref. MOX10853), were recorded during archaeological works on land immediately north of the site, within a Romano-British pottery working site (refs. EOX1250, EOX1245, EOX2879, and EOX772).
- 5.25. A rectangular enclosure along with trackways, linear features and pits, of possible later prehistoric date, have been identified via cropmarks c.450m west of the site (ref. MOX8550). A possible prehistoric ring ditch is also identified within this area, c.805m west of the proposed development site (ref. MOX8425).
- 5.26. Evidence of prehistoric funerary activity is also recorded in the wider vicinity comprising:
- The site of a possible former Bronze Age barrow, recorded c.280m east of the site (ref. MOX5781)

²⁰ Bradley, R. *et al.*, Chapter 7: The Neolithic and Early Bronze Age: Resource Assessment, in Hey, G., and Hind, J. (eds.), 2014, *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas*, p.87-91

²¹ Lambrick, G., Chapter 9: The Later Bronze Age and Iron Age: Resource Assessment, in Hey, G., and Hind, J. (eds.), 2014, *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas*, p.122

- The remains of a long barrow c.620m west of the site, noted in 1925 but with no trace of it by 1963 (ref. MOX10882);
- Two possible Bronze Age round barrows, identified via cropmarks c.930m south-west of the site (ref. MOX8712); and,
- A possible Bronze Age barrow, c.970m south-west of the site (ref. MOX8416).

5.27. A burnt hearth and gully, interpreted as being of later prehistoric date, were recorded during works associated with the Abingdon pipeline (refs. EOX1464, EOX1465, and EOX1466), c.915m west of the site (ref. MOX12697). Multi-period features were recorded in the vicinity during the same works, including Mesolithic and Neolithic finds along with a possible Iron Age structure, gullies and pits, and evidence of a Romano-British field system (ref. MOX12698).

5.28. Several prehistoric findspots are also recorded within the vicinity of the site, comprising:

- Possible later prehistoric coins and pottery, recorded as having been found c.350m north-west of the site (ref. MOX10858);
- A prehistoric bronze implement, found c.465m west of the site (ref. MOX10860);
- A small scatter of Neolithic or Bronze Age flints noted as having been recovered from the flood plain, c.575m west of the site (ref. MOX8587);

- A scatter of 36 Neolithic flint flakes/blades including a core fragment, piercer, broken knife, six scrapers, recovered from an island of flood plain gravel, c.785m west of the site (ref. MOX8628); and,
- Neolithic or Bronze Age flint flakes, noted as having been found c.955m west of the site (ref. MOX10911).

Roman (AD43 – 410)

5.29. No Romano-British archaeology is recorded within the site by the Historic Environment Record, however to the immediate north of the site is the scheduled monument of Romano-British pottery site, prehistoric ring-ditches and enclosures including medieval ridge and furrow, Lower Farm, Nuneham Courtenay (NHLE Ref: 1471867 – MOX10853). This is a major Roman ceramic production site which was first suspected to be at this location in the 1960s when a reference was included in the *Oxoniensia Vol XXVIII* (1963,90) to a large number, of Roman pottery sherds being found to the east of Lower Farm.

5.30. This suspicion was confirmed during works in 1991 relating to the proposed route of the Oxford – Didcot pipeline (EOX1246, EOX1250, EOX1245) when a small trench was excavated, revealing significant quantities of Roman pottery. As part of the works, a 200m length of trench as

excavated which revealed a Roman kiln site in use from the 2nd-4th centuries AD²².

- 5.31. The works carried out in 1991 identified that settlement activity was concentrated to the north end of the Site (near to Lower Farm) with the pottery workshop identified south of this – with a gap of 10m between indicating that these were clearly defined zones within the area. South of this, was a large waster dump, where the waste and faulty pottery from the kiln was disposed of. The pottery recovered from the site indicated that this was a centre of production for the Oxfordshire pottery type.
- 5.32. These excavations also identified evidence of ridge and furrow.
- 5.33. An initial phase of geophysical survey was carried out in 1992 which identified a small area of kiln activity, along with a number of ring ditches.
- 5.34. Further phases of work were carried out in 1995, consisting of geophysical survey which identified the extent of kiln activity and also identified ring ditches. This

phase of geophysical survey noted that the results of the survey '*faded on all sides of the survey areas*'²³. This tallies with the results of the geophysical survey and trial trenching undertaken to support this application which identified some archaeological activity in the northern portion of the Site, with this fading rapidly moving southwards until the southern end of the Site with almost no archaeological features.

- 5.35. In 2020, Historic England prepared a Research Report which gathered together the results from the series of magnetometer surveys carried out across the monument site between 1992-1996. This series of geophysical surveys created a plan of the Roman enclosures, pottery kilns and trackways. The conclusion of these report is that the pottery production site extends from Lower Farm to at least 500m east. This research report identified that the very northwestern portion of the Proposed Site was included in the series of magnetometer surveys as Area D, undertaken in 1994 (Plate 2).

²² p49 Keevil, G, Parkingson, A, Parsons, M. 'Nuneham Courtenay, Lower Farm' (In) *South Midlands Archaeology* 22 1992

²³ Keevil, G. & Cole, M 'Nuneham Courtenay, Lower Farm' (In) *South Midlands Archaeology* 25 1995, 53

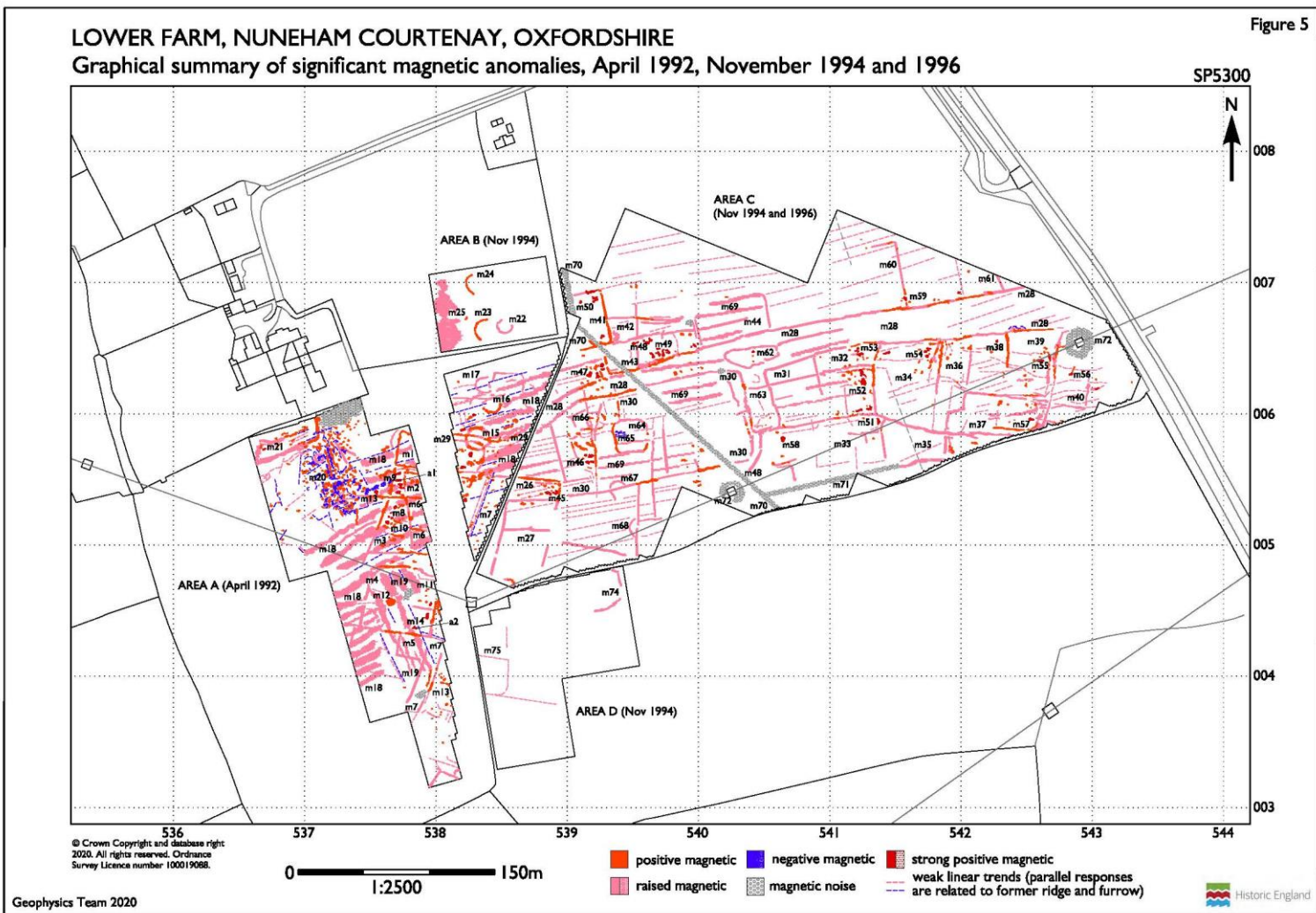


Plate 2 Extract from Historic England Research Report Lower Farm Nuneham Courtenay, Oxfordshire 2020 – showing the location of Area D within the boundary of the Proposed Site showing the reduction in archaeological anomalies compared with the results from the north, within the now scheduled boundary– tying in with the results of the geophysical survey and trial trenching undertaken to support the application

- 5.36. The result of all the fieldwork in the 1990s and later analysis was that the area to the north of the Proposed Site was scheduled as an important centre of Roman pottery production, with evidence of numerous phases of occupation.
- 5.37. A number of fieldwork events have taken place within the 1km study area. Works for the Abingdon Pipeline included DBA, fieldwalking, archaeological evaluation and more (EOX2540, EOX2541, EOX1294, EOX1466) along the eastern edge of the SM, possibly extending into the northeastern portion of the Site.
- 5.38. Large quantities of Romano-British pottery are recorded as having been recovered within the east of this area (ref. MOX12695) during fieldwalking (ref. EOX1294). A further pit with large quantities of Roman pottery (ref. MOX12704) was recorded, c.140m south-east of the Scheduled area, and c.40m north of the proposed development site, during works associated with the Abingdon pipeline (ref. EOX1466); this is likely associated with the site to the north. Some undated linear features are noted as having been identified via cropmarks in the western extent of the Scheduled area (ref. 1471867). No further information is provided regarding these, however they are potentially associated with the Romano-British site.
- 5.39. As outlined above, the geophysical survey identified an apparent continuation of activity associated with this Romano-British site, within the northern extent of the proposed development site, with an extensive complex of anomalies indicative of archaeology recorded. Recorded features include rectilinear enclosures, trackways, ditches, pits, and possible kilns, along with a wider field system (Sumo Geophysics Ltd, 2023; Appendix 8.2).
- 5.40. The trial trench evaluation recorded some low-level activity in the 1st and 2nd centuries AD, suggested by recovery of small quantities of pottery recovered from likely agricultural enclosures in the north of the site. The use of the north of the site appears to have intensified from the 3rd century, with the establishment of the enclosure system identified by the geophysical survey. Pottery, including some wasters, was recovered from these features, with the number of finds diminishing towards the southern extents of the enclosures. However, there was no evidence of kilns or any obvious structural remains within any of the trenches, and the features in the north of the site are interpreted as possible outlying enclosures associated with the pottery working site, potentially used for stock, grazing, or cultivation (Cotswold Archaeology 2024; Appendix 8.3).
- 5.41. The recorded archaeological remains within the site and its vicinity are in line with the overall regional trend which sees the emergence of numerous new settlement sites along with the abandonment or transformation of others from the late Iron Age, into the Roman period. The development of major potteries in the region is also noted.²⁴

²⁴ Fulford, M. *et al.*, Chapter 9: The Roman Period: Resource Assessment, in Hey, G., and Hind, J. (eds.), 2014,

5.42. The only other recorded Romano–British archaeology in the vicinity of the site comprises:

- A Romano–British urn, containing ashes, is recorded as having been found near the long barrow c.620m west of the site, recorded above (ref. MOX10882); and,
- A single findspot, comprising a scatter of Roman pottery found on the verge of a road, is recorded c.795m east of the site (ref. MOX6037).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.43. The geophysical survey recorded evidence of buried ridge and furrow across the majority of the site, suggesting that it is likely to have formed part of the agricultural hinterland to nearby settlements from at least the medieval period. No furrows were recorded during the trial trench evaluation, and it is assumed that the anomalies represent relict soil bands within the subsoil and/or ploughsoil, and that the fields had not originally been ploughed deep enough to truncate the natural deposits (Cotswold Archaeology 2024; Appendix 8.3).

5.44. Early medieval archaeology in the region is noted as being sparse, with burial places often representing the most visible archaeological remains from this period.²⁵

5.45. In the medieval period, the Site lay partly within a large field called Lower Field with the southern half of the Site

within Wheat Land Field. A sketch map of 1707 reproduced in G. Timmins' *Nuneham Courtenay – A Village History* (Plate 3) indicates that this field system was still in place in the post-medieval and early modern period, until the tithe mapping of 1838 (Plate 4) which shows the Site has been parcelled up into smaller fields.

²⁵ Dodd, A. *et al.*, Chapter 13: The Early Medieval Period: Resource Assessment, in Hey, G., and Hind, J. (eds.), 2014,

Solent–Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas, p.87–91

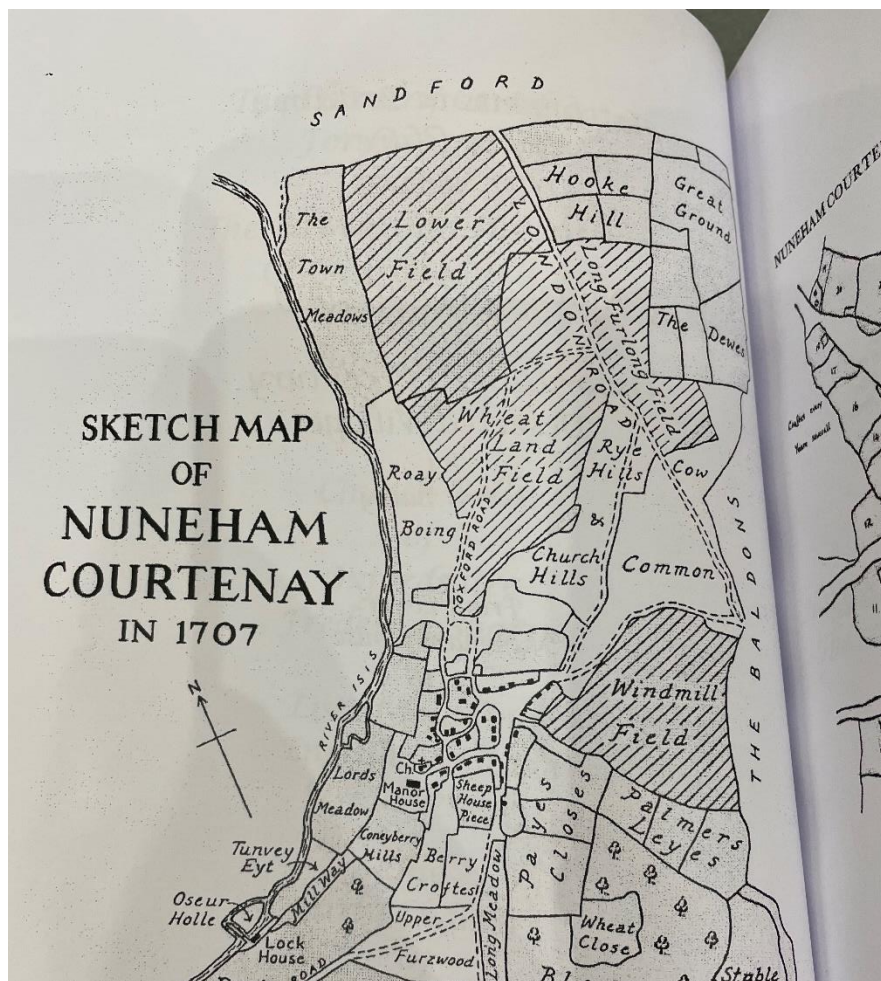


Plate 3 Sketch Map of 1707 showing Site is split over two fields – Lower Field and Wheat Land Field (reproduced from G. Timmins. Nuneham Courtenay – A Village History)

5.46. Very little medieval heritage is recorded in the vicinity, and none is recorded within the site, which along with the results of the evaluative work suggest that the site was

situated away from any areas of settlement or other significant activity during these periods.

5.47. Recorded medieval heritage in the wider vicinity comprises:

- An undated, but possible pre-13th century, inferred by place-name evidence, earthwork c.285m east of the site;
- A findspot of a late Medieval silver-gilt ring, c.760m south-west of the site (ref. MOX12218); and,
- A Late medieval building, remodelled in the 17th century, c.880m south-west of the site.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)

5.48. No significant archaeological remains from the post-medieval or modern periods has been identified within the site during the evaluative works, and no heritage from these periods is recorded within the site by the HER. It is anticipated that the site has been under predominantly agricultural use throughout these periods.

5.49. Recorded heritage in the vicinity predominantly comprises extant buildings, the majority of which lie within Nuneham Courtenay, >585m south-east of the site. However other buildings are also recorded at Lower Radley, south-west of the site, Lower Farm, to the north-west, and within Nuneham Park (ref. MOX8652), >450m south of the site. The sites of two milestones are also recorded along the A4074 (refs. MOX28112, and MOX28113).

5.50. As this heritage is not considered to be of relevance to the site’s archaeological potential, it will not be discussed in detail here, however all elements will be listed in Appendix 1, with locations provided on Figure 4-5, Appendix 2.



Plate 4 1838 tithe map

5.51. With regards to the mapped development of the Site, the 1838 tithe map indicates that there has been built form within the Site – with a barn shown to the northwest of the Upper Farm, labelled as The Lower Barn and an unlabelled building is shown at the northern boundary of the Site.

5.52. The labels of the individual fields are slightly tricky to make out on the reproduction, however none of the field names are revealing or indicative of earlier activity.

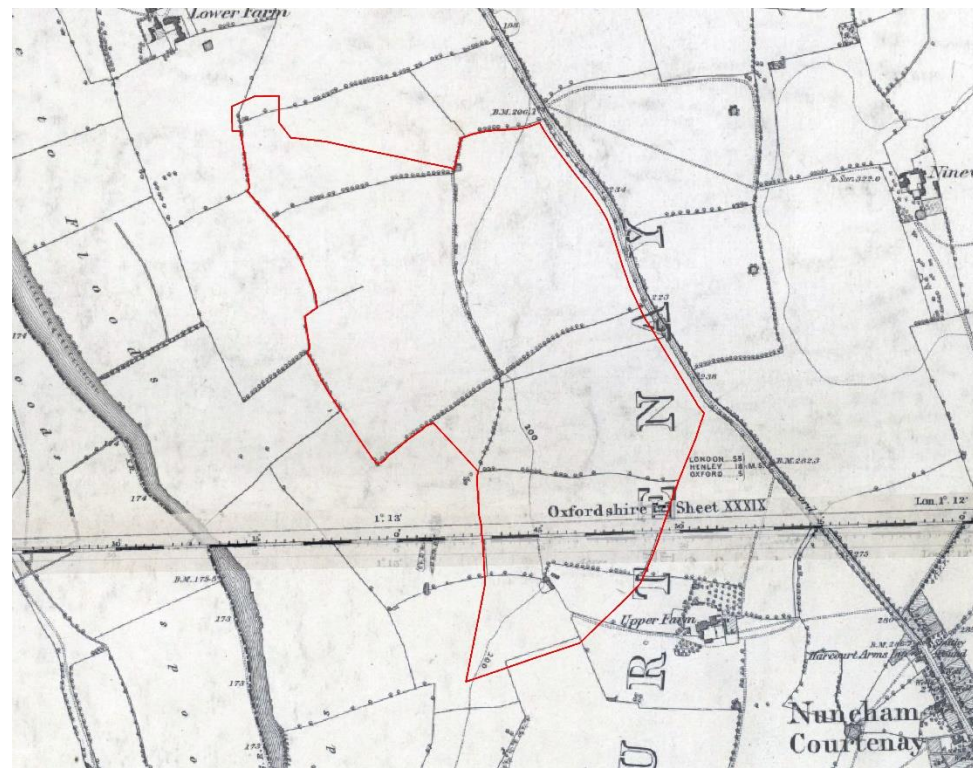


Plate 5 1883-86 Ordnance Survey Map

5.53. The 1883 Ordnance Survey map is of interest as it shows that there has been a significant change within the Site with a number of internal boundaries removed. The footpath which crosses the Site now from northwest to southeast is not visible – indeed, it is not shown on any mapping of the Site throughout the 20th century. A footpath is shown crossing from northeast across to the

centre of the Site but this is removed by the next map edition. The unlabelled building on the tithe is still shown on this map.

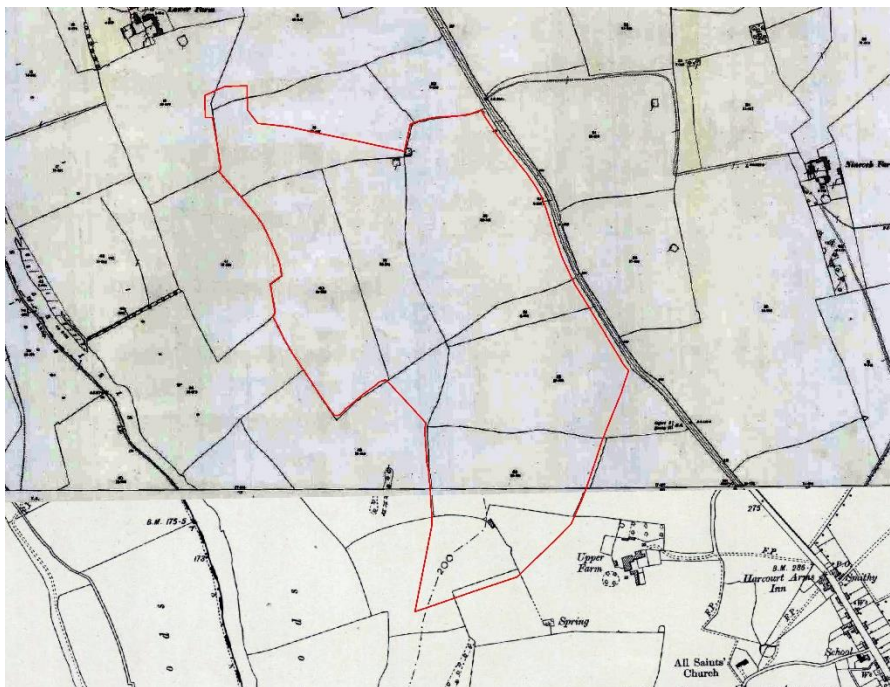


Plate 6 1899-1900 Ordnance Survey Map

5.54. The most notable change on the 1899 Ordnance Survey map is the sub-division of the western portion of the Site into two longer, narrow fields and the possible addition of another small, unlabelled building adjacent to the one on previous mapping.

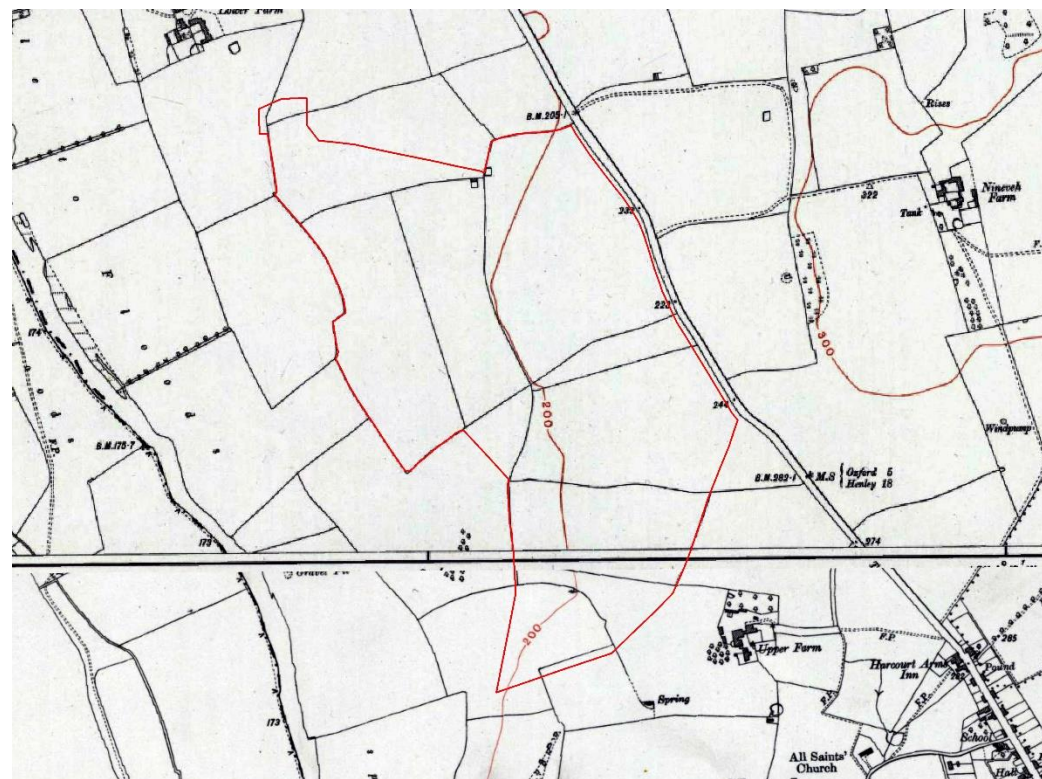


Plate 7 1922-33 Ordnance Survey Map



Plate 8 1930 -01-01 Aerial photograph – partial coverage.

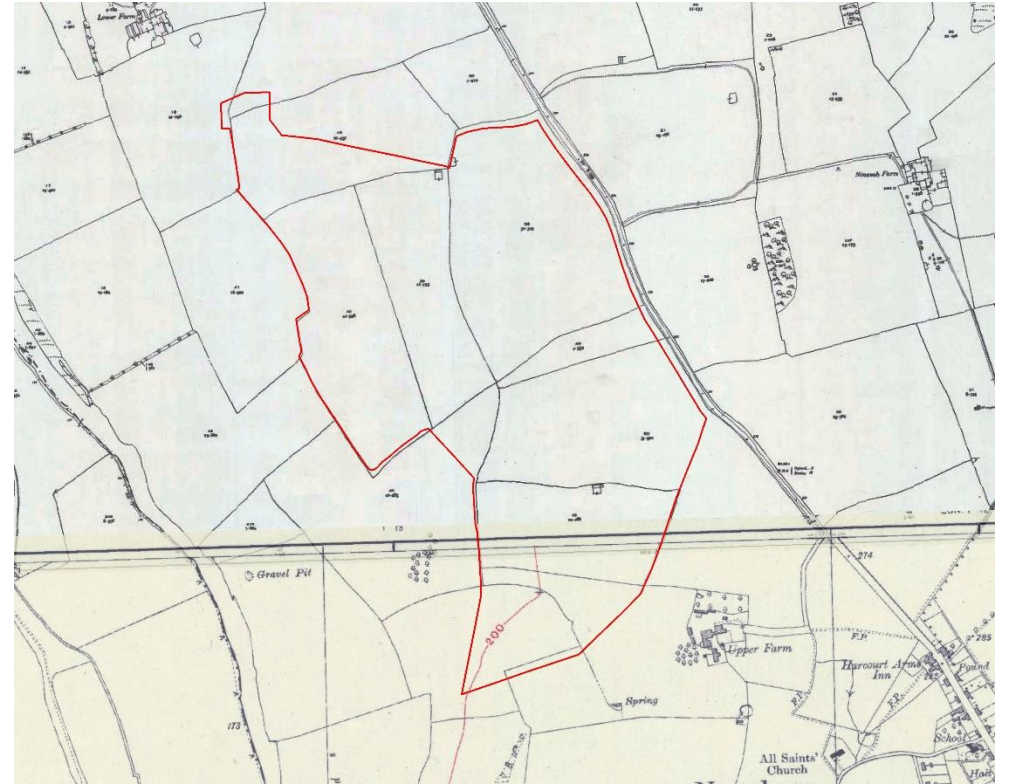


Plate 9 1944-46 Ordnance Survey Map



Plate 10 1947-10-03 Aerial Photograph



Plate 11 1952-06-17 Aerial photograph



Plate 12 1969-06-12 Aerial photograph

- 5.55. There is little in the way of significant change on the aerial photographs and mapping through the 20th century. Clearly there have been changes in agricultural regime and the loss of the two small buildings in the northern portion of the Site, but the internal field boundaries have remained much the same as the early 20th century.
- 5.56. The Site is presently under arable cultivation, a purpose and function it has likely held for centuries. Even the archaeological fieldwork in the northern portion of the

Site recovered evidence that the Site was part of the agricultural hinterland and periphery of the Roman pottery activity further north.

Undated

- 5.57. A few undated features are also recorded in the wider vicinity of the site. These comprise:
- An undated earthwork recorded c.300m east of the site (ref. MOX5768). No further information is provided in relation to this earthwork, so the nature of the

however, it is clear that the deposits identified within the trial trenching are not of the same significance in terms of their rarity and function when compared to the pottery manufacturing site to the north.

5.61. The Historic England Advice Report of 7 December 2020 provided the recommendation to schedule the site due to the archaeological and historic interest of the asset as a rare, large-scale Romano-British pottery site with good archaeological potential.

5.62. This Advice Report discussed the extent of the proposed scheduled area and stated:

“The exact size of the pottery site was not fully established but it seems that evidence of archaeological remains decreases significantly in the northern part of the north-eastern field and in the fields south of this. These have, therefore, not been included in the proposed extent of the scheduling.”

5.63. The reference to the ‘fields south of this’ is a partial reference to the Proposed Site. This conforms with the results of the trial trenching. Historic England did not suggest that there were no archaeological deposits associated with the site to the south but that the remains decrease significantly. This is the case within the Site. There are archaeological features contemporary with the use of the site to the north, however the evidence is more suggestive of agricultural hinterland within an area used for crops and grazing rather than anything associated with the pottery kilns or pottery production, which, as the advice note makes clear in the Reason for Designation section, is the primary reason for it meeting the criteria for scheduling, being of national importance.

5.64. It is the case that fields beyond those where previous archaeological works were undertaken were considered within the Advice Report:

“The westernmost field, containing Roman archaeology and significant medieval ridge and furrow in its eastern and central sections, has not been fully investigated. There is evidence from aerial photographs of possible ditches and areas of quarrying in the western part of the field, however. For this reason it is considered that there is archaeological potential and the whole of the field has been included in the proposed extent of the scheduling.”

5.65. It can be concluded therefore, that the field to the south of the scheduled area was considered within the Advice Note for inclusion and rejected for reasons which were confirmed by the results of the trial trenching carried out to support this application.

5.66. It is noted that one of the references for this Advice Note is the Historic England 2020 Research Report on the 1992–1996 geophysical surveys carried out to identify the extent of the Roman pottery production activity. As set out above, this report demonstrated that the northwestern portion of the Site was surveyed in 1994 as part of this wider programme of works as Area D. It showed that there were far fewer archaeological anomalies within this area: *‘In general the magnetic response in this area is much more subdued compared*

to the greater intensity of activity mapped to the north²⁶. The conclusions of this Research report were set out in the advice note and thus it is clear that the northern portion of the Site formed part of the consideration of the area to be scheduled in 2020.

- 5.67. It can be demonstrated therefore that the northern portion of the Site was considered by Historic England when preparing their advice report and in spite of this area containing some potential archaeological anomalies, was deliberately and specifically excluded from the area of Scheduling.
- 5.68. This is not to say there is no archaeology of interest here, but it can be said that the archaeology which has been found is not of a significance which is of '*demonstrably equivalent significance*' to the archaeology within the boundary for the Scheduled Monument and therefore, the threshold of footnote 72 of NPPF is not met and the archaeology within the Site should not be treated or considered under the same policies as a Scheduled Monument. The archaeology is considered to have a significance commensurate to a non-designated heritage asset.
- 5.69. It is plain that the Proposed Scheme will cause harm to the significance of archaeological deposits within the Site through physical impacts.

- 5.70. The harm which will arise to the significance of these archaeological deposits as a result of the Proposed Development will be discussed within the ES Chapter with mitigation put forward to address this harm.

Historic Landscape Character

- 5.71. The Oxfordshire HER has records of the Historic Landscape Character (HLC) within the study area. The HLC areas are shown on Figure 4.
- 5.72. Two areas are identified by the HLC within the study area, both of which are identified as Reorganised Enclosures, dating to the post-medieval period.
- 5.73. The northern portion of the site lies within an area identified as 'Lower Field', and the southern portion of the site within an area identified as 'Wheat Field'. Both represent areas of former open field system, enclosed in the 1760's, and reorganised in the late-19th century (refs. HOX5292 and HOX5293).

²⁶ Payne, A and Cole, M., 2020. *Lower Farm, Nuneham Courtenay, Oxfordshire. Report on Geophysical Surveys April 1992, November 1994 and 1996.* Research Report Series No 225-2020 p7.

6. Assessment

6.1. The purpose of this section is to set out a description of the significance of the identified heritage assets, identify and describe the setting of the assets and identify the contribution made to the significance of the asset by the setting. This will also include a description of if the proposed site forms part of the setting and if so, to what extent this contributes to the significance of the asset.

6.2. The setting assessment has been carried out using methodology set out in the Historic England guidance GPA3: The Setting of Heritage Assets which advocates a stepped approach:

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

6.3. Development proposals may adversely impact heritage assets where they remove a feature that contributes to

the significance of a heritage asset or where they interfere with an element of a heritage asset’s setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.4. Within this baseline, steps 1, 2 and 3 are carried out, with consideration of steps 4–5 carried out within the ES Chapter. There is some level of assessment carried out within this baseline to allow the ES chapter to be a succinct and focussed document which concentrates on only those assets which have either been specifically highlighted through consultation and those which have the potential to experience and effect, potentially a significant effect, from the Proposed Development.

6.5. Consideration was made as to whether any of the heritage assets present within or beyond the 3km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

6.6. The assets are illustrated on Figure 1 and Figure 2.

Step 1

6.7. The 3km study area for designated assets identified:

- One grade I listed building;
- 14 grade II* listed buildings;
- Five Scheduled Monuments (including Carfax Conduit which is also a GI listed building);

- Four Conservation Areas;
- One grade I listed Registered Park and Garden; and
- 149 grade II listed buildings.

6.8. There are no registered battlefields or world heritage sites within the study area.

6.9. Once the SZTV was applied, this reduced the amount of assets. This Site is particularly well-contained within the landscape with the only real visibility of the Proposed Development being within a 1km buffer around the Site boundary, given the surrounding topography, vegetation and existing built form.

6.10. When the SZTV was applied this reduced the number of assets to:

- Three Scheduled Monuments
 - Romano-British pottery site, prehistoric ring-ditches and enclosures, including medieval ridge and furrow, Lower Farm, Nuneham Courtenay (1471867);
 - Settlement site E of Goose Acre Farm (1006298); and
 - Carfax Conduit, 540m south west of Nuneham House (1020965).
- One grade I listed Registered Park and Garden – Nuneham (1000122);
- One Conservation Area – Nuneham Courtenay;

- Five Grade II listed buildings:

- Lower Farmhouse Barn Range Approx. 20 Meters to East (1048032);
- 82 and 84 (1048286);
- Lower Farmhouse (1368709);
- Park End and Attached Cottage and Outhouses (1048325); and
- Barn Approximately 20 Meters South East of Park End (1284590).

6.11. Most of these assets will be considered in Step 2 below, however there are some exclusions at this stage.

6.12. Nuneham Courtenay Conservation Area has been excluded from further assessment. This is due to the fact that this conservation area spans a huge area and the elements that fall within the SZTV are contiguous with the area of the Registered Park and Garden of Nuneham, greater areas of which fall within the SZTV. As it is considered that the elements of the RPG which contribute to the special interest of the Conservation Area will be assessed via the RPG assessment, it is not considered necessary to consider them both.

6.13. The scheduled monument of Settlement site E of Goose Acre Farm (1006298) has not been included for further assessment. Whilst the SZTV suggest visibility it is the case that this is limited to two strips through one very small part of the scheduled monument. It is the case that this is the monument of a possible Iron Age enclosed settlement whose significance is held within the buried

archaeological remains. The setting of this asset is likely the relationship with the river Thames to the east. It is not considered that the proposed Site forms part of the asset, nor do long-distance views from the asset contribute to the understand, appreciation and experience of its interests. It is also the case that the settlement of Radley and Lower Radley lie between this asset and the Site and given the proposed mitigation, topography and existing mitigation, and the lack of clear views of the proposed Site from this asset, it will not experience harm from the Proposed Development and will not be considered in Step 2.

- 6.14. As stated, the SZTV is used as a tool of assessment and requires a level of professional judgement. As can be seen from the above, the SZTV has reduced the amount of assets with theoretical visibility of the asset by a significant amount. This is due, as stated, to this Site being so well-contained with the impression given on mapping not an accurate reflection of the reality on the ground. That said, the listed buildings within the GIS dataset are identified by points rather than as blocks and as such, sometimes appear outside of the SZTV due to the location of the point. Such 'near-misses' have been reviewed and one asset has been identified – the Grade II* Church of All Saints within the boundary of the Nuneham registered park and garden. This is shown to be just outside the SZTV but has been included for further assessment due to its orientation and prominence on an area of higher ground within the parkland.

- 6.15. Similarly, there are those assets which are identified as being included within the SZTV but which are large area assets such as the Nuneham Courtenay Conservation Area or Registered Park and Garden and the SZTV washes over the smallest fraction of the edge of these assets.

- 6.16. As suggested above, the SZTV which was undertaken to support the assessment was analysed for assets beyond the 3km study area with the potential for visibility of the Site. The conservation Area of Garsington, located over 4 km to the northeast of the Site has potential visibility of the Proposed Development from certain areas within the boundary. However, it is the case that the consented solar scheme of South Oxfordshire Solar Park (Planning ref: P20/S4360/FUL) is located between the Conservation Area and the Proposed Site, in closer proximity – being only 2km away. A review of the documentation prepared to support that application has shown that no adverse effect was identified to the significance of the Garsington Conservation Area arising from that scheme²⁷. The ES acknowledged that the solar farm would be visible but that this would not cause harm to the significance and thus no effect or harm was allocated. This conclusion was deemed to be acceptable as the scheme was granted permission. As the Proposed Development is further from the asset, it is not considered that the Proposed Development will cause any additional level of harm within this view and thus, similarly, no harm. This asset has not been considered any further within the assessment.

²⁷ Para. 7.8.40 Aardvark Cowley Baldon Green Limited – South Oxfordshire Solar Farm ES Chapter 78 – Cultural Heritage

6.17. No other assets within the study areas have been considered further. Through a combination of professional judgment, desk-based research and the SZTV, it has been concluded that the Site does not form part of the setting of any of the other heritage assets. There will be no visibility of the Scheme and there are no historic or functional associations between any of the assets and the Site.

Step 2

Romano-British pottery site, prehistoric ring-ditches and enclosures, including medieval ridge and furrow, Lower Farm, Nuneham Courtenay (hereafter known as Romano-British pottery site) (NHLE Ref: 1470853)

6.18. This asset is a Scheduled Monument and therefore an asset of the highest significance in accordance with NPPF. It was scheduled in December 2020 and comprises: *'the buried remains of a large Romano-British pottery dating from the early 2nd century AD to the 4th century AD with underlying prehistoric ring ditches and enclosures, including overlaying medieval ridge and furrow.'*²⁸

6.19. There is a detailed discussion of how this site was identified and the excavations which have taken place here previously in the Baseline section above.

6.20. The Historic England Advice Report of 7 December 2020 (Appendix 8) which provided the recommendation to schedule the site concluded:

"After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for scheduling are fulfilled. It is therefore recommended that the Romano-British pottery site, prehistoric ring-ditches and enclosures, including medieval ridge and furrow at Lower Farm, are added to the Schedule."

6.21. This Advice Report discussed the extent of the proposed scheduled area and stated:

"The exact size of the pottery site was not fully established but it seems that evidence of archaeological remains decreases significantly in the northern part of the north-eastern field and in the fields south of this. These have, therefore, not been included in the proposed extent of the scheduling."

6.22. A detailed discussion of the extent of the scheduled area has been included in the Archaeological Assessment section above. To reiterate the salient points here, the HE Advice Report was based on geophysical surveys undertaken in the 1990s across the scheduled area and included an area in the northwestern corner of the Site. This showed a very limited amount of archaeological anomalies. This area within the Site was considered as part of the package of information which was considered

²⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1471867?section=official-list-entry>

by Historic England in 2020 when making their decision as to schedule this site and in deciding the extents of it. Upon consideration of all of the evidence, and as demonstrated by the quote above, it was clear that the archaeological potential and activity diminished in the fields to south and therefore, the area to the south, which includes the Site was not included in the scheduled area.

6.23. This is not to suggest that there is no archaeological potential in this area, but that the geophysical survey carried out in the 1990s showed that the anomalies present in this area (Area D in the northwestern portion of the Site) were nowhere near as complex or dense or representative of pottery manufacturing activity as could be clearly seen in the results in the land to the north.

6.24. This conclusion was borne out by the geophysical survey and trial trenching carried out in the support of this application which identified that the area did contain archaeology, but this was more typical Roman agricultural activity rather than anything specifically related to the Oxford pottery production site.

6.25. The NHLE entry for this asset sets out the reason for designation as:

The Romano-British pottery site, underlying prehistoric ring-ditches and enclosures, including overlaying medieval ridge and furrow at Lower Farm, Nuneham Courtenay are scheduled for the following principal reasons:

**** Rarity: large-scale Romano-British pottery sites are rare nationally and are considered to be nationally significant. The high degree of loss of medieval ridge and furrow over the last half century means that,***

whilst not as rare, surviving examples are nationally significant, particularly if physically associated with other archaeological features;

**** Survival: the buried remains of the Romano-British pottery survive particularly well, and are an especially intact group retaining a range of features;***

**** Potential: only a small proportion of the site has been-excavated. Geophysical survey indicates extensive and varied archaeological remains across the wider site, meaning that the site has the potential to preserve an especially good range of additional artefactual and environmental evidence for the Romano-British pottery industry;***

**** Documentation: the site was partially excavated and published and is the subject of extensive geophysical survey."***

6.26. The Roman pottery production of the Oxfordshire industry was one of the largest in Roman Britain and by the 4th century, the industry was producing fine table ware, initiating samian ware and other high-status pottery. The site at Lower Farm was established in the 2nd century AD and continued into the 4th century. The site contains a series of Roman enclosures either side of a ditched trackway and potentially 40-50 kilns. Survey works have also identified a settlement, workshop and pottery dump for waters and other kiln furniture.

6.27. As noted by the title of this SM, evidence of a number of Iron Age ring ditches, underlying the pottery site have been identified and overlying the site to the west, south of Lower Farm is an area of medieval ridge and furrow. Whilst these elements in themselves do not hold national

archaeological interest sufficient for scheduling, they have been included here as evidence of multi-phase occupation, with the survival of the medieval ridge and furrow being a good indicator that the ground has not seen significant modern disturbance through deep ploughing and therefore, may contain further evidence of Roman or Iron Age activity.

- 6.28. The archaeological deposits within the monument boundary cover an area of 0.18 sq km.
- 6.29. The significance of this asset is set out within the reasons for designation. It is through these reasons that the asset demonstrates the national archaeological and historic interests it holds.
- 6.30. The setting of the asset contributes to the significance, however this contribution is clearly less than that made by the buried remains of the archaeological deposits within the monument boundary. The elements of the setting which contribute positively to the asset are:
- Association and proximity to the river Thames to the east which would have provided water for the pottery manufacturing industry and a trade route to transport the finished material and import raw material; and
 - The immediate surrounding landscape which formed the immediate hinterland of the pottery site, likely used as the agricultural hinterland providing subsistence for the workers and their families.
- 6.31. It is not considered that the entire Site forms part of the setting of this asset which contributes to significance. It seems likely that the archaeology in the northern portion

of the Site is related to the Roman activity within the SM boundary. As such, it can be said that this northern portion has an historical relationship with the scheduled monument which contributes to significance, however this is a contribution that cannot be appreciated at all 'on the ground'. It has no above ground expression and is only known through the archaeological works undertaken to support this application. It is a relationship understood through documentation and the archaeological record.

- 6.32. The northern portion of the Site would have formed the direct hinterland of the pottery production site and as such, is in the surroundings of the asset which contribute to significance.
- 6.33. As demonstrated by the archaeological fieldwork, the archaeology fades away within the Site moving south and thus it is considered that the southern portion of the Site does not contribute to the significance, other than being in the wider landscape. However this has changed significantly since the Roman period and bears no resemblance to the agricultural practice and regimes of the Roman period. It can be said then that the contribution the southern portion of the Site makes is neutral.
- 6.34. The Proposed Development will be directly adjacent to the boundary of the scheduled monument and the level to which this causes a change to the character of the surroundings and whether this causes harm will need to be assessed.
- 6.35. This asset is considered in terms of the potential harm to significance resulting from the Proposed Development within its setting, but also from the potential harm to the significance from harm to archaeological deposits which

are related to, but not of the same equivalence of the Scheduled Monument.

6.36. This will require detailed assessment within the ES Chapter.



Plate 13 View south from northern boundary of the scheduled monument, southeast of Lower Farm. Earthworks visible – pylon in distance is just outside northern boundary of the Site



Plate 14 View southwest from northern boundary of SM – showing area of ridge and furrow – earthworks visible. The Site is outside of this view to the left of shot



Plate 15 View west from northwestern corner of Site – from outside of the Site boundary showing the ridge and furrow within the scheduled monument

Nuneham Registered Park and Garden (1000122)

- 6.37. This is a grade I registered park and garden, and an asset of the highest significance.
- 6.38. It has at its heart a country house (Nuneham House) surrounded by an 18th century landscaped park and pleasure grounds which were laid out in three phases. The 1st Earl Harcourt’s classically inspired, formal landscape created around his ‘temple’ (Church of All Saints), the second more picturesque era of the 2nd Earl, commenced with the work of William Mason who laid out a landscape in 1777, followed by the final phase of

Lancelot Brown in 1779–82 whose work was supervised by Mason and the 2nd Earl. Later 19th century alterations and additions were carried out by W. S Gilpin.

- 6.39. A full description of the asset is included within the NHLE entry in Appendix 7.
- 6.40. The estate was purchased in 1712 by Viscount Harcourt from the Earl of Wemyss and Anne Robinson but it was not until Viscount Harcourt’s grandson, the 1st Earl, that the new house was constructed.
- 6.41. The 1st Earl Harcourt wanted to create a new estate inspired by his love of classical architecture and style.
- 6.42. The emparking of the estate in the 1760s by Simon, Earl Harcourt required the removal of the medieval settlement of Nuneham which was originally situated much closer to the mansion house. The original village comprised around 100 houses and the relocation of the village caused much public criticism when Oliver Goldsmith published a poem called *The Deserted Village* in 1770 which has as its theme the destruction of the idealized rural way of life by the displacement of the agrarian villager by wealthy landowners, which was inspired by the situation at Nuneham. It may have been seen as poetic justice by the residents who were forced out of their homes when Simon, 1st Earl Harcourt met a rather untimely end, falling down a well in the old village trying to retrieve his dog who had fallen in in 1777.
- 6.43. The village was removed during the construction of the new Palladian mansion renamed Nuneham from the original spelling of Newnham (grade II* listed ref: 1286179 with no visibility of the scheme) to a position over 1.8km northeast from the new location of the house. This new

village was given a grander title of Nuneham Courtenay and was laid out as a series of semi-detached and detached cottages lining the Oxford – Henley turnpike road. The majority of these buildings are listed and form the core of the Conservation Area but there will be no visibility at all of the Proposed Scheme from this core or from the edges of the Conservation Area and settlement.

- 6.44. In addition to the movement of the village, the original church was demolished and replaced with the very striking Church of All Saints which, although an attractive and architecturally striking building, would have likely appeared as a very unusual building to the parishioners and residents of the relocated Nuneham unlike anything they might have seen before. The change may not have been a welcome one, particularly given their relocation required a much longer journey to attend the services!
- 6.45. It is noted that one of the principal reasons that Harcourt chose to purchase Nuneham was for the views – an idea imported from Italian villas. Nuneham, being located on high ground overlooking the river was already advantageously placed without requiring extensive engineering or landscaping works. It is the case that it was the main house from which the principal views were to be had. The house was placed in this position to take advantage of the most commanding views across the valley. There are no views of the Proposed Site from the house, or from the ground in front of the house – no views which would appear within these principal views of the estate.

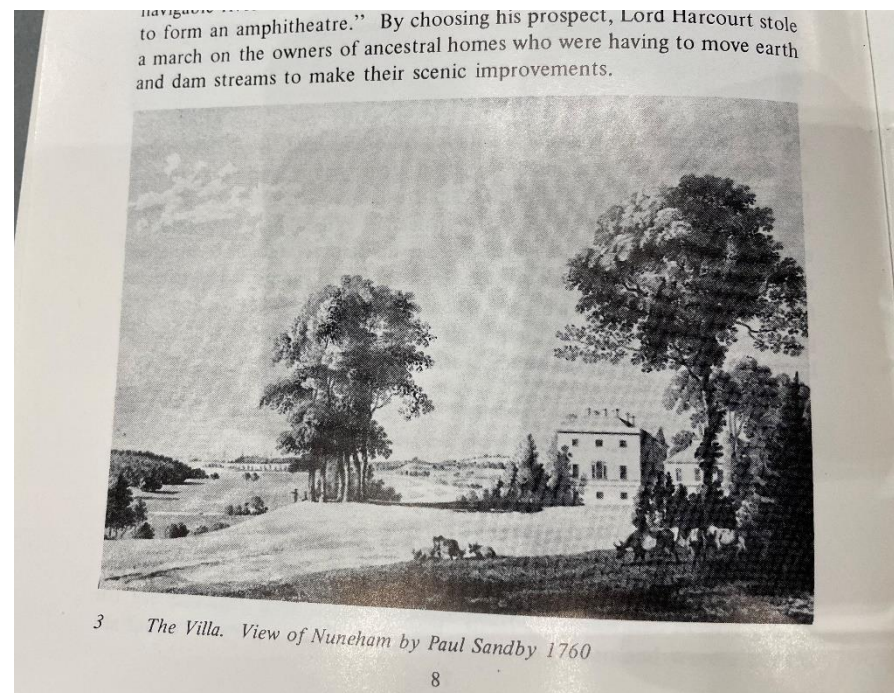


Plate 16 View of Nuneham House looking northeast from Carfax Conduit – note the lack of trees within the wider landscape and the much more open aspect (compare to Plate 19 taken from almost the same location. (1989 Nuneham Guidebook)

- 6.46. The estate at Nuneham played host to royalty, with George III and Queen Charlotte visiting as the frequent guests of the 2nd Earl Harcourt who, unlike his father, was a lover of the picturesque English countryside over the classical tradition.
- 6.47. It was the 2nd Earl who brought in Lancelot ‘Capability’ Brown to make changes to the parkland, which had been created by the 1st Earl as a classical landscape, with formal avenues, aligned vistas and an Italianate scene.

Brown created a much more typically ‘English’ landscape with rolling forms and lush meadows. This also included the idea for a ‘ruined’ Gothic tower on the high point above Lock Wood but then the Earl was offered Carfax Conduit by the city and this served as an adequate replacement as an eyecatcher.

- 6.48. The estate was requisitioned by the RAF during World War II and in 1947 when a number of huts were constructed in the grounds, the Nuneham Estate was purchased by the University of Oxford and was held by the University until 2016 when the entire estate was sold off. The estate is currently held in private hands.
- 6.49. The significance of this asset lies in the elements within the registered boundary, the built fabric of the listed monuments and the designed landscape features which demonstrate the architectural, archaeological, artistic and historic interest of this asset. This asset has clear historic interest in the association with a number of well-known historic figures from royalty, with the frequent visits by George III and Queen Charlotte, as well as with the Harcourt family, who all held prominent positions at the Royal court. The estate has associations with leading artists, literary figures, architects and landscape designers including Lancelot Brown, John Stuart and the guests, including Rousseau, invited to the estate by the 2nd Earl Harcourt.
- 6.50. The historic and archaeological interest is also provided by the remains of the deserted medieval settlement of Nuneham located within the park boundary and the information this provides for the practice of wealthy landowners displacing entire villages in order to create an aesthetic ideal. The architectural interest is clearly demonstrated by the number of listed structures within

the registered boundary. This includes the grade I listed Carfax Conduit, the grade II* Nuneham House, Church of All Saints and a large number of grade II listed buildings. The artistic interest of the asset is demonstrated by the number of engravings of assets within the parkland.

- 6.51. The setting of this asset which contributes to significance is limited due to the scale and the fact the majority of the elements contributing to significance are found within the boundary of the park itself. The elements of the setting which contribute to significance are listed below:
- Longer distance views over the river Thames Valley and towards the centre of Oxford;
 - The settlement of Nuneham Courtenay, established in the late 18th century to house the residents of the medieval settlement demolished by the 1st Earl;
 - The wider Nuneham Estate – much diminished after the 2016 sale.
- 6.52. The Site was once located in the wider Nuneham estate but as the Sales catalogue of 2016 demonstrated, the land which included the Site was sold off as a separate Lot to the designed elements of the estate. As such, since 2016, this link is no longer extant.
- 6.53. In terms of entrances to the estate, there are three principal entrances, the one to the south is no longer in use. Two further entrances are located to the northeast, the principal entrance and drive to the house and through the estates leads southwest through the village of Nuneham Courtenay and journeys southwest towards the House. The second entrance is located slightly further south and travels in a more westerly direction, through

the Arboretum and towards the stables. The Site will not be visible when travelling along any of the northeastern entrance drives when entering the estate and traveling towards the core of the parkland due to existing vegetation and the topography of the park. It is also the case that the Site is not visible when exiting the core of the park along these drives.

- 6.54. There may be glimpses of the Proposed Development from within the edges of the parkland – for example near to Church of All Saints. There will be no views of the Proposed Site from the vast majority of the parkland including from Nuneham House.
- 6.55. The views from very limited areas of the northern edge parkland have the potential to reduce slightly the ability to appreciate the long-distance views, though again, it should be noted that the views from the parkland out have obviously evolved and changed significantly since the first creation of this parkland in the 18th century in terms of the extent of modern development and infrastructure, change in agricultural regimes and the expansion and growth of tree cover within and around the edges of the parkland.
- 6.56. It is considered that given the potential for views from certain points within the registered park and garden, this should be assessed within the ES chapter.



Plate 17 View north east from terrace to west of Nuneham House in general direction of Site – no visibility at all of Proposed Development

Carfax Conduit (1193596 & 1020965)

- 6.57. This is a grade I listed building and a scheduled monument and an asset of the highest significance in accordance with the NPPF.
- 6.58. The monument is a Renaissance interpretation of Gothic market cross with a solid base and is covered in extravagant carvings and decoration. The decoration forms an allegorical allusion on the original function of the conduit. There is an inscription on the plinth which commemorates its erection within the park. The full description can be seen in Appendix 7.

6.59. The structure, designed by Otho Nicholson in 1617, used to be located within the centre of Oxford and was a conduit house. It was designed as part of a gravity-fed water storage system to provide clean drinking water to the inhabitants of Oxford. It was taken down from its location in 1786-7 when increasing traffic within the city required the University to widen the road and remove the conduit.

6.60. The monument was offered to the 2nd Earl Harcourt, who was in the process, along with Lancelot Brown of creating a more typically picturesque landscape and moving away from the more formal classical landscape desires of his father. Harcourt had it placed in its present position, on a prominence overlooking the river Thames as an eyecatcher within the estate. As part of this relocation, Harcourt had a new plinth made for the cross which replaced the original tank house. It is understood that the site of the monument was originally intended to be the location of a Gothic tower – which demonstrates the prominence of this location and the intended visibility of a feature in this spot.

6.61. The significance of this asset is formed primarily by its built fabric which displays is architectural, artistic and historic interest. This asset has clear architectural interest as a surviving 17th century conduit house with elaborate decoration, closely associated with the city of Oxford. This is augmented then by the removal of it and its placement within the landscape as an eyecatcher. These elements also contribute to its historic interest which is multi-layered. Firstly, there is the inherent interest in the survival of a monumental piece of 17th century municipal sculpture. This asset had a functional, practical purpose as a conduit house and helped to provide clean water to the people of Oxford, however the

level of decoration was far greater than required, indicating the status of the city. In addition, the purchase and reuse of this as a key feature of the Nuneham designed landscape adds another layer to the historic interest. The artistic interest of the asset is self-evident and recognised by Lord Harcourt as a suitable replacement for a Gothic tower eyecatcher within his estate.

6.62. The setting of this asset contributes to significance though this contribution is clearly less than that made by the physical fabric. The elements of the setting which make a positive contribution are set out below in the order in which they contribute the most:

- The designed parkland of the Nuneham Estate in the Brown phase – this asset was purchased and placed in this specific location as an eyecatcher – something to be seen from a distance within and around the estate. It is also from this parkland that the architectural interest of the asset can be best appreciated;
- The valley of the river Thames – this asset was placed here deliberately to have views across and along the valley;
- The city of Oxford – for which this asset once helped to provide clean water.

6.63. This asset is located on the edge of the registered park boundary of Nuneham. There are few publicly available locations outside the park boundary where this asset can be seen in detail. The only clear views of the asset are from within the boundary of the parkland and from the west of Nuneham House.

- 6.64. The views from this asset are panoramic but are focussed to the west. The views east, south and north are blocked by vegetation and the curve of the river valley. The views west are panoramic and long-distance.

- 6.65. As an eye-catcher, the role of this asset was to be visible from areas within the estate and from beyond the estate. There are no views of this asset from within the Site boundary – nor would the Site form a back drop to any views of the asset from other key locations within the estate boundary.

- 6.66. The site visit demonstrated that there is no visibility of the Proposed Development from this location. The intervening topography and vegetation blocks views along the valley to the extent that the proposed Scheme cannot be seen. The site visit was undertaken when the vegetation was not fully in leaf and therefore represents a worst-case scenario in terms of views and even then, the Site is not visible.

- 6.67. As such, and given the Site does not form part of the setting of this asset which contributes to significance, there will be no harm to the significance of this asset arising from the Proposed Development. This asset will, therefore, not be assessed further.



Plate 18 Carfax Conduit – the plinth is a later addition by Lord Harcourt with the plaque commemorating its erection within the estate



Plate 19 View north-northeast from Carfax Conduit looking towards the Site. No visibility – the sloping ground of the valley of the river Thames can be seen in the right of the photo with the grade II Nuneham House just out of shot to the right.*

Church of All Saints (1286134)

- 6.68. This is a grade II* listed building located within the boundary of the Nuneham Registered Park and Garden and an asset of the highest significance.
- 6.69. The church was designed by James ‘Athenian’ Stuart in 1764, who was known for his classical designs influenced by his tours of classical Italy and Greece with his friend Nicholas Revett. Earl Harcourt himself had journeyed on the Grand Tour and was a lover of antiquity, establishing the Dilettanti Society in England. As such, it is no surprise

that he commissioned Stuart to undertake this work of classicism within the wider estate which clearly had classical influences.

- 6.70. It is a limestone ashlar building with a copper-covered dome. It is rectangular in plan and clearly intended to evoke a classical temple in plan. The entrance to the church west with the northern elevation being the principal façade with an Ionic portico, flanked by Diocletian windows and a blind doorway flanked by two blind arches within the portico. Inside the church is very classical and spare in its appearance with additions made in the 1880s. The interior holds a number of monuments of the Harcourt family.
- 6.71. There is a small graveyard located to the south of the church, very overgrown. The church is now redundant.
- 6.72. The description of the asset can be seen in the list description entries in Appendix 7.
- 6.73. The significance of this asset is derived primarily from its built fabric which illustrates its architectural historic and artistic interest. The asset has clear architectural interest in its striking design and the association with John ‘Athenian’ Stuart. This also adds to the historic and artistic interest. The asset also has historic interest as part of the significant changes made to the Nuneham estate by Simon, Lord Harcourt in the late 18th century and in the information it provides for the fashions of the day including the rise in the interest in classical architectural styles. There is also historic interest in the fact this church was located in the footprint of the original church which was demolished by Lord Harcourt in order to indulge his desires to create a classical landscape within his estate.

6.74. The setting of this asset also contributes to its significance, though the contribution made by this is clearly less than that made by the physical fabric. The elements of the setting which contribute positively to the significance are listed below in order of the amount of contribution they make:

- The designed parkland of the Nuneham Estate as created in the 1770s by Lord Harcourt – this asset was commissioned specifically for this location and to be a considered part of the wider design – it is also from this parkland that the architectural interest of the asset can be appreciated;
- The small graveyard located to the south of the church which provides historic interest;
- Views from the elevated position across and along the valley of the river Thames – the elevated position of this asset on the shoulder of the sloping ground towards the river Thames and the location of the northern elevation indicates that this asset was deliberately placed here to enjoy this panorama.

6.75. The Site was once located in the wider Nuneham estate but as the Sales catalogue of 2016 demonstrated, the land which included the Site was sold off as a separate Lot to the designed elements of the estate. As such, since 2016, this link is no longer extant.

6.76. It is the case that the SZTV indicated the potential for visibility of the Proposed Development from just in front of the asset. The site visit demonstrated that there had been some recent tree clearance which had opened up a wider angle of view.

6.77. If the Proposed Development is visible in the view to the north, there is the potential this could cause harm to significance as the asset was deliberately sited to have expansive views to the north and the slight change in this view could cause a reduction in the significance of the asset to a small degree.

6.78. However, it should be noted that even if there is a glimpse of the Proposed Development, this will not change any of the main elements which contribute to the assets' significance. There will be no change to the understanding of the link between the estate, the main hall and the location of the church or the role played by John 'Athenian' Stuart. The ability to appreciate the visually striking architecture will not experience any change as there are no views of the asset co-visible with the Proposed Scheme. The historic and architectural interest of the asset will not experience change.

6.79. The potential for visibility of the Proposed Development in a view from the principal façade of this asset requires assessment within the ES Chapter.



Plate 20 View of the north facing façade of the Church of All Saints

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Plate 21 View north from just outside northern elevation – note recently cleared area in the mid-ground. Possibility the proposed Development will be glimpsed in this view.

Lower Farmhouse (1368709)

- 6.80. This is a grade II listed building of less than the highest significance in accordance with NPPF.
- 6.81. It is a mid-18th century farmhouse with possibly earlier elements. The building is two storeys, old plain tile roof with brick stacks and symmetrical 5-window front.
- 6.82. The barns and outbuildings associated with Lower Farmhouse (also listed), are domestic in function and there is no longer any agricultural function related to Lower Farm.

- 6.83. The Sales Particulars for the Nuneham Courtenay Estate from 2016(Plate 22) show that the land within the Site at that time formed part of the Nuneham Courtenay Estate holdings, but at the time of the sale in 2016, the land of the Site, was being sold off as a separate lot. These sales particulars also demonstrate that Lower Farmhouse was not part of the Nuneham Estate holdings (at least at the time of the 2016 sale). All of the land within the Site and surrounding Lower Farmhouse was associated with and farmed by Upper Farm and this land is still held in hand by Upper Farm.
- 6.84. There is, therefore, no historic or functional connection between the Site and Lower Farmhouse.
- 6.85. The significance of this asset is formed primarily through its built fabric which best demonstrates its historic and architectural interest. The asset has historic interest as one of a number of large farmhouses of the 18th century, indicating the success of the agrarian economy of this area. The asset also has architectural interest in the possible survival of earlier fabric within the building and in the farm layout which shows this was the principal building within the grouping.
- 6.86. The setting of the asset contributes to significance, though this contribution is clearly less than that made by the fabric. The elements of the setting which make a positive contribution to the significance are:
- The listed barn range to southeast which forms the farmyard buildings – though now all converted to domestic use;

- Farmyard and garden plot within which the building sites and from within which the asset can be best appreciated; and
- The land which was once associated with this asset, including the northern portion of the Site.

6.87. As a farmhouse, views to and from the asset do not contribute to the significance of the asset – any views which may have contributed would be from land directly associated with the farmhouse and not just general, incidental views within the landscape. This building had a function associated with its land holding.

6.88. As set out above, the Site does not currently form part of the landholdings of Lower Farm and there is, therefore no current association. The 1838 tithe map indicates that at the time, the farmhouse was owned by the Archbishop of York, as was the Site, and tenanted by William Mattingly. At this time, the Site was farmed by two different tenants, with the land divided along the lines of the earlier 1707 map the field within the former Lower Field were farmed by William Mattingly and the field within Wheat Land Field were farmed by John Fruin who occupied Upper Farm, to the south – also owned by the Archbishop of York. It is the case that at some point, Lower Farmhouse was sold by the Nuneham Estate as the 2016 Sales Particulars excludes this farmyard from the estate holdings. As such, there is no current association between this asset and the Site and furthermore, the asset is no longer associated with any agricultural function. The contribution the northern portion of the Site makes to the significance of the asset is negligible.

- 6.89. The land within the Site is currently farmed and held in hand by the occupants of Upper Farm (not listed or identified within the HER).
- 6.90. It is the case that the Site lies in the wider surrounds of the asset and would be visible when walking the PRoW to and from the Site. The asset is well-screened by vegetation within its own garden plot and from the Site by existing and proposed vegetation and clear, unimpeded views are unlikely.
- 6.91. However, the proximity of this asset to the Proposed Development indicates that issues such as construction noise and movement will have to be considered, along with the potential for visibility and the change in character in the surrounding landscape. These all have the potential to cause harm and as such, this asset will be considered further within the ES Chapter.

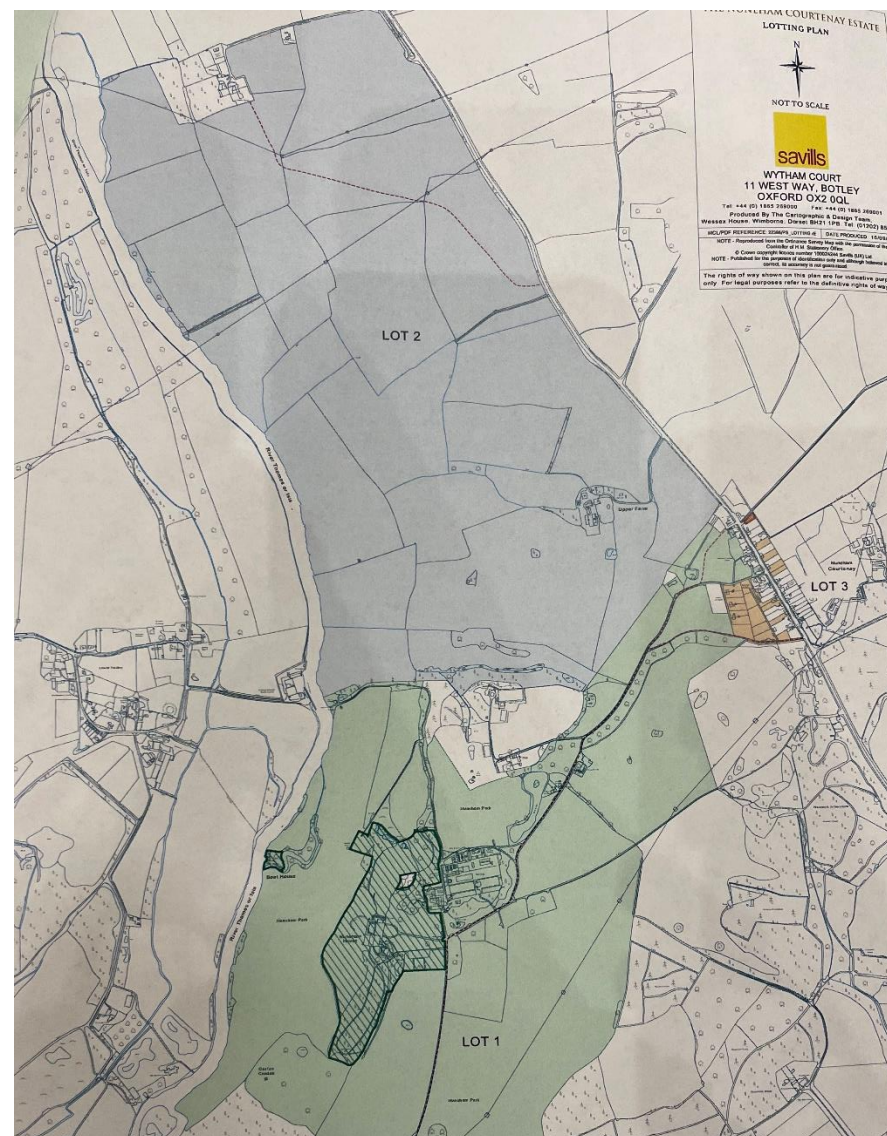


Plate 22 2016 Sales Particulars – note the Site is located within Lot 2 in land associated with Upper Farm – not Lower Farm.



Plate 23 Lower Farmhouse, looking southwest



Plate 24 View looking north, back towards Lower Farm and the listed barn from within SM boundary – note the heavy vegetation in winger foliage and the highly limited views of the main farmhouse – the burned end of the barn range is slightly visible



Plate 25 View north from outside northwestern corner of the Site looking towards Lower Farm – some visibility but at a distance and screened by vegetation



Plate 26 View looking along northern Site boundary showing height of existing hedge

Lower Farmhouse Barn Range Approx. 20 Meters to East (1048032);

- 6.92. This is a grade II building of less than the highest significance in accordance with NPPF. The asset consists of a barn, stable and cowhouse of mid-18th century date. The range is L-shaped in plan with the southern part of the range, the element closest to the Site being the cowhouse. All of these elements of the asset were converted into four dwellings in the 1990s (therefore the listing description is out of date).
- 6.93. During the site visit, it was observed that the southern extent of this asset, the cowhouse had been subject to a

catastrophic fire which had entirely gutted the building. A planning notice was observed during the site visit applying for permission and listed building consent for *the rebuilding of extensively fire damaged listed barn, reusing undamaged parts of the oak frame and retaining limestone rubble to reuse in new plinth walls*. It was also noted that as part of the rebuild, there would be enlargement of windows and doors.

- 6.94. It is the case, therefore, that the heritage significance of this asset has been compromised with the architectural and historic interest of the cowhouse element lost, which will also affect the significance of the asset as a whole as the listing comprises three elements of a single range. One of those elements is not lost. Whilst it will be rebuilt reusing some historic fabric, this does not hold the same heritage significance.
- 6.95. It is the case that the elements which was destroyed was closest to the Site.
- 6.96. In consideration of the remainder of the building not affected by the fire, these buildings have been converted into residential units and no longer have any agricultural function.
- 6.97. The significance of this building lies primarily in its physical fabric which demonstrates its architectural and historic interest. The asset has lost much of its architectural interest with the destruction of the cow house which retained internal clasped-purlin roofs, however there remains architectural interest in the layout of the barns, their subservient role within the wider farmyard complex and in the architectural styles used for the type of agriculture being undertaken at the time. The asset has historic interest in the information it provides

for the agricultural economy of this area and the spread of farmhouses within this region.

- 6.98. The setting of the asset contributes to its significance, however this contribution is clearly much less than that made by the physical fabric. The elements of the setting which contribute positively to the significance are set out below in the order which they contribute to most:
- Lower Farmhouse – this was the principal building in this grouping and the reason why the barn was constructed;
 - The farmyard and property boundary which contains all of the buildings within the complex and their layout; and
 - The land which the asset once farmed – including the northern portion of the Site.
- 6.99. The Site did not form part of the land farmed by this asset. As shown by the 2016 Sales Particulars of the Nuneham Estate (Plate X) the land within the Site was associated with Upper Farm to the south and was part of the Nuneham Estate. Lower Farmhouse, at least at the time of the 2016 sale, was not part of the Nuneham Estate and
- 6.100. It is also the case that this asset has been converted into residential dwellings and has no agricultural function.
- 6.101. Although there is the potential for the Proposed Development to be visible from this asset, the element which would have had the greatest visibility has been destroyed by fire. More importantly, views from this asset, towards land which was never part of its

landholdings or farmed by this asset do not contribute to the significance of the asset. Any views would be heavily filtered by existing vegetation and further mitigated by proposed hedgerow planting.

- 6.102. In addition, the primary relationship of this asset is with Lower Farmhouse and this relationship will not experience any change arising from the Proposed Scheme.
- 6.103. It is concluded, therefore, that there would be no harm to the significance of this asset arising from the Proposed Development and it will not be considered any further.



Plate 27 View of burnt out southern portion of listed barn complex taken during site visit. This view also shows the modern windows

and openings and the residential conversion of the remaining barn buildings. The repair works will be much more advanced by now.



Plate 28 View looking northwest from edge of property boundary of Lower Farm looking towards shell of burnt out portion of listed barn complex.



Plate 29 Northern range of the L-shaped barn complex at Lower Farm – now a dwelling

82 and 84 (1048286);

- 6.104. This asset is the record of a house, formerly two dwellings and is a grade II listed building, an asset of less than the highest significance in accordance with NPPF.
- 6.105. The asset is located within the settlement of Lower Radley, approximately 1km southwest of the Site boundary. The dwelling consists of two ranges with No84 to the left of No82 which were combined into one dwelling in 1986 with a rear extension added at this time. The buildings date from the 17th century with later rear additions and 20th concrete render. The site visit noted that this asset now appears to have a thatched roof –

however the listing description describes both as having a concrete tile roof. The asset was first listed in 1984 and the description has not been updated since that time so this thatching is a new element. Whilst an attractive feature, this does not add to the significance of the asset as it is a new feature. It may be the case that the building was originally thatched, in which case this helps to provide an understanding of the original appearance of the building, but ultimately, this addition does not increase the significance of the asset or change the contribution made by its setting.

- 6.106. The NHLE description identifies that there is a significant level of survival of 17th century fabric internally and it may be that these assets have been listed for this survival of internal fabric as the outside of the buildings has experienced significant modern intervention.
- 6.107. The building is domestic in function and set within their own garden plot.
- 6.108. The significance of this asset lies primarily in its built fabric which illustrates the architectural and historic interest of the asset. The asset has architectural and historic interest in the survival of original fabric internally and through the evidence it provides for the development of the small hamlet of Lower Radley, with its unusual layout either side of a looping single track road adjacent to the river Thames.
- 6.109. The setting of this asset also contributes to its significance, however this contribution is clearly less than that made by the physical fabric. The elements of the setting which make a positive contribution to the significance are set out below in the order of contribution to significance:

- Immediate surround garden plot which provides the surroundings in which the asset can best be experienced; and
- Settlement of Lower Radley and its unusual layout contribute to historic interest.

6.110. Whilst the SZTV indicated a small level of visibility, the site visit showed that there would not be any visibility of the Proposed Development from this asset. The road to the east of this building is lined with tall trees and there is further vegetation in-between which has filtered and blocked views.

6.111. The Site has no historic or functional association with this asset. 82 and 84 were and remain domestic in function.

6.112. As the Site does not form part of the setting of this asset which contributes to significance and as there is no visibility of the Proposed Development from the asset, the change caused by the Scheme would not cause any harm to the significance of this asset.

6.113. This asset is not being taken forward for further assessment.

Park End and Attached Cottage and Outhouses (1048325); and Barn Approximately 20 Meters South East of Park End (1284590).

6.114. These are two grade II listed assets of less than the highest significance, in accordance with NPPF.

6.115. These assets have been considered together as they are related and associated with one another. They are located within the settlement of Radley, towards the

northern end and on the western side of Kennington Road.

6.116. Park End and Attached Cottage are located set back from the road, with the principal façade facing northwards. The asset dates from the early 17th century and was originally a farmhouse, now a domestic residence. The building has been subject to a number of additions and extensions including 20th century doors and windows. The listing covers the former farmhouse, the stables – which are now a cottage and an outhouse. The listing description indicates that there is survival of 17th century fabric within the building.

6.117. The barn is located at the edge of the roadside and is later in date than the former farmhouse, being 18th century in origin. The barn is constructed of weatherboarding over a timber frame. It has been listed for its group value together with Park End.

6.118. The significance of both of these assets lies primarily in their built fabric which best demonstrate the architectural and historic interest both assets display. They have architectural interest in the survival of original fabric and the design of the barn indicating the type of agriculture occurring in this area and the scale of agricultural activity. The asset has historic interest in the information it provides for the success of the agrarian economy in this area and in the information it provides for the development of the settlement of Radley.

6.119. The setting of both of these assets contributes to their significance, however this contribution is clearly less than that made by their physical fabric. The elements of the setting which makes a positive contribution to the

significance of this asset are listed below in the order in which they contribute to significance:

- The grouping of the barn and Park End contribute to the setting of one another, forming a coherent grouping which allows the understanding of this former agricultural complex with Park End being the primary building within this grouping;
- The settlement of Radley within which the assets are situated;
- The land to the west of the assets which likely formed the historic farmland of the asset.

6.120. The SZTV indicated a small possibility of visibility from these assets of the Proposed Development, however the site visit confirmed that this is not the case. The Site is located over 1.6km east of the asset and there are blocks of vegetation in between which have removed views. The scheme would not be visible.

6.121. The Site does not form part of the setting of this asset. There are no historic or functional connections and as such, together with the lack of visibility, there will be no harm to the significance of these assets arising from the Proposed Development.

6.122. These assets are not being taken forward for further assessment.



Plate 30 View of Park End looking north along Kennington Road – listed barn is visible but was covered in scaffolding at time of site visit



view – none of the windows within the Park End farmhouse looking in this direction and the views from the barn would be blocked by the vegetation to the south (out of shot to right of photograph)

Plate 31 View looking east from east side of Kennington Road looking towards Site location – Site not visible and this is also a misleading

7. Conclusions

- 7.1. This Heritage Baseline has provided the background information and set out the significance and contribution made by setting of heritage assets in proximity to the proposed Site. Initial assessment of the potential effects of the scheme has been made within this baseline to ensure that the Environmental Statement Chapter considers only those assets within the potential to experience significant effects, and those assets highlighted through consultation as requiring assessment.
- 7.2. The initial assessment has utilised professional judgement, desk-based assessment, site visits and tools such as the ZTV drawings produced for the Landscape Assessments.
- 7.3. The results of this Baseline are used as the basis of the ES Chapter.

Sources

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1838 Nuneham Courtenay Tithe Map
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1922-33 Ordnance Survey Map

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Appendix 1: Gazetteer

Designated Data (Highlighted Rows are assets in the SZTV & those outside but included in Step 2)

NHLE Ref	Name	Grade
1471867	Romano-British pottery site, prehistoric ring-ditches and enclosures, including medieval ridge and furrow, Lower Farm, Nuneham Courtenay	Scheduled
1006297	Settlement sites N of Wick Hall	Scheduled
1006298	Settlement site E of Goose Acre Farm	Scheduled
1006337	Site of Roman kilns	Scheduled
1020965	Carfax Conduit, 540m south west of Nuneham House	Scheduled
1000122	NUNEHAM COURTENAY RPG	I
	Nuneham Courtenay	Conservation Area
	Littlemore	Conservation Area
	Marsh Baldon	Conservation Area
	Toot Baldon	Conservation Area
1193569	CARFAX CONDUIT	I
1047633	CHURCH OF ST ANDREW	II*
1047667	CHURCH OF ST MARY AND ST NICHOLAS	II*



1047672	MINCHERY FARMHOUSE	II*
1047998	THE MANOR HOUSE	II*
1048056	CHURCH OF ST PETER	II*
1048058	BALDON HOUSE BALDON HOUSE EAST WING BALDON HOUSE WEST WING	II*
1048324	CHURCH OF ST JAMES	II*
1182054	KENNINGTON MANOR HOUSE AND ATTACHED WALL AND GATEPIERS	II*
1182496	RADLEY HALL	II*
1193957	CHURCH OF ST LAWRENCE	II*
1284611	WICK HALL AND ATTACHED WALLS	II*
1286134	CHURCH OF ALL SAINTS	II*
1286179	NUNEHAM HOUSE	II*
1368608	CHAPEL	II*
1048004	K6 TELEPHONE KIOSK OUTSIDE THE POST OFFICE	II
1048032	LOWER FARMHOUSE BARN RANGE APPROXIMATELY 20 METRES TO EAST	II
1048033	21 AND 22, A423	II



1048034	23 AND 24, A423	II
1048035	27 AND 28, A423	II
1048036	NUMBER 30A (POST OFFICE) AND NUMBER 31	II
1048037	32 AND 33, A423	II
1048038	38, 39 AND 40, A423	II
1048039	17 AND 18, A423	II
1048040	13 AND 14, A423	II
1048041	11 AND 12, A423	II
1048042	7 AND 8, A423	II
1048043	5 AND 6, A423	II
1048044	1 AND 2, A423	II
1048051	THE RECTORY	II
1048285	46 AND 48, LOWER RADLEY	II
1048286	82 AND 84	II
1048326	57 AND 61, LOWER RADLEY	II



1193363	THE HARCOURT ARMS INN	II
1193386	15 AND 16, A423	II
1193390	THE OLD SCHOOL HOUSE	II
1193395	9 AND 10, A423	II
1193400	3 AND 4, A423	II
1193508	STATUE OF DOCTOR FELL APPROXIMATELY 130 METRES NORTH EAST OF CHURCH OF ALL SAINTS	II
1193582	WALLED GARDEN APPROXIMATELY 20 METRES EAST OF THE RECTORY	II
1286200	36 AND 37, A423	II
1286210	19 AND 20, A423	II
1368603	SPINNEYS COTTAGE	II
1368709	LOWER FARMHOUSE	II
1368710	BREWERS OF NUNEHAM LIMITED	II
1368711	25 AND 26, A423	II
1368712	29 AND 30, A423	II
1368713	34 AND 35, A423	II



1368714	STABLE BLOCK APPROXIMATELY 10 METRES SOUTH OF THE HARCOURT ARMS INN	II
1368719	ICEHOUSE APPROXIMATELY 140 METRES SOUTH WEST OF THE RECTORY	II
1047634	SANDFORD HOUSE	II
1047635	LAWN UPTON HOUSE	II
1047666	THE COLLEGE	II
1047668	ST GEORGE'S	II
1047669	WALL AT NUMBER 21 WALL AT NUMBER 23 WALL AT NUMBER 31 (ST GEORGE'S) WALL AT NUMBER 31 COWLEY ROAD AND NUMBERS 21 AND 23 SWINBOURNE ROAD	II
1047670	OLD HOUSE	II
1047671	CAMPION COTTAGE MANOR HOUSE	II
1047995	4	II
1047996	CHURCH OF ST LAWRENCE GROUP OF 3 CHEST TOMBS APPROXIMATELY 2 METRES TO SOUTH	II
1047997	COURT HOUSE	II
1047999	THE MANOR HOUSE GARDEN WALL TO NORTH	II
1048000	THE MANOR HOUSE NORTHERN PAIR OF GATE PIERS APPROXIMATELY 2 METRES TO EAST	II
1048001	PURLIN HOUSE	II



1048002	29, BALDON ROW	II
1048003	YEW TREE COTTAGE	II
1048045	TERRACES TO SOUTH, WEST AND NORTH OF NUNEHAM HOUSE	II
1048046	SOUTHERN SECTION OF FORECOURT WALL AT NUNEHAM HOUSE	II
1048047	POLLARD MEMORIAL APPROXIMATELY 15 METRES EAST OF CHURCH OF ALL SAINTS	II
1048048	WELL HEAD APPROXIMATELY 50 METRES WEST SOUTH WEST OF TEMPLE OF FLORA	II
1048049	URN APPROXIMATELY 70 METRES NORTH WEST OF NUNEHAM HOUSE	II
1048050	THE KEEPERS COTTAGE	II
1048053	NUNEHAM COURTENAY OXFORD LODGE	II
1048054	ENTRANCE GATES TO NUNEHAM COURTENAY ARBORETUM	II
1048055	WANTILLS	II
1048057	PAIR OF CHEST TOMBS APPROXIMATELY 2 METRES SOUTH WEST OF CHURCH OF ST PETER	II
1048059	STABLES APPROXIMATELY 40 METRES NORTH OF BALDON HOUSE	II
1048060	STONE COFFIN APPROXIMATELY 250 METRES SOUTH WEST OF BALDON HOUSE	II
1048061	FAIROAK	II



1048062	PARSONAGE FARMHOUSE	II
1048063	18 AND 19, THE GREEN	II
1048064	37, THE GREEN	II
1048065	STUART HOUSE	II
1048066	ORCHARD COTTAGE	II
1048067	48, THE GREEN	II
1048068	GLEBE COTTAGE	II
1048287	BARN AND STABLE APPROXIMATELY 25 METRES AND 2 METRES WEST OF NUMBER 87	II
1048288	LOWER FARM	II
1048289	BAKERS CLOSE	II
1048290	WALNUT COTTAGE	II
1048291	MEMORIAL ARCH	II
1048292	CLOISTER AND UPPER DORMITORY,OCTAGON AND SCHOOLROOM	II
1048313	BARN APPROXIMATELY 20 METRES NORTH OF NUMBER 211 (KENNINGTON MANOR HOUSE)	II
1048314	JASMINE COTTAGE	II



1048322	PEACH CROFT FARM,BARN APPROXIMATELY 200 METRES WEST OF FARMHOUSE (NOT INCLUDED)	II
1048323	PUMNEY FARMHOUSE AND ATTACHED BARN AND SHELTER SHEDS	II
1048325	PARK END AND ATTACHED COTTAGE AND OUTHOUSES	II
1182276	CHEST TOMB APPROXIMATELY 2.5 METRES SOUTH WEST OF PORCH OF CHURCH OF ST JAMES	II
1182286	THE OLD VICARAGE	II
1182300	CHARITY FARM COTTAGE	II
1182337	Dormer Croft	II
1182346	57, COWLEY ROAD	II
1182354	BARN ATTACHED TO BEENHAMS	II
1182371	CORPUS CHRISTI FARMHOUSE	II
1182397	RACQUETS COURT	II
1182401	TEMPLE FARMHOUSE	II
1182429	DINING HALL AND CLOISTER WALKS	II
1182451	TEMPLE FARMHOUSE, DOORWAY AND WALL APPROXIMATELY 40 METRES NORTH	II
1182492	THE CATHERINE WHEEL	II



1193161	WALLED GARDEN APPROXIMATELY 30 METRES EAST OF BALDON HOUSE	II
1193178	BARNS APPROXIMATELY 40 METRES WEST OF PARSONAGE FARMHOUSE	II
1193186	THE SCHOOL HOUSE	II
1193192	QUEENS COLLEGE	II
1193201	38 AND 39, THE GREEN	II
1193207	LEYS COTTAGE	II
1193220	47, THE GREEN	II
1193224	11, THE GREEN	II
1193225	6, THE GREEN	II
1193424	NORTHERN SECTION OF FORECOURT WALL AND PART OF NORTHERN TERRACE AT NUNEHAM HOUSE	II
1193479	WELL HEAD APPROXIMATELY 5 METRES NORTH WEST OF NUNEHAM HOUSE	II
1193524	COLUMN AND VASE APPROXIMATELY 20 METRES SOUTH WEST OF THE TEMPLE OF FLORA	II
1193557	URN APPROXIMATELY 40 METRES NORTH OF NUNEHAM HOUSE	II
1193586	DAIRY COTTAGE	II
1193940	NUMBERS 1 AND 3 INCLUDING OUTBUILDING	II



1193964	CHURCH OF ST LAWRENCE YEAT MEMORIAL APPROXIMATELY 12 METRES TO SOUTH OF CHANCEL	II
1193978	THE MANOR HOUSE GRANARY APPROXIMATELY 30 METRES TO WEST	II
1193989	NUMBER 27 (QUEENS COTTAGE) AND NUMBER 28	II
1193990	31 Baldon Row, Toot Baldon	II
1193991	HUNTERS GAP	II
1284512	NUMBERS 3-8 RIVER VIEW	II
1284549	THE COTTAGE	II
1284590	BARN APPROXIMATELY 20 METRES SOUTH EAST OF PARK END	II
1285919	NUMBER 5 (THE QUEENS COTTAGE) AND ATTACHED PUMP	II
1285927	The Mole Inn	II
1285931	THE MANOR HOUSE SOUTHERN PAIR OF GATE PIERS APPROXIMATELY 2 METRES TO EAST	II
1286105	VENISON HOUSE APPROXIMATELY 60 METRES NORTH WEST OF THE KEEPERS COTTAGE	II
1286127	ROCKERY APPROXIMATELY 40 METRES SOUTH OF TEMPLE OF FLORA	II
1286272	CAUSEWAY APPROXIMATELY 400 METRES WEST OF BALDON HOUSE	II
1366109	COURT COTTAGE, BALDON HOUSE COTTAGE AND OUTBUILDING	II



1366113	BARN AND STABLE RANGE APPROXIMATELY 30 METRES NORTH EAST OF BALDON HOUSE	II
1368580	DISUSED CHURCH OF ST SWITHUN,NOW VILLAGE HALL	II
1368583	WICK HALL,BARN INCORPORATING WICK COTTAGE APPROXIMATELY 20 METRES NORTH WEST	II
1368584	BARN AND STABLE APPROXIMATELY 30 METRES NORTH EAST OF CHURCH FARMHOUSE (NOT INCLUDED)	II
1368604	87, LOWER RADLEY	II
1368605	BARN APPROXIMATELY 35 METRES SOUTH WEST OF NUMBER 87	II
1368606	THE FARTHINGS	II
1368715	CENTRAL SECTION OF FORECOURT WALL AT NUNEHAM HOUSE	II
1368716	TEMPLE OF FLORA APPROXIMATELY 160 METRES NORTH EAST OF NUNEHAM HOUSE	II
1368717	GROTTO AND ROCKERY APPROXIMATELY 40 METRES SOUTH OF TEMPLE OF FLORA	II
1368718	GATE TO WALLED GARDEN APPROXIMATELY 400 METRES EAST OF NUNEHAM HOUSE	II
1368721	NUMBERS 1 AND 2 (DAIRY COTTAGES) APPROXIMATELY 250 METRES WEST OF LITTLE BALDON FARMHOUSE	II
1368722	GATEWAYS	II
1368723	GIHON MEMORIAL AND RAILINGS APPROXIMATELY 5 METRES EAST OF CHURCH OF ST PETER	II
1368724	DOVECOTE APPROXIMATELY 90 METRES EAST OF BALDON HOUSE	II



1368725	ELIZABETH LANE MEMORIAL APPROXIMATELY 50 METRES EAST OF BALDON HOUSE	II
1368726	NUMBER 46 MARSH BALDON AND ATTACHED OUTBUILDING	II
1368727	WILLOUGHBYS	II
1368730	BARN COURT	II
1368731	CHURCH OF ST LAWRENCE CHURCHYARD CROSS APPROXIMATELY 2 METRES TO SOUTH	II
1368732	THURLFIELD COTTAGE	II
1369195	LITTLEMORE HOSPITAL	II
1369217	TEMPLE FARMHOUSE, BARN AND FARM BUILDING APPROXIMATELY 15 METRES SOUTH	II
1369218	BASIMORE COTTAGE	II
1369219	LODGE OF LAWN UPTON HOUSE	II
1464513	Church of the Holy Family, Blackbird Leys	II

HER Data

MonUID	Name	Description	Period
MOX12698	Multi period features and Iron Age structure found on Abingdon pipeline	In Area 2, features ranging from Mesolithic to late Roman were found. Most significant was possible IA structure and evidence for Roman field system.	Early Mesolithic to Roman

MOX11234	Bronze Age Spearhead, Littlemore	Spearhead with side loops and a slightly bulbous point. MARGINAL.	Bronze Age
MOX5781	Bronze Age Barrow, Pottery and Burial	James Parker (Early History of Oxford) says that many mounds were formerly visible on Bullingdon Green, from one of which was produced early pottery, human bones and burnt fragments. MARGINAL.	Bronze Age
MOX8416	Bronze Age Round Barrow	Unusually large mound discovered by O G S Crawford in 1932.	Bronze Age
MOX10853	Romano-British Pottery Production Site (Lower Farm)	Excavation revealed extensive Romano-British pottery production site, used from C2-4. Also defined were ring ditches and ridge & furrow. Lithic scatter of 17 flints & greenstone axe fragment.	Early Neolithic to Medieval
MOX10858	Possible Later Prehistoric Coins and Pottery	Coins and pottery, labelled as Pre-Roman.	Later Prehistoric
MOX10860	Prehistoric Bronze Implement	Bronze implement, labelled as Pre-Roman.	Later Prehistoric
MOX10882	Long Barrow & Romano-British Cremation Urn	Remains of a long barrow noted in 1925. No trace of it in 1963. Romano British urn containing ashes C1st, found a few yards from barrow in 1916.	Neolithic
MOX10911	Neolithic or Bronze Age Flint Flakes (c.350m W of River Thames)	5 unretouched flint flakes.	Early Neolithic to Late Bronze Age



MOX12697	Burned hearth and gully found along Abingdon Pipeline	Identified during evaluation in Trench 7.	Later Prehistoric
MOX8425	Prehistoric Ring Ditch	Visible on AP's but cannot be seen on the ground, nor has the farmer ever noticed it.	Later Prehistoric
MOX8550	Later Prehistoric Enclosure with other Features	Rectangular enclosure, trackways, linear features and pits identified from AP's.	Later Prehistoric
MOX8587	Neolithic to Bronze Age Flint Flakes (c.1400m E of Radley)	2 unretouched flakes and 2 fire fractured flints found on the flood plain.	Early Neolithic to Late Bronze Age
MOX8628	Neolithic Flint Scatter	Flint scatter has been identified on an island of flood plain gravel.	Neolithic
MOX8712	Later Prehistoric Enclosures	Identified from RCHM gravels overlay.	Later Prehistoric
MOX10853	Romano-British Pottery Production Site (Lower Farm)	Excavation revealed extensive Romano-British pottery production site, used from C2-4. Also defined were ring ditches and ridge & furrow. Lithic scatter of 17 flints & greenstone axe fragment.	Early Neolithic to Medieval
MOX8550	Later Prehistoric Enclosure with other Features	Rectangular enclosure, trackways, linear features and pits identified from AP's.	Later Prehistoric

MOX8425	Prehistoric Ring Ditch	Visible on AP's but cannot be seen on the ground, nor has the farmer ever noticed it.	Later Prehistoric
MOX8712	Later Prehistoric Enclosures	Identified from RCHM gravels overlay.	Later Prehistoric
MOX10882	Long Barrow & Romano-British Cremation Urn	Remains of a long barrow noted in 1925. No trace of it in 1963. Romano British urn containing ashes C1st, found a few yards from barrow in 1916.	Neolithic
MOX12703	Intercutting Iron Age pits on Abingdon pipeline	Intercutting pits, two of which contain EIA pottery.	Early Iron Age
MOX12695	Romano-British settlement along Abingdon pipeline	In Field 1 was recovered a large quantity of pottery and some tile of RB date.	Roman
MOX12704	Pit with Roman material on Abingdon Pipeline	Steep-sided pit with Roman material.	Roman
MOX6037	Roman Pottery	Scatter of pottery found on the verge of the road by Brewer's Garage.	Roman
MOX12218	Silver-gilt late Medieval ring from Lower Farm	Late C15 silver gilt ring. Found on footpath near a pond on Lower Radley Farm.	Medieval



MOX19807	Nos 46 & 48 Lower Radley	House. Late medieval: remodelled and extended in C17.	Medieval to Late 20th Century
MOX5773	Undated Earthwork	Aewardeslowe Pre-C13th earthwork. MARGINAL.	Medieval
MOX19482	Spinneys Cottage	House. Late C16/early C17.	Post Medieval to Late 20th Century
MOX8385	Icehouse, The Rectory, Nuneham Park	Late C18 or C17, unclear. Brick, circular plan. In poor condition.	Post Medieval
MOX8686	Nos 82 & 84, Lower Radley	2 C17 houses, now a house, with later rear additions.	Post Medieval to Late 20th Century
MOX18576	Nos 57 & 61 Lower Radley	Two cottages. Late C17.	Post Medieval
MOX6011	Nuneham Courtenay Planned Village	Village of brick and timber houses with red clay tile roofs built in C18.	Post Medieval
MOX15135	The Old School House, A423	School house, now house. Mid C18.	Post Medieval to Late 20th Century

MOX15136	No 9 & 10, A423	Cottage and reading room, now shop. mid C18, partly rebuilt late C19/early C20; cottage extended C20.	Post Medieval to Late 20th Century
MOX15149	No 7 & 8, A423	Pair of cottages. Mid C18, extended C19 and partly rebuilt C20.	Post Medieval to Late 20th Century
MOX16151	No 21 & 22, A423	Pair of cottages. Mid C18, extended C19 and C20.	Post Medieval to Late 20th Century
MOX16152	No 27 & 28, A423	Pair of cottages. Mid C18.	Post Medieval
MOX16153	Number 30A (Post Office) and Number 31, A423	Pair of cottages and shop. Mid C18, extended C19 and C20.	Post Medieval to Late 20th Century
MOX16154	No 32 & 33, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX16155	No 38, 39 & 40, A423	3 houses, formerly one house. Mid C18, extended and re-modelled late C19/early C20.	Post Medieval to Early 20th Century
MOX16156	No 5 & 6, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century



MOX16157	No 1 & 2, A423	2 cottages, formerly one house. Mid C18.	Post Medieval
MOX16541	Lower Farmhouse	Farmhouse. Mid C18, possibly partly earlier.	Post Medieval
MOX16542	Brewers of Nuneham Limited, A423	Blacksmith's house and forge, now garage and workshop. Mid C18.	Post Medieval to Late 20th Century
MOX16543	No 25 & 26, A423	Pair of cottages. Mid C18.	Post Medieval
MOX17271	No 13 & 14, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX17283	The Harcourt Arms Inn, A423	Inn. Mid C18, altered and extended mid C19.	Post Medieval
MOX17284	No 15 & 16, A423	Pair of cottages. Mid C18, extended C19.	Post Medieval
MOX17367	No 34 & 35, A423	Pair of cottages. Mid C18, extended mid C19.	Post Medieval

MOX17558	Lower Farmhouse Barn Range Approximately 20 Metres to East	Barn, stable and cowhouse. Mid C18.	Post Medieval
MOX17559	No 11 & 12, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX17575	No 3 & 4, A423	Pair of cottages. Mid C18.	Post Medieval
MOX17684	No 36 & 37, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX17689	No 29 & 30, A423	Pair of cottages. Mid C18, extended C19.	Post Medieval
MOX17952	No 23 & 24, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX18258	No 17 & 18, A423	Pair of cottages. Mid C18, extended C20.	Post Medieval to Late 20th Century
MOX8652	Nuneham Park	Site chosen for park c.1755 by 1st Earl Harcourt, making use of natural wooded bluff commanding a wide view over Thames Valley. Village removed, beech trees planted and ha ha made.	Post Medieval

MOX18390	No 19 & 20, A423	Pair of cottages. Mid C18, extended C19.	Post Medieval
MOX8604	Walled Garden E of The Rectory, Nuneham Park	Walled garden. Built c.1761 for Reverend James Newton, probably partly rebuilt C19.	Post Medieval
MOX17561	The Rectory, Nuneham Park	Rectory, now house. Built 1825 for Reverend Francis Haggett possibly incorporating part of the earlier house of 1761.	Post Medieval to Late 20th Century
MOX8653	Garden statue of Dr Fell, Nuneham Park	Statue of Dr Fell at north end of Terrace Walk.	Post Medieval
MOX8520	All Saints Church	Stone built church of nave and chancel with south chapel off chancel and south transept. Built in C19 close to resited village. One of three churches in Nuneham (see PRN 3898).	Post Medieval
MOX28112	Site of milestone	C19. S of Sandford. Shown on 1st ed. OS maps, now lost.	Post Medieval
MOX28113	Site of milestone	C19. Nineveh Farm. Shown on 1st ed. OS maps, now lost.	Post Medieval
MOX16544	Stable Block approximately 10 metres south of The Harcourt Arms Inn, A423	Stables and cattle shelters, now outbuildings. Mid C19.	Post Medieval to Late 20th Century

MOX16146	K6 Telephone Kiosk outside the Post Office, A423	Telephone Kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott.	Mid 20th Century
MOX10957	Undated Linear Features	RCHME gravels overlay.	Unknown
MOX5768	Undated Earthwork (Bullington Pen)	Reference in Archaeologia. MARGINAL.	Unknown
MOX8549	Undated Trackways	Pair of trackways running NE-SW identified from AP's.	Unknown
MOX8548	Undated Linear Features	Pair of parallel linear features at Eney identified from AP's.	Unknown

HER Event Data

EvUID	Event Name	Record Type	Organisation	Year
EOX1245	Excavation of Roman kiln Site at Lower Farm, Nuneham Courtenay	EX	Oxford Archaeological Unit	1991



EOX1250	Sites 17-18 on Oxford-Didcot Pipeline: Watching Brief	WB	Oxford Archaeological Unit	1991
EOX2500	Barns at Lower Farm: Building Survey	BS	Oxford Archaeological Unit	1996
EOX2540	Abingdon Gas Pipeline: Field Walking	FW	Cotswold Archaeology	2003
EOX2541	LINEAR Abingdon Pipeline: DBA	DBA	RSK Environment Ltd	2002
EOX2879	Lower Farm: Geophysical Survey	GS	Ancient Monuments Laboratory	1992-1994
EOX772	Lower Farm Barns: Watching Brief	WB	Oxford Archaeological Unit	1996
EOX912	Treasure Report on Silver Ring	SFR	British Museum	2000
EOX1246	Oxford-Didcot Pipeline Watching Brief	WB	Oxford Archaeology	1991
EOX1464	LINEAR Abingdon Pipeline, Oxfordshire: Archaeological Evaluation and Programme of Archaeological Recording	EV	Cotswold Archaeology	2003



EOX1294	LINEAR Abingdon Pipeline, Oxfordshire: Fieldwalking Survey	FWS	Cotswold Archaeology	2003
EOX2109	LINEAR Abingdon Pipeline: Geophysical Survey	GS	Bartlett-Clark Consultancy	2003
EOX1465	LINEAR Abingdon Pipeline, Oxfordshire: Archaeological Evaluation and Programme of Archaeological Recording	EX	Cotswold Archaeology	2003
EOX1466	LINEAR Abingdon Pipeline, Oxfordshire: Archaeological Evaluation and Programme of Archaeological Recording	WB	Cotswold Archaeology	2003
EOX6846	Cowley Baldon Solar Farm and Battery Storage:	GS	Headland Archaeology (UK) Ltd	2020



	Geophysical Survey			
EOX7092	82-4 Lower Radley: Investigation	IN	Abingdon Area Archaeological and Historical Society	1986
EOX7213	Oxford Flood Alleviation Scheme Phase 2: Watching Brief	WB	Oxford Archaeology	2015



Appendix 2: Figures

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁹

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.³⁰

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.³¹ These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.³²

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.³³

²⁹ DLUHC, *NPPF*, Annex 2.

³⁰ Historic England, *GPA:2*.

³¹ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

³² DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

³³ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.³⁴

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”³⁵

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.”³⁶

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³⁷

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

³⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

³⁵ DLUHC, *NPPF*, Annex 2.

³⁶ DLUHC, *NPPF*, Annex 2.

³⁷ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³⁸

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the *NPPF*;³⁹
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁴⁰ and

³⁸ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³⁹ *DLUHC, NPPF*, para. 206 and fn. 72.

⁴⁰ *DLUHC, NPPF*, para. 206.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.⁴¹

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *“have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”*;⁴² and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”⁴³

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *“preserving”* means doing *“no harm”*.⁴⁴

⁴¹ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

⁴² Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁴³ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁴⁴ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.⁴⁵ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁴⁶ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁴⁷

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁸

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴⁹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁵⁰

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁵¹

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.⁵²

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁴⁵ Historic England, *GPA:2*, p. 9.

⁴⁶ Historic England, *GPA:3*, p. 8.

⁴⁷ Historic England, *GPA:3*, p. 13.

⁴⁸ Historic England, *GPA:3*, p. 4.

⁴⁹ Historic England, *GPA 3*, p. 8.

⁵⁰ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁵¹ DLUHC, *NPPF*, paras. 207 and 208.

⁵² Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.



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 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, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁵³

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁵³ DLUHC, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁵⁴ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁵⁵

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁵⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁵⁶

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁷

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁵⁸

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁵⁶ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁷ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).



In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁹

⁵⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2023. This replaced and updated the previous *NPPF* (September 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***⁶⁰

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.”⁶¹ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁶²

⁶⁰ DLUHC, NPPF, para. 11.

⁶¹ DLUHC, NPPF, para. 11, fn. 7.

⁶² DLUHC, NPPF, p. 68.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁶³

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁶⁴

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 201 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁶⁵

Paragraph 203 goes on to state that:

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

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁶⁶***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

“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

⁶³ DLUHC, NPPF, Annex 2.

⁶⁴ DLUHC, NPPF, Annex 2.

⁶⁵ DLUHC, NPPF, para. 201.

⁶⁶ DLUHC, NPPF, para. 203.

substantial harm, total loss or less than substantial harm to its significance.”⁶⁷

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

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁸**

Section b) of paragraph 206, which describes assets of the highest significance, also includes footnote 72 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 207 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁹**

Paragraph 208 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁷⁰

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

⁶⁷ DLUHC, NPPF, para. 205.

⁶⁸ DLUHC, NPPF, para. 206.

⁶⁹ DLUHC, NPPF, para. 207.

⁷⁰ DLUHC, NPPF, para. 208.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁷¹

Paragraph 213 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁷² (our emphasis)

With regards to non-designated heritage assets, paragraph 209 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁷³

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to

⁷¹ DLUHC, NPPF, para 212.

⁷² DLUHC, NPPF, para. 213.

⁷³ DLUHC, NPPF, para. 209.

properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁷⁴

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“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. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less

than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁷⁵ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁷⁶

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁷⁷

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

⁷⁴ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁷⁵ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷⁶ DLUHC, NDG, para. 46.

⁷⁷ DLUHC, NDG, para. 47.



- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century.⁷⁸

⁷⁸ DLUHC, NDG, paras. 48–49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission in the area are currently considered against the policy and guidance set out within the South Oxfordshire Local Plan 2035, adopted 10th December 2020.

Policies relating to heritage comprise:

“Policy ENV6: Historic Environment

1. Proposals for new development that may affect designated and nondesignated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation. Heritage assets include statutorily designated Scheduled Monuments, Listed Buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of the district’s historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record.

2. Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Proposals that have an impact on heritage assets (designated and non-designated) will be supported particularly where they:

i) conserve or enhance the significance of the heritage asset and settings. The more important

the heritage asset, the greater the weight that will be given to its conservation;

ii) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques);

iii) make a positive contribution towards wider public benefits;

iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or

v) protect a heritage asset that is currently at risk.

3. Non-designated heritage assets, where identified through local or neighbourhood plan-making, Conservation Area Appraisal or review or through the planning application process, will be recognised as heritage assets in accordance with national guidance and any local criteria. Development proposals that directly or indirectly affect the significance of a non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset.

4. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of

detail should be proportionate to the asset's importance. In some circumstances further survey, analysis and/or recording will be made a condition of consent.

5. Particular encouragement will be given to schemes that will help secure the long term conservation of vacant and under-used buildings and bring them back into appropriate use.

6. Alterations to historic buildings, for example to improve energy efficiency, should respect the integrity of the historic environment and the character and significance of the building."

"Policy ENV7 – Listed Buildings

1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:

i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;

ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and

iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, with regard to the South Oxfordshire Design Guide.

2. Development proposals affecting the significance of a listed building or its setting that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that:

i) the nature of the heritage asset prevents all reasonable uses of the site; and

ii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

iii) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

3. Development proposals that would result in less than substantial harm to the significance of a listed building will be expected to:

i) minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm or loss of significance;

ii) identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed; and

iii) investigate and record changes or loss of fabric, features, objects or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible.

4. Changes of use will be supported where it can be demonstrated that the new use can be accommodated without any adverse effect on the significance of the building and its setting.”

“Policy ENV8: Conservation Areas

1. Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to:

i) contribute to the Conservation Area’s special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved;

ii) take into account important views within, into or out of the Conservation Area and show that these would be retained and unharmed;

iii) respect the local character and distinctiveness of the Conservation Area in terms of the development’s: siting; size; scale; height; alignment; materials and finishes (including colour and texture); proportions; design; and form and should have regard to the South Oxfordshire Design Guide and any relevant Conservation Area Character Appraisal;

iv) be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the Conservation Area;

v) be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the Conservation Area;

vi) ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and/or

vii) ensure no loss of, or harm to any building or feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area.

2. Where a proposed development will lead to substantial harm to or total loss of significance of a

Conservation Area, consent will only be granted where it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.

3. Where a development proposal will lead to less than substantial harm to the significance of a Conservation Area, this harm will be weighed against the public benefits of the proposal.

4. Wherever possible the sympathetic restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of the Conservation Area will be encouraged to prevent harm through the cumulative loss of features which are an asset to the Conservation Area.”

“Policy ENV9: Archaeology and Scheduled Monuments

1. Development must protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains.

2. Applicants will be expected to undertake an assessment of appropriate detail to determine whether the development site is South Oxfordshire District Council Local Plan 2035 DECEMBER 2020 181 known to, or is likely to, contain archaeological remains. Proposals must show the development proposals have had regard to any such remains.

3. Where the assessment indicates archaeological remains on site, and development could disturb or

adversely affect archaeological remains and/or their setting, applicants will be expected to:

i) submit an appropriate archaeological desk-based assessment; or

ii) undertake a field evaluation (conducted by a suitably qualified archaeological organisation), where necessary.

4. Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ. Non-designated archaeological sites or deposits of significance equal to that of a nationally important monument will be assessed as though those sites or deposits are designated.

5. Where a proposed development will lead to substantial harm to or total loss of significance of such remains consent will only be permitted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

6. Where a development proposal will lead to less than substantial harm to the significance of such remains, this harm will be weighed against the public benefits of the proposal.

7. For other archaeological remains, the effect of a development proposal on the significance of the remains, either directly or indirectly, will be taken into account in determining the application.

8. In exceptional cases, where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised, and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. Planning permission will not be granted until this programme has been submitted to, and approved by, the Council and development should not commence until these works have been satisfactorily undertaken by an appropriately qualified organisation. The results and analysis of findings subsequent to the investigation should be published and made available to the relevant local and county authorities.”

“Policy ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes

1. Proposals should conserve or enhance the special historic interest, character or setting of a battlefield, or park or garden on the Historic England Registers of Historic Battlefields or Register of Historic Parks and Gardens of Special Historic Interest in England.

2. Any harm to or loss of significance of any heritage asset requires clear and convincing justification. Substantial harm to or loss of these assets should be wholly exceptional in the case of Registered Historic Battlefields and Grade I and Grade II* Registered Historic Parks and Gardens and exceptional in the case of Grade II Registered Historic Parks and Gardens.

3. Where a proposed development will lead to substantial harm to or total loss of significance of a

designated heritage asset, consent will only be granted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. All other options for their conservation or use must have been explored.

**4. A balanced judgment, having regard to the scale of any harm or loss and the significance of the heritage asset, will be required in assessing proposals affecting non-designated historic battlefields, parks and historic landscapes including historic routes. South Oxfordshire District Council Local Plan 2035
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5. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance. In some circumstances, further survey, analysis and recording will be made a condition of consent.”

7.5. The above policies allow the decision maker to make a balanced decision so are considered to be consistent with the guidance of the NPPF.



Appendix 7 – NHLE Entries



Appendix 8 – Historic England Scheduling Advice Report

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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