



West Oxfordshire District Council
Local Plan
Heritage Impact Assessments

July 2026



West Oxfordshire District Council

Local Plan

Heritage Impact Assessments

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ALV 002: Land west of Carterton

Site Description

The allocation is located to the west of Carterton. It comprises a series of agricultural fields that abut the urban edge of Carterton, surrounded by additional agricultural land to the north, west, and south. The topography slopes down to the east from approximately 100 metres to 90 metres above Ordnance Datum.

The allocation is approximately 125 hectares, and is proposed for mixed use.

Heritage Considerations

Three Conservation Areas are located in the surrounding area; Kencot (1 kilometre southwest), Alvescot (500 metres south), and Shilton (1 kilometre north). These Conservation Areas are all currently relatively distinct rural settlements with a sense of separation from the wider urban centre of Carterton. The allocation currently forms part of the wider agricultural setting, and appears in long range views from the edges of these Conservation Areas.

Ahead of laying a new gas pipeline, the remains of a Romano-British drying oven were recorded in the southeast corner of the allocation. Pottery was recovered from the fill dated to the 1st-3rd centuries AD. Two sides of an enclosure have been recorded from Ministry of Defence aerial photographs immediately southeast of the allocation, this has not been investigated in the ground; however, it could be indicative of further archaeological remains of a probable Romano-British date. Post medieval quarrying is evident in the south of the allocation, and in the wider area.

Potential Impacts

Development of the allocation may affect the setting of the Conservation Areas in the surrounding area. Dense development would increase the urban footprint of Carterton which could encroach on the agricultural setting and sense rurality of the Conservation Areas. This could result in some coalescence which could affect their historic character. Development could also appear in views from the fringes of the Conservation Areas which would further erode their rural setting. Development could result in a **low** risk of impact.

The HER records only a limited number of entries in the surrounding area, including Roman, medieval, and post medieval features. This relative scarcity of recorded assets may reflect limited archaeological investigation rather than a genuine absence of remains. As such, there is **moderate** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Views testing should be undertaken from the fringes of the Conservation Areas to inform development design.
- Building height, massing, and layout should be carefully managed to avoid prominence in key views from the Conservation Areas.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the Conservation Areas.
- Archaeological investigation will be required to identify the presence and significance of yet unknown archaeological remains across the allocation, starting with an updated desk-based assessment, and likely followed by geophysical survey. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

AST 004+: Land at North Street

Site Description

The allocation is located in the north of Aston. It comprises a single field abutting North Street, surrounded by allotments, a primary school, and an additional field. The topography is relatively flat at approximately 70 metres above Ordnance Datum.

The allocation is approximately 1.5 hectares, and is proposed for residential use.

Heritage Considerations

The allocation is located within the Aston Conservation Area. It forms a green space in an otherwise densely built settlement.

The allocation is approximately 20 metres east of Thatched Cottage, a Grade II Listed Building. Although the asset directly faces the allocation, views into it are currently screened by tall and dense trees, as such there is little visual relationship between the allocation and asset, although this may change with seasonal variation in foliage density. However, the allocation forms part of the historic function and context of the asset; mid-19th century tithe mapping indicates that the allocation (then a meadow), was in the same ownership as the asset.

The allocation is located in an area of archaeological interest and potential, north of the historic core of Aston. Approximately 50 metres to the east of the allocation boundary, is the location of Roman to Medieval Settlement features which were revealed during geophysical survey, evaluation and excavations conducted in 2023. The features included pits, boundary ditches, enclosures, a well, gullies and postholes. To the immediate east of this allocation, an evaluation revealed medieval to post-medieval field systems and pits during an evaluation. Roughly 120 metres to the west of the allocation boundary, an evaluation identified a Medieval Occupation site. Features including boundary ditches, rubbish pits, a building, and field systems were identified. North of the allocation, aerial photographs have recorded the cropmarks of an undated field system and possible trackway.

Potential Impacts

Development of the allocation may affect the character of the Conservation Area; incongruous development that is not in-keeping with the styles and forms that characterise the Conservation Area would affect its significance, resulting in a **high** risk of impact

Development could affect the setting of the Thatched Cottage Listed Building; prominent development, or development that does not respond to the local context could affect views from the asset and thus its setting. Seasonal variation in foliage density could make development in the southern part of the allocation visible which would affect the setting of the asset, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified in the wider area, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- The existing tree screening should be retained and strengthened where necessary to avoid affecting the current view from the Thatched Cottage Listed Building. Views testing during winter (when the existing tree screen is likely to be thinner) should be used to inform development of further screening.
- Archaeological investigation (starting with an updated desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, careful development design could lower this risk.

BAM 005: Land north of Aston Road & BAM 007: Land east of Mount Owen Road

Site Description

The allocations are located to the east of Bampton. They comprises a series of agricultural fields abutting the B449, surrounded by additional fields and the urban form of Bampton to the west. The topography is relatively flat at approximately 70 metres above Ordnance Datum.

BAM 005 is approximately 21 hectares and BAM 007 is approximately 8 hectares. Both are proposed for residential use.

Heritage Considerations

The allocations are located approximately 350 metres east of Bampton Conservation Area, and form part of the rural approach to the settlement. The allocations are also 700 metres west of Aston Conservation Area. Both Conservation Areas are distinct, rural settlements with a sense of separation from other settlements. The allocation parcels contribute to the rural separation of these Conservation Areas.

To the immediate west of the allocation, archaeological investigations recorded likely Roman cremation burials, as well as Medieval field boundaries. The HER also records a find of Roman date within the allocation. Approximately 245 metres west of the allocation, aerial photographs recorded an Iron Age-Romano British field system, as well as an Early Anglo Saxon Sunken Featured Building.

Potential Impacts

Development of the allocations may affect the character of the Bampton Conservation Area; incongruous development design may affect the character of the Conservation Area. In addition, development could encroach on the sense of rural separation of the Bampton and Aston Conservation Areas, creating coalescence between the settlements, resulting in a **low** risk of impact.

Due to the prevalence of remains identified in the wider area, there is **high** potential for archaeological remains to be identified within the allocations.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the Aston Conservation Area, and to minimise coalescing effects on the Bampton and Aston Conservation Areas.

- Archaeological investigation will be required to identify the presence and significance of yet unknown archaeological remains across the allocations, starting with desk-based assessment, likely followed by geophysical survey. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

BN 001: Kilkenny Farm - Upper Norton

Site Description

The allocation is located to the north of Carterton and east of Shilton. It comprises a series of agricultural fields surrounded by additional fields, Burford Quarry, and the built form of Carterton and Shilton. The topography slopes down to the southeast from approximately 120 metres to 100 metres above Ordnance Datum

The allocation is approximately 114 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation abuts the Shilton Conservation Area to the west. It forms part of the rural setting of the Conservation Area and contributes to its sense of separation from the urban form of Carterton.

The allocation also forms part of the rural setting of Listed Buildings within the Conservation Area, and may appear in views that support this from some buildings for example: the Grade II* Listed Church of the Holy Rood 370 metres to the southwest, the Grade II Listed Wheelwright Cottage 75 metres to the west. The allocation may also contribute the historic agricultural function of Bridge House or the Old Manor Grade II Listed Buildings. Substantial tree screening along the B420 limits a strong visual relationship between the allocation and the majority of the Listed Buildings within Shilton Conservation Area.

The allocation forms part of the agricultural context and setting of the Grade II Listed Stonelands, 250 metres to the northwest. The allocation is somewhat separated from these assets by the intervening treescape, but supports the historic function of the farmhouse.

The majority of the allocation has been subject to a geophysical survey and the eastern part adjacent to Kilkenny Farm has had a trenched evaluation (Phase 1). The geophysical survey of the allocation recorded a large number of anomalies of likely archaeological origin, including an Iron Age - Romano British settlement with enclosures and a trackway, ring ditches, and elsewhere in the allocation likely mortuary features have been recorded. The evaluation in the eastern part of the allocation targeted the settlement; the trenches recorded Late Iron Age and Early Roman remains which suggest a continuity in the settlement. Tegula and imbrex tiles were recovered from some features, which suggests there may be a Roman structure in the vicinity of the allocation, though none was recorded during the evaluation.

Potential Impacts

Development of the allocation may affect the setting and character of the Conservation Area. Development abutting the Conservation Area would erode its rural setting and considerably expand its currently compact urban form. It would potentially create some coalescence with the urban form of Carterton which may

affect its historic character and identity as a distinct settlement. Development would also appear in views from the fringes of the Conservation Area which would further erode its rural setting. Development could result in a **moderate** risk of impact.

Development of the allocation may affect the wider rural setting and views from the Listed Buildings within the Conservation Area, particularly those on the eastern and northern edge (Wheelwright Cottage, Bridge House, The Lawns), resulting in **moderate** risk of impact.

Due to the prevalence of remains identified within the archaeological surveys of the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting and views from the Shilton Conservation Area, and to minimise coalescing effects on the Conservation Area with Carterton.
- Development design should be informed by views testing from Listed Buildings within and the fringes of the Conservation Area.
- Archaeological investigation of the parts of the allocation not yet subject to excavation will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, careful development design could lower this risk.

Additional Cumulative Risk

Development of both BN 001 and BN003 may remove the rural approach to the Stonelands Listed Building.

BN 003: Land north of Brize Norton and Carterton - Foxbury Farm

Site Description

The allocation is located to the north of Carterton. It comprises a large number of agricultural fields, and a farmstead surrounded by additional fields, the A40, and the B4477. The topography slopes down to the south from approximately 130 metres to 100 metres above Ordnance Datum

The allocation is approximately 255 hectares, and is proposed for mixed use.

Heritage Considerations

Asthall Barrow, a Scheduled Monument representing an Anglo-Saxon burial mound is located approximately 120 metres to the north of the allocation, across the A40. There is little to no relationship between the allocation and this asset, however, the allocation could form part of the associated archaeological landscape.

The allocation forms part of the agricultural context and setting of the Grade II Listed Grove Farmhouse and associated Grade II Listed barns and outbuildings, 230 metres to the east. The allocation is relatively open agricultural land which supports the historic function of the farmstead.

The allocation forms part of the agricultural context and setting of the Grade II Listed Buildings at Grange Farm, including the farmhouse, barns, outbuildings, and dovecote 430 metres to the south. The allocation is somewhat separated from these assets by the B4477, but supports the historic function of the farmstead with the allocation being visible due to the land rising to the north of this complex.

The allocation forms part of the agricultural context and setting of the Grade II Listed Stonelands, 230 metres to the west. The allocation is somewhat separated from these assets by the intervening treescape, but supports the historic function of the farmhouse.

The allocation lies to the immediate east of the remains an Iron Age - Romano British settlement with enclosures and a trackway, ring ditches identified in a neighbouring allocation (BN 001). A small number of evaluation trenches have been excavated on the southern border of the allocation as part of a previous application. One undated ditch was recorded in this evaluation. In the centre of the allocation, a rectangular enclosure has been recorded via aerial photographs. In the northwest corner of the allocation, a small excavation in the 1920s recorded Neolithic pottery, a Neolithic arrowhead and some animal bone. Approximately 50 metres north of the allocation boundary a group of possible Neolithic axes was found in the 1950s. A recent geophysical survey has been undertaken on the allocation, which recorded three areas of clear archaeological activity. One area correlates with the enclosure known from aerial photographs of the site, though the anomalies shown in the recent survey are much more extensive. The other two areas include a probable trackway and further enclosures which are likely of a late prehistoric – Romano British date.

Potential Impacts

Development of the allocation may affect the archaeological landscape associated with the Asthall Barrow Scheduled Monument, resulting in **low** risk of impact.

Development of the allocation may erode the agricultural setting and notably alter views from the Grove Farm Listed Buildings, resulting in **moderate** risk of impact.

Development of the allocation may erode the agricultural setting from the Grange Farm and Stonelands Listed Buildings, resulting in **low** risk of impact.

Due to the prevalence of remains identified within the archaeological surveys of the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting and views from the Grove Farm Listed Buildings.
- Development design should be informed by views testing from the surrounding Listed Buildings.
- Archaeological investigation of the allocation will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, careful development design could lower this risk.

Additional Cumulative Risk

Development of both BN 003 and BN 006 may envelope the Listed Buildings at Grove Farm and the complex at Grange Farmhouse in modern development, wholly altering their wider agricultural setting and views. This would exacerbate those impacts described should allocations BN 003 or BN 006 come forward individually, rather than in combination.

Development of both BN 001 and BN003 may remove the rural approach to the Stonelands Listed Building

BN 006: Land east of Brize Norton

Site Description

The allocation is located to the east of Carterton and Brize Norton. It comprises series of fields surrounded by additional fields, woodland, and the built form of Brize Norton to the west. The topography slopes down to the south from 110 metres to 90 metres above Ordnance Datum.

The allocation is approximately 392 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation forms part of the agricultural context and setting of the Grade II Listed Astrop Farm and associated Brewhouse, located within the northern portion of the allocation. The allocation forms the immediate and wider setting of these assets, and supports the historic function of the farmstead as agricultural land.

The allocation forms part of the agricultural context and setting of the Grade II Listed Grove Farmhouse and associated barns and outbuildings, 230 metres to the east. The allocation is relatively open agricultural land which supports the historic function of the farmstead, and is visible in long range views.

The allocation forms part of the rural setting of the Grade II* and II Listed Buildings within Brize Norton along Station Road. While there are limited views into the allocation from most of these buildings, as a group they represent a small, isolated, rural historic settlement. As such, the allocations form part of the wider rural setting of these assets and contribute to their group sense of separation from other settlement and built form. There are views into the allocation from some Listed Buildings in this area including the Chapel Hill cottages, the Manor House, Church of St Britus and associated tombs, Rose Cottage, and Thatchers Place. These views support the rural setting of these assets.

The allocation forms part of the wider rural setting of groups of Grade II Listed Buildings at Lew 500 metres to the east, including the Church of the Holy Trinity which is a local landmark. While there are limited views into the allocation from the assets themselves, the assets in Lew form a group that represents a small, isolated, historic agricultural settlement. As such, the allocation forms part of the wider rural setting of these assets and contributes to their group sense of separation from other settlement and built form.

The allocation forms part of the wider rural setting of the Grade II Listed The Thatched Cottage 125 metres to the southeast. While there are limited views into the allocation from the asset, the allocation forms part of the wider rural setting and approach to this asset.

The allocation form part of the wider rural setting of the Grade II*- II Listed Caswell House and associated buildings 650 metres to the east. While there are limited views into the allocation from the asset, the allocation forms part of the wider rural

setting to this asset. Additionally, mid-19th century tithe mapping indicates that parcels in the eastern extents of the allocation were owned by the Caswell Estate.

A Scheduled Monument representing an Anglo Saxon burial mound is located approximately 25 metres to the east of the allocation. The allocation forms part of the open setting of the monument, and could form part of the associated archaeological landscape.

A Scheduled Monument representing an undated rectangular enclosure is located approximately 10 metres to the south of the allocation. The allocation forms part of the open setting of the monument, and could form part of the associated archaeological landscape.

The allocation lies in an area of relatively high archaeological potential, increased by the presence of the nearby Scheduled Monuments. Within the allocation, archaeological features have been recorded as cropmarks: a rectangular enclosure and possible Bronze Age ring ditches. At Astrop Farm, an Anglo Saxon inhumation cemetery was excavated at in 1881, the farm is also the location of Astrop Shrunken Medieval Village. Immediately east of the northern part of the allocation, a geophysical survey has been undertaken which recorded enclosures, trackways, pits and possible industrial activities, likely from the Iron Age – Romano British period.

Potential Impacts

Development of the allocation would remove the agricultural setting and function, and notably alter views from the Astrop Farmhouse and Brewhouse Listed Buildings, resulting in **high** risk of impact.

Development of the allocation may erode the agricultural setting and notably alter views from the Grove Farm Listed Buildings, resulting in **moderate** risk of impact.

Development of the allocation may erode the wider rural setting and notably alter views from Listed Buildings in Brize Norton, and affect their group sense of separation as a historic settlement, resulting in **moderate** risk of impact.

Development of the allocation may erode the wider rural setting of the Listed Buildings in Lew and affect their group sense of separation as a historic settlement, resulting in **moderate** risk of impact. Appreciation of the Church of the Holy Trinity may also be affected.

Development of the allocation may erode the wider rural setting of the Listed Buildings at the Caswell House estate and may introduce new built form in long range views, resulting in **low** risk of impact.

Development of the allocation may erode the wider rural setting of the Thatched Cottage Listed Buildings and may introduce new built form in long range views, resulting in **moderate** risk of impact.

Development of the allocation may affect the archaeological landscapes associated with the rectangular enclosure, and Anglo Saxon burial Scheduled Monuments, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified in the allocation and wider area, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- A substantial landscape buffer should be utilised to protect the setting and function of the Astrop Farmhouse and Brewhouse
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects and screen development from Listed Buildings within Brize Norton, Lew, and Grove Farmstead, Thatched Cottage, and the Caswell House Estate. Views testing from the Listed Buildings can inform this.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation, particularly in relation to the Shrunken Medieval Village. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **high**.

Additional Cumulative Risk

Development of both BN 003 and BN 006 may envelope the Listed Buildings at Grove Farm and the complex at Grange Farmhouse in modern development, altering their wider agricultural setting and views. This would exacerbate the impacts should allocations BN 003 or BN 006 come forward individually rather than in combination.

BUR 002a: Land south of Sheep street

Site Description

The allocation is located to the west of Burford. It comprises a single field surrounded by additional fields, woodland, and the built form of Burford. The topography slopes down to the northwest from 130 metres to 120 metres above Ordnance Datum.

The allocation is approximately 3 hectares, and is proposed for residential use.

Heritage Considerations

The allocation abuts the Burford Conservation Area. It forms part of the rural setting of the Conservation Area and contributes to views that support this. The historic settlement pattern of Burford is linear, along High Street and Sheep Street. The allocation supports the layout of the settlement.

The allocation forms part of the setting of the Grade I Listed Building, the Priory, and associated Grade II* Listed Chapel and Link, and associated Grade II Listed Buildings. The allocation and surrounding area likely formed part of the estate of the priory and the 13th century Augustinian hospital that the priory was built on. Views into the allocation are currently well screened by tall and dense trees, as such there is little visual relationship between the allocation and asset, although this may change with seasonal variation in foliage density.

The allocation forms part of the rural approach to the Grade II Listed Buildings, within Burford along Sheep Street. While there are limited views into the allocation from these buildings, the rural approach to them and the wider Conservation Area is a part of their setting, and contributes to their group sense of separation from other settlement and built form.

The allocation forms part of the wider rural and agricultural context of the Grade II Listed Buildings in Upton, including Staytes Farm buildings, Kitts Quarry House and associated Barn, and Rose and Crown Cottage. While there are limited views into the allocation from the assets themselves, the allocation forms part of the wider rural setting and approach to these assets.

The allocation lies outside the historic core of Burford; however, the field was formerly known as Battle Edge, and is recorded as the location of a battle in 752 where King Æthelbald of Mercia was defeated by King Cuthred of the West Saxons. An inhumation burial was recovered from within the allocation in 1848. The individual was buried with an iron sword with a bronze chape and shield boss, however, the British Museum have dated these to the 5th-6th century so they may not be associated with the battle. This individual may have been part of a wider cemetery.

Potential Impacts

Development of the allocation may affect the historic settlement pattern of Burford by introducing further backland development which would obscure the historic layout of the town represented by the Conservation Area, resulting in **high** risk of impact.

Development of the allocation may erode the rural qualities of the approach to the Listed Buildings within Burford, on Sheep Street, resulting in a **moderate** risk of impact.

Development of the allocation may further obscure the historic estate associated with the Priory, and may appear in views from the associated Listed Buildings (particularly in when the tree screening is thinner) thus affecting their setting, resulting in **high** risk of impact.

Development of the allocations may erode the wider rural and agricultural setting of, and appear in views from Listed Buildings within Upton resulting in a **moderate** risk of impact.

Due to the relationship with the historic battlefield and possibly inhumation, medieval history of Burford, and potential connections with the Priory, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects and screen development from the Priory and associated buildings. Views testing from the Listed Buildings can inform this. Views testing during winter (when the existing tree screen is likely to be thinner) should be used to inform development of further screening.
- Tree screening should be utilised to minimise urbanising effects on the Listed Buildings at Upton and the approach to Burford Conservation Area and Listed Buildings on Sheep Street.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **high**.

CHAR 004: Land at Jefferson's Piece

Site Description

The allocation is located in the north of Charlbury. It comprises a single field, surrounded by additional fields and the built form of Charlbury. The topography slopes down to the northwest from approximately 130 metres to 130 metres above Ordnance Datum.

The allocation is approximately 2 hectares, and is proposed for residential use.

Heritage Considerations

The allocation is located within the Charlbury Conservation Area. It forms a treed green space on the periphery of a densely built settlement.

No known archaeological remains have been recorded within the allocation. A possible Bronze Age enclosure was recorded via cropmarks approximately 200 metres north of the allocation, and an Iron Age banjo enclosure was recorded approximately 750 metres north of the allocation, also from cropmarks. Approximately 210 metres northwest of the allocation, a possible Roman enclosure was recorded from cropmarks, and this date has been supported by a fieldwalking exercise on the allocation which recovered a relatively large amount of Roman pottery.

Potential Impacts

Development of the allocation may affect the character of the Conservation Area; incongruous development that is not in-keeping with the styles and forms that characterise the Conservation Area would affect its significance. Development of the allocation would also remove some fringe green space from the Conservation Area which may affect its character, resulting in a **high** risk of impact.

Due to the prevalence of remains identified in the wider area and the pottery identified on the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- The existing treescape on the allocation should be retained.
- Archaeological investigation (starting with an updated desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation

could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, careful development design could lower this risk.

Additional Cumulative Risks

Development of both CHAR 004 and CHAR 006 may further modernise the historic character of the Conservation Areas, urbanising fringe green space and the loss of surrounding rural parcels within the Conservation Area.

CHAR 006: Land east of Fowler Road

Site Description

The allocation is located in the south of Charlbury. It comprises two fields, surrounded by additional fields, a farmstead and the built form of Charlbury. The topography slopes down to the west from approximately 130 metres to 100 metres above Ordnance Datum.

The allocation is approximately 5 hectares, and is proposed for residential use.

Heritage Considerations

The allocation is located within the Charlbury Conservation Area. It forms a treed green space on the periphery of a densely built historic settlement. Mid-19th century tithe mapping indicates that the allocation (then listed as arable land), was owned by Nicholas Allright, who owned several of the Listed Buildings within the Conservation Area, as well as other nearby land parcels.

The allocation abuts a section of the Grim's Ditch Scheduled Monument to the west. The allocation could form part of the associated archaeological landscape.

The allocation is approximately 370 metres east of the Cornbury Park Registered Park and Garden. The allocation is separated from the asset by a trainline, relatively dense treescape and the River Evenlode, although rising ground on both sides of the river mean that there is potential for views of the allocation from within the Park. The river likely historically represented the boundary of the Cornbury estate, and as such the allocation likely does not have a strong historical relationship with the asset. However, the allocation does form part of the wider rural setting of the asset.

Potential Impacts

Development of the allocation may affect the character of the Conservation Area; incongruous development that is not in-keeping with the styles and forms that characterise the Conservation Area would affect its significance. Development of the allocation would also remove some fringe green space from the Conservation Area which may affect its character, resulting in a **high** risk of impact.

Development of the allocation may affect the archaeological landscape associated with the Grim's Ditch Scheduled Monument, resulting in **high** risk of impact.

Development of the allocation may affect the wider rural setting and views from the Cornbury Park Registered Park and Garden, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified in the wider area and the pottery identified on the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- The existing treescape on the allocation should be retained and strengthened in order to minimise urbanising effects in views from the Cornbury Park Registered Park and Garden.
- Development design should be informed by views testing from the Cornbury Park Registered Park and Garden.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation, particularly remains of the Grim's Ditch Scheduled Monument. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **high**, however, careful development design could lower this risk.

Additional Cumulative Risks

Development of both CHAR 004 and CHAR 006 may further modernise the historic character of the Conservation Areas, urbanising fringe green space and the loss of surrounding rural parcels within the Conservation Area.

CHIP 018+: Rockhill Farm & CHIP 006: Land adjacent to East Chipping Norton SDA

Site Description

The allocations are located to the east of Chipping Norton, abutting the A44. It comprises series agricultural field surrounded by additional fields, woodland and the Cromwell Park business park. The topography is relatively flat at approximately 220 metres above Ordnance Datum.

CHIP 018+ allocation is approximately 13 hectares and CHIP 006 is approximately 22 hectares. Both are proposed for residential use.

Heritage Considerations

The allocations are located approximately 200 metres east of Chipping Norton Conservation Area, separated by existing commercial and residential development. The allocations form part of the rural approach to the Conservation Area via the A44.

The allocations (specifically CHIP 006) forms part of the wider rural setting of the Grade II Listed Chapel House and attached cottage 130 metres to the east.

A Scheduled Monument representing a Romano-British rural settlement and Iron Age remains is located approximately 650 metres to the south of the allocations. There is little to no relationship between the allocations and this asset, however, the allocations could form part of the associated archaeological landscape.

Parts of the allocations have been subject to a geophysical survey and some trenched evaluation which recorded a probable trackway, possible pit like anomalies, as well as linear features of likely agricultural origin as well as features from the medieval and post medieval period. A number of uncertain anomalies were also recorded. A Bronze Age barrow is recorded 330 metres north of the allocation, and an undated rectangular enclosure is recorded from cropmarks 100 metres north of this.

Potential Impacts

Development of the allocations could affect the character of the Conservation Area by further urbanising the rural approach via the A44, resulting in a **low** risk of impact.

Development of the allocation may affect the archaeological landscape associated with the Romano-British rural settlement and Iron Age Scheduled Monument, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified within the allocations and in the wider area, there is **moderate** potential for archaeological remains to be identified within the allocations.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Chapel House Listed Building.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on approach to the Conservation Area.
- Archaeological investigation will be required to identify the presence and significance of yet unknown archaeological remains across the allocations, starting with evaluation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

CUR 003: Land at Curbridge Downs Farm

Site Description

The allocation is located to the northwest of Witney. It comprises three agricultural fields abutting Burford Road surrounded by additional fields and the Minster industrial estate. The topography is relatively flat at 110 metres above Ordnance Datum, although the land drops away to the north of the allocation into the River Windrush valley.

The allocation is approximately 23 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation is 250 metres east of the Minster Lovell Conservation Area. It forms part of the wider rural setting of the Conservation Area and contributes to its sense of separation from the urban form of Witney. The allocation is not visible from the Conservation Area due to intervening topography and tree screening.

The allocation has been subject to a recent archaeological evaluation which recorded an area of Romano British settlement, including a well, ring ditches and evidence of unusual treatment of human remains. At the time of writing, the full report on this work has not been submitted to the Oxfordshire County Archaeological Service. These remains will require a further stage of mitigation prior to any development on the site.

Potential Impacts

Development of the allocation may affect the setting and character of the Conservation Area. Development that is visible from the Conservation Area would erode its rural setting. It would potentially create some coalescence with the urban form of Witney which may affect its historic character and identity as a distinct settlement. Development could result in a **moderate** risk of impact.

Archaeological evaluation has identified archaeological remains within the allocation; development poses a **high** risk of impact on these remains.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Conservation Area.
- Development design should be informed by views testing from the fringes of the Conservation Area.
- Further archaeological mitigation is required for the remains identified within the allocation. Advice from Oxfordshire County Archaeological Service should be sought prior to development. Further mitigation could include avoidance

and preservation in situ, further investigation, or recording depending on the significance the remains (yet to be determined).

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, this may be reduced once the significance of the archaeological remains within the allocation is determined.

Additional Cumulative Impacts

Development of both CUR 003 and MIN 006 in combination may exacerbate the potential coalescing effects and development of the rural edge of the Minster Lovell Conservation Area with Witney.

CUR 008: Land west of Downs Road

Site Description

The allocation is located to the west of Witney. It comprises agricultural fields with an industrial estate abutting the A40 and, Witney Golf Centre. The topography slopes down to the east from 110 metres to 100 metres above Ordnance Datum.

The allocation is approximately 33 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation forms part of the wider rural setting of the Grade II Listed Chartist houses Four Winds, Paddocks, and Brook Holding. These buildings are part of Charterville, a 19th century allotment estate. The allocation may be visible through the treeline from Four Winds as it directly abuts the property's land.

The allocation is in an area of archaeological interest and potential, with a banjo enclosure recorded within the boundary from aerial photographs. A review of aerial photographs for a Desk-Based Assessment for the allocation recorded further cropmarks. In the vicinity of the allocation, there is a rich record of features dating from the Neolithic, Bronze Age and Iron Age, and it is likely that the cropmark features identified within the allocation are from the later prehistoric period.

Potential Impacts

Development may affect the wider rural setting of the Chartist Listed Buildings to the north, resulting in **low** risk of impact, with **moderate** risk of impact on Four Winds.

Due to the prevalence of remains identified within and around the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Charterville Listed Buildings.
- Building height, massing, and layout should be carefully managed to avoid prominence in views from the Charterville Listed Buildings.
- Archaeological investigation (informed by the results of the desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Additional Cumulative Impacts

Development of both CUR 008 and MIN 006 may exacerbate the potential encroachment of built form on the Chartist bungalows of Four Winds and potentially Brooks Holding and The Paddocks, all Grade II Listed Buildings.

ENS 001: Enstone Business Park & ENS 002: Enstone Quarry & ENS 007: Enstone Airfield (North of runway) & ENS 008: Savills

Site Description

The allocations are located to the northeast of Enstone. They comprise fields and brownfield land around Enstone Airfield, surrounded by additional fields and other airfield infrastructure. The topography slopes down to the southeast from 170 metres to 160 metres above Ordnance Datum.

ENS 001 is approximately 36 hectares, ENS 002 is approximately 9 hectares, ENS 007 is approximately 11 hectares, and ENS 008 is approximately 71 hectares. Allocations are proposed for Commercial and Mixed Use.

Heritage Considerations

The ENS 002 and ENS 008 allocations form part of the rural approach to the Grade II* Listed Building, the Church of St Kenelm, and a number of Grade II Listed Buildings within Church Enstone. While there are limited views into the allocations from these buildings, as a group they represent a small, isolated, rural historic settlement. As such, the allocations form part of the wider rural setting of these assets and contribute to their group sense of separation from other settlement and built form. Additionally, mid-19th century tithe mapping indicates that the allocations were farmland predominantly owned by the owner of the Grade II Listed Mill and Mill House, and Five Chimneys (then a farmhouse) within Church Enstone. This further links the land to the village of Church Enstone.

The ENS 001, ENS 002 and ENS 008 allocations form part of the wider rural setting of groups of Grade II Listed Buildings at Gaginwell 620 metres to the east, Clevely 800 metres south, and Radford 1.8 kilometres to the southeast. While there are limited views into the allocations from the assets themselves, the assets in each settlements form groups that represent small, isolated, historic agricultural settlements. As such, the allocations form part of the wider rural setting of these assets and contribute to their group sense of separation from other settlement and built form.

The ENS 008 allocations may be visible in views from the approach section of the Grade II* Heythrop Park Registered Park and Garden. Although the formal approach is heavily treed, the wider rural landscape, including the allocation, may be visible in glimpses of that supports the setting of the asset, particularly given the elevated position of much of the land and Heythrop House itself.

The allocations lie in an area of archaeological interest and potential. A barrow cemetery is recorded approximately 450 metres south of the allocations and a geophysical survey recorded ring ditches with associated features approximately 725 metres to the northwest. A small Iron Age settlement was recorded approximately 760 metres to the northeast of the proposal site.

Though parts of the allocations were used as an airbase from 1942, the western area, within the limits of the airbase, remained relatively undeveloped. Recent archaeological investigations in the northeastern part of the airfield have recorded large Iron Age enclosure ditches and settlement remains. The airbase itself also has interesting Second World War archaeology which may be preserved within the site; bomb stores have recently been recorded in an archaeological watching brief prior to the redevelopment of the to the east of the current runway.

Potential Impacts

Development of the allocations may erode the rural qualities of the approach to the historically rural and isolated group of Listed Buildings within Church Enstone, resulting in a **moderate** risk of impact.

Development of the allocations may erode the wider rural and agricultural setting of, and appear in views from the groups of historically rural and isolated Listed Buildings within Gaginwell, Radford, and Clevely resulting in a **moderate** risk of impact.

Development of the allocations may erode the wider rural setting of the Heythrop Registered Park and Garden, appearing in glimpsed views from the formal approach, resulting in a **moderate** risk of impact.

Due to the prevalence of remains identified in the wider area, there is **high** potential for archaeological remains to be identified within the allocations.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects and screen development from Church Enstone, Gaginwell, Radford, and Clevely. Views testing from the Listed Buildings and the Heythrop Park Registered Park and Garden within these settlements can inform this.
- Building height, massing, and layout should be carefully managed to avoid prominence in views the surrounding Listed Buildings and Registered Park and Garden.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation, including Second World War remains. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

KING 005: Land adjacent to Kingham Station

Site Description

The allocation is located to the east of Bledington and south of Kingham. It comprises part of an agricultural field abutting Station Road next to Kingham Station, surrounded by agricultural fields. The topography is relatively flat at 110 metres above Ordnance Datum.

The allocation is approximately 4 hectares, and is proposed for residential use.

Heritage Considerations

The allocation has no visual or physical relationship with designated assets in the wider area.

The allocation lies outside the historic core of Kingham, however, to the immediate south, an archaeological investigation was undertaken during excavations associated with a cable route. This investigation did not record any archaeological features, though it was limited due to the disturbance of the ground.

Potential Impacts

The HER records possible settlement activity within the allocation, suggesting there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

MIN 006: Land west of Witney, south of Downs Road

Site Description

The allocation is located to the west of Witney. It comprises a series of agricultural fields abutting Burford Road surrounded by additional fields, Witney Golf Centre, and the Bromag Industrial Estate. The topography slopes down to the northeast toward the River Windrush valley from 100 metres to 90 metres above Ordnance Datum.

The allocation is approximately 51 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation is 65 metres south of the Minster Lovell Conservation Area, separated by Burford Road. It forms part of the rural setting of the Conservation Area and contributes to its sense of separation from the urban form of Witney. The allocation may be visible from the fringes of the Conservation Area; these views support the rural setting.

The allocation forms part of the agricultural context and setting of the Grade II Listed Windrush Farmhouse and associated barns and outbuildings, 130 metres to the north. Although strong views are obscured by intervening treescape, the allocation is agricultural land which supports the historic function of the farmstead. Additionally, mid-19th century tithe mapping indicates that the allocation (then arable fields), was owned by W E Knight Taunton, who also owned Windrush Farmhouse as well as other Listed Buildings within Minster Lovell.

The allocation also forms part of the wider setting of the Grade II Listed Chartist houses Four Winds, Paddocks, and Brook Holding. These buildings are part of Charterville, a 19th century allotment estate. The allocation is visible through the treeline from Brooks Holding as it directly abuts the property's land.

The allocation lies in an area of archaeological interest and potential, immediately southwest of an allocation which has been subject to a recent geophysical survey and trenched evaluation. These investigations recorded a complex Roman farmstead which had some continuation from the Iron Age period. It is possible that further features of this date continue into the allocation. Within the allocation, the Portable Antiquities Scheme have recorded a relatively high number of Bronze Age, Roman, Medieval and post-Medieval finds. The Oxfordshire HER also records concentrations of Roman pottery and flint tools from within the area.

Potential Impacts

Development may be visible from the Minster Lovell Conservation Area which would affect its sense of rurality and separation from Witney, resulting in **moderate** risk of impact.

Development may affect the wider rural setting of the Chartist Listed Buildings to the north, resulting in **low** risk of impact, with **moderate** risk of impact on Brooks Holding.

Due to the prevalence of remains identified within and around the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Conservation Area.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Charterville Listed Buildings.
- Building height, massing, and layout should be carefully managed to avoid prominence in views from the Conservation Areas and Charterville Listed Buildings.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Additional Cumulative Impacts

Development of both CUR 003 and MIN 006 may exacerbate the potential coalescing effects and erosion of the rural context of the Minster Lovell Conservation Area with Witney.

Development of both CUR 008 and MIN 006 may exacerbate the potential encroachment of built form on the Chartist bungalows of Four Winds and potentially Brooks Holding and The Paddocks, all Grade II Listed Buildings.

STAN 001: Land at the Downs

Site Description

The allocation is located to the east of Brighthampton and west of Standlake. It comprises three agricultural fields abutting Burford Road surrounded by additional fields, woodland, and housing on Downs Road. The topography is relatively flat at 70 metres above Ordnance Datum.

The allocation is approximately 29 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation forms part of the agricultural context and setting of the Grade II Listed Glebe Farmhouse and associated barns and stable, 410 metres to the southwest. Although strong views are obscured by intervening treescape, the allocation is agricultural land which supports the historic function of the farmstead.

A Scheduled Monument representing a complex of rectangular enclosures, ring ditches, and tracks is located approximately 475 metres to the south of the allocation. There is little to no relationship between the allocation and this asset, however, the allocation could form part of the associated archaeological landscape.

This allocation lies in an area of high archaeological potential, within a rich late prehistoric landscape which has been extensively mapped from cropmarks recorded in aerial photographs. Within the southwestern half of the allocation, undated enclosures, linears and pits were recorded as cropmarks. Due to the high archaeological potential of the allocation, as part of a previous application, an archaeological evaluation has been carried out on the northeastern half of the allocation. Though no cropmarks had been recorded in this area, the evaluation recorded Late Bronze Age – Iron Age occupation, a concentration of Late Iron Age – Early Roman activity and an Early Saxon sunken featured building alongside a Late Saxon/Early Medieval pit.

Potential Impacts

Development of the allocation may erode the agricultural setting and historic function of the Glebe Farm Listed Buildings, resulting in **moderate** risk of impact.

Development of the allocation may affect the archaeological landscape associated with the rectangular enclosure Scheduled Monument, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified within and around the allocation, there is **high** potential for archaeological remains to be identified within the allocation. The quality and quantity of prehistoric remains identified in the surrounding area is indicative of a well-used prehistoric landscape.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Tree screening and soft development edges should be utilised to minimise urbanising effects on the setting of the Glebe Farm Listed Buildings.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found. Due to the prevalence of significant prehistoric archaeology in the area, there is a possibility that even with investigation and archaeological mitigation, there may be areas within the allocation which may require avoidance.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**.

TACK 003: Land at Rousham Road

Site Description

The allocation is located in the north of Tackley. It comprises a single field abutting Rousham Road, surrounded by additional fields. The topography slopes down to the southeast from 80 metres to 70 metres above Ordnance Datum.

The allocation is approximately 3 hectares, and is proposed for residential use.

Heritage Considerations

The allocation abuts the Tackley Conservation Area. It forms part of the rural setting of the Conservation Area and contributes to views that support this.

The allocation forms part of the agricultural context and setting of the Grade II Listed Malthouse Farmhouse and associated stable, barns and cottage, 30 metres to the south. The allocation is relatively open agricultural land which supports the historic function of the farmstead, and is visible from the assets.

The allocation lies in an area of archaeological interest and potential, north of the village of Tackley. A number of prehistoric and Medieval arrowheads have been recovered from the field to the north of the allocation, and cropmarks to the immediate west of the allocation have been recorded which show linear features. These marks have not been investigated in the ground, however 1 kilometre to the south of the site is the route of Akeman Street, the Roman road which runs from Alchester to Cirencester. A Roman villa was recorded in archaeological investigations prior to development at Street Farm, where occupation evidence was found dating from the late prehistoric to post-Medieval periods.

Potential Impacts

Development of the allocation may affect the character of the Conservation Area; incongruous development that is not in-keeping with the styles and forms that characterise the Conservation Area would affect its significance, resulting in a **high** risk of impact.

Development of the allocation may erode the agricultural setting, views, and historic function of the Malthouse Farm Listed Buildings, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified in the wider area, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Development design should respond to the local context, i.e. height, mass, colours, styles, etc. in order to avoid impacts on the character of the Conservation Area.
- Landscape buffers, tree screening, and soft development edges should be utilised to minimise urbanising effects on the setting of the Malthouse Farm Listed Buildings.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**, however, careful development design could lower this risk.

WIT 001: Land at South Witney

Site Description

The allocation is located to the east of Brighthampton and west of Standlake. It comprises three agricultural fields abutting Burford Road surrounded by additional fields, woodland, and housing on Downs Road. The topography is relatively flat at 70 metres above Ordnance Datum.

The allocation is approximately 61 hectares, and is proposed for residential use.

Heritage Considerations

The allocation is 125 metres west of the Ducklington Conservation Area. It forms part of the wider rural setting of the Conservation Area. There are no views of the allocation from within the Conservation Area.

The allocation forms part of the agricultural context and setting of the Grade II Listed Manor Farmhouse and cowhouse, Charity Farmhouse and associated barns and stable, and Thatch Cottage 150 metres to the west in Curbridge. Although strong views are obscured by intervening treescape and highway, the allocation is agricultural land which supports the historic function of the farmsteads. Mid-19th century tithe mapping indicates that the allocation (then arable fields), was in the same ownership as the Manor Farm, further linking the land to these historic assets.

This allocation lies in an area of archaeological interest and potential, immediately to the east of the Strategic Site at Curbridge Downs Farm, where an area of Iron Age – Romano British settlement was recorded during an evaluation. An archaeological evaluation was undertaken prior to the development now along Heron Drive, which recorded an Early Neolithic pit, Iron Age pit and ditch, and an Early – Middle Saxon sunken featured building.

Potential Impacts

Development of the allocation may affect the character of the Ducklington Conservation Area; development may encroach on its sense of wider rural separation, creating coalescence with Witney, resulting in a **low** risk of impact.

Development of the allocation may erode the agricultural setting and historic function of the Manor Farm, Charity Farm and Thatch Cottage Listed Buildings, resulting in **moderate** risk of impact.

Due to the prevalence of remains identified around the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Landscape buffers, tree screening, and soft development edges should be utilised to minimise minimise coalescing effects on the Ducklington Conservation Area with Witney.
- Landscape buffers, tree screening and soft development edges should be utilised to minimise urbanising effects on the setting of the Manor Farm, Charity Farm and Thatch Cottage Listed Buildings.
- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

WIT 006: Land north of Burford Road

Site Description

The allocation is located to the north of Witney. It comprises three agricultural fields abutting Burford Road surrounded by additional fields, the River Windrush, and the urban form Witney. The topography slopes down to the northeast toward the River Windrush valley from 100 metres to 90 metres above Ordnance Datum.

The allocation is approximately 61 hectares, and is proposed for mixed use.

Heritage Considerations

The allocation has no relationship with designated assets in the wider area.

The allocation lies in an area of archaeological interest and potential, immediately to the east of the Strategic Site at Curbridge Downs Farm, where an area of Iron Age – Romano British settlement was recorded during an evaluation. An archaeological evaluation was undertaken prior to the development now along Heron Drive, which recorded an Early Neolithic pit, Iron Age pit and ditch, and an Early – Middle Saxon sunken featured building.

Potential Impacts

Due to the prevalence of remains identified within the archaeological surveys of the allocation, there is **high** potential for archaeological remains to be identified within the allocation.

Policy Recommendations

Design-led mitigation is advised to ensure that development safeguards the setting of nearby heritage assets. To minimise potential impacts, the following measures should be considered as part of a detailed design and assessment stage:

- Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of yet unknown archaeological remains across the allocation. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

Residual Risk of Harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Additional Cumulative Impacts

Development of both CUR 003 and MIN 006 may exacerbate the potential coalescing effects of the Minster Lovell Conservation Area with Witney.



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Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

400 800 m





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

25 50 m





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

400 800 m



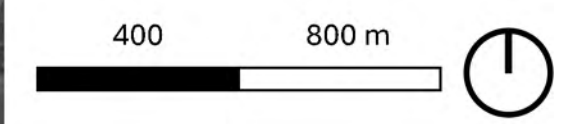


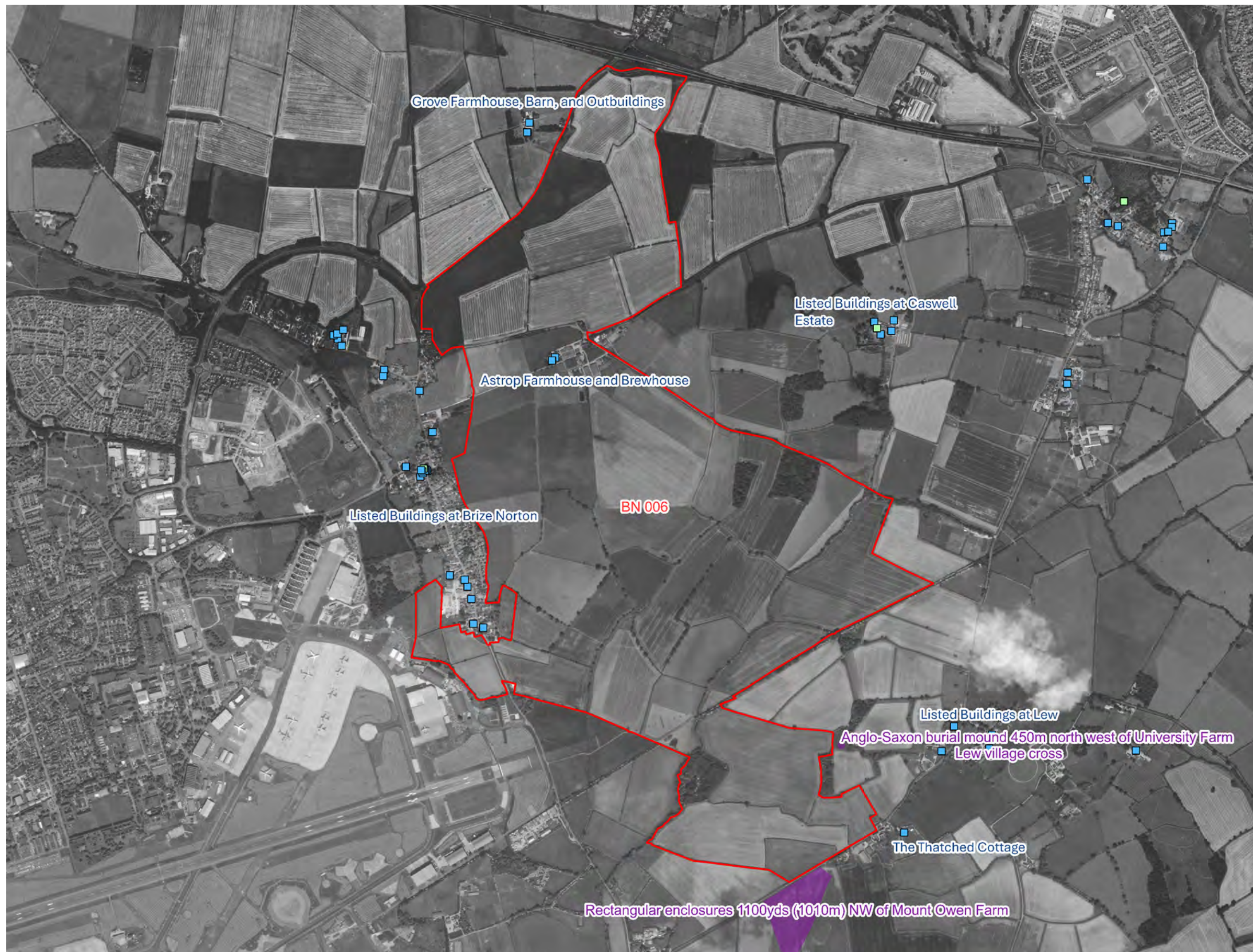
Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

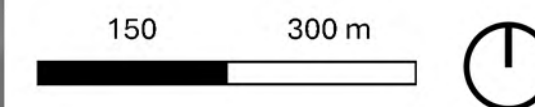


Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

75 150 m





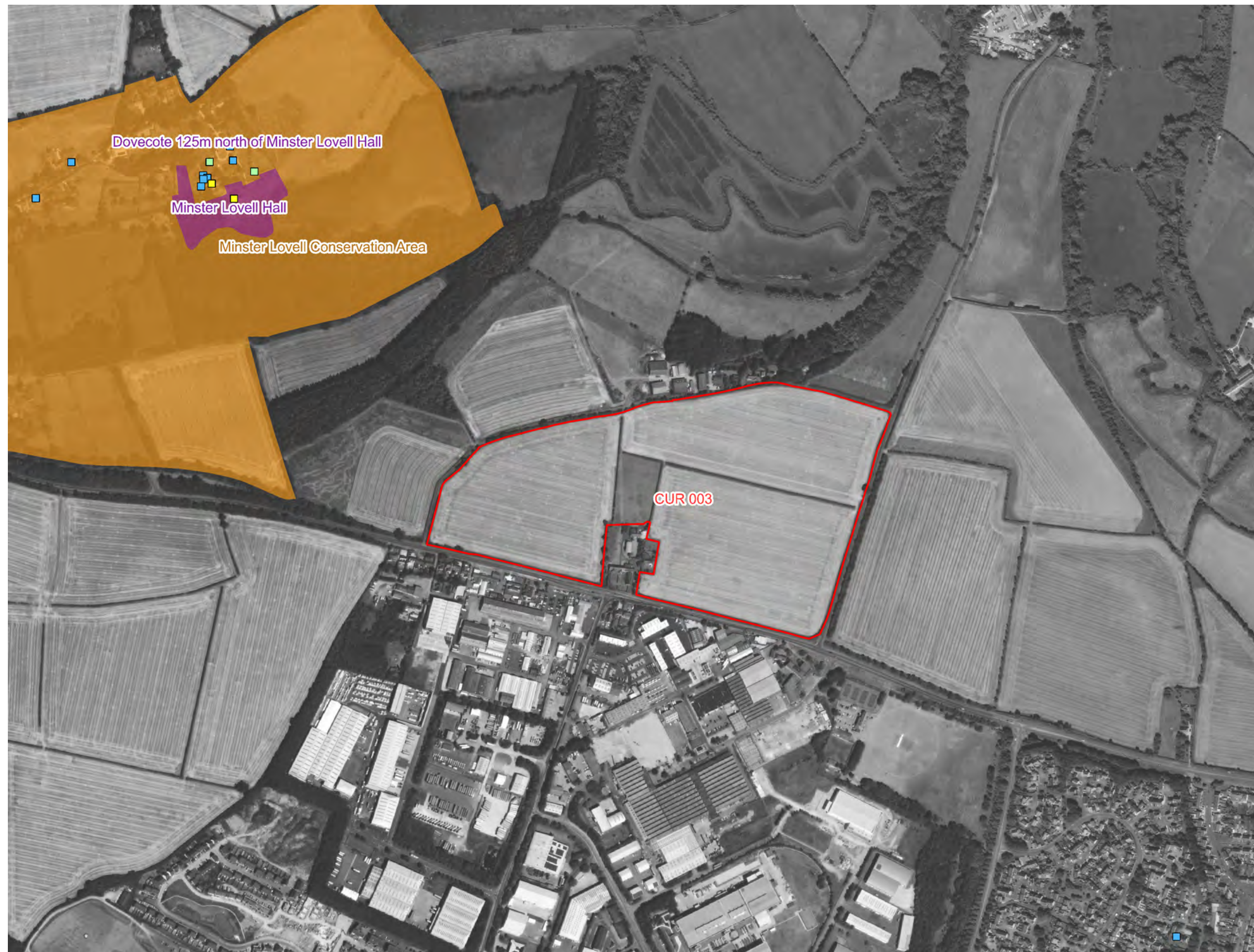
Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden





Key

Allocation

Designated Heritage Assets

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Monument
- Registered Park and Garden

150 300 m



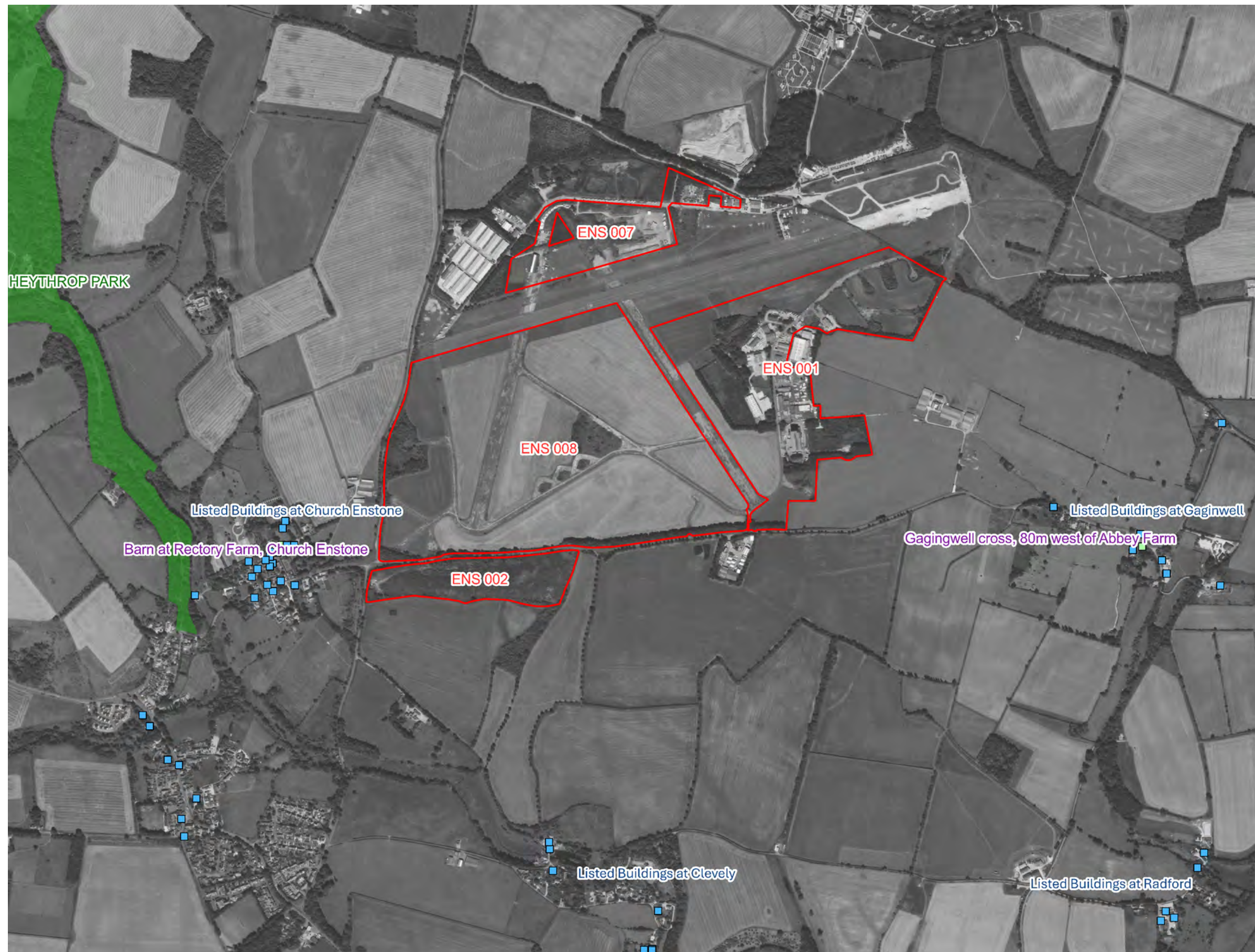


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75 150 m





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150 300 m





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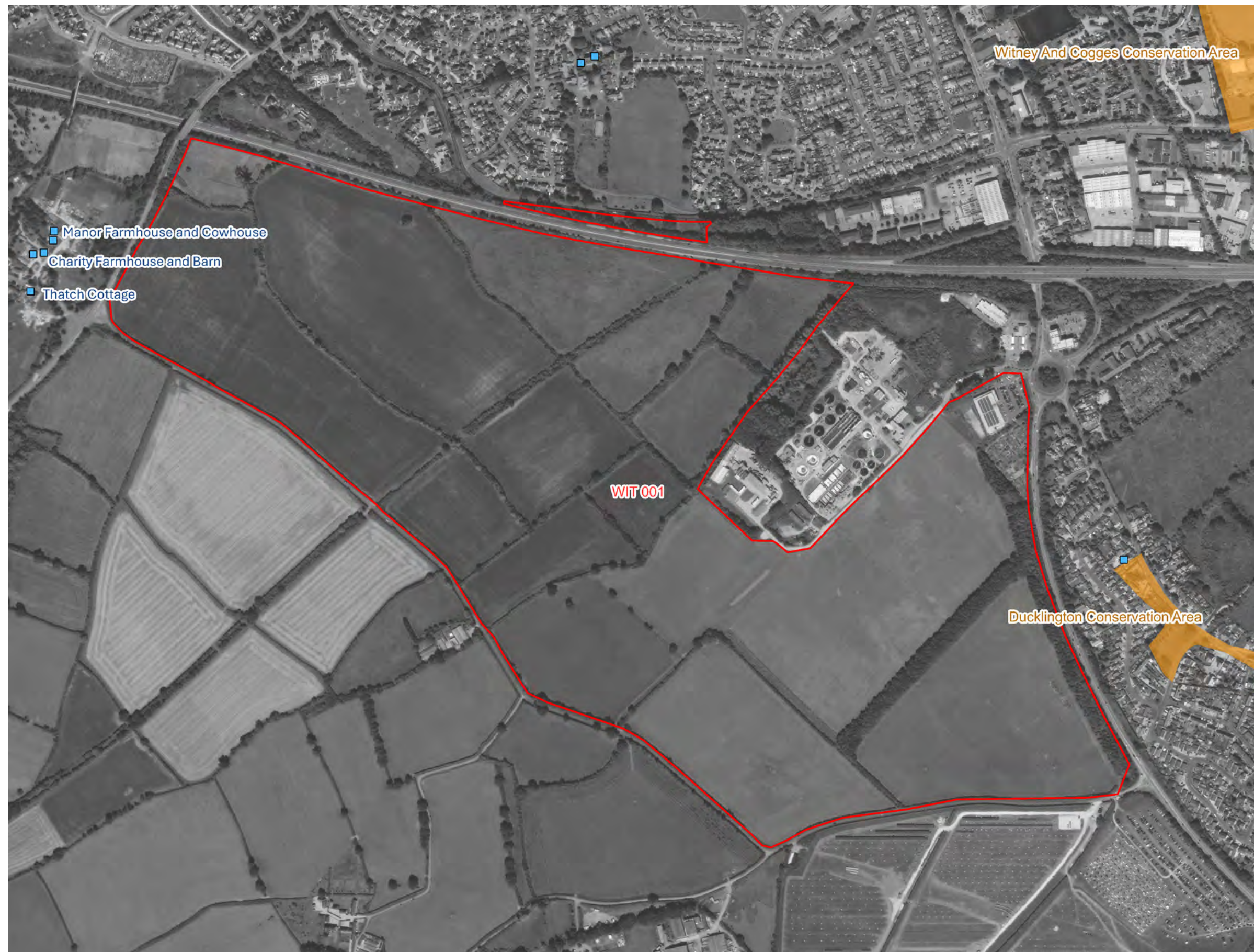
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150 300 m





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150 300 m

