

UFFINGTON, WOOLSTONE & BAULKING
NEIGHBOURHOOD PLAN

Characterisation Study

February 2016

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1 BACKGROUND AND SCOPE

CONTEXT

- 1.1 Following confirmation by the Vale of White Horse District Council of the approval of the Uffington, Woolstone and Baulking Neighbourhood Plan area designation on 25th February 2015, the Neighbourhood Plan Steering Group embarked on a data gathering exercise to inform the early stages of the Neighbourhood Plan process and to identify gaps in information where they exist.
- 1.2 This report is the culmination of that initial exercise, and it seeks to characterise the Uffington, Woolstone and Baulking Neighbourhood Plan area. The report has been prepared by Bluestone Planning on behalf of the Steering Group.

PURPOSE

- 1.3 Whilst not a statutory part of the neighbourhood planning process, it is good practice to seek to understand the key characteristics of the Plan area.
- 1.4 Once those defining characteristics have been identified, the data will form part of the evidence base upon which Neighbourhood Plan objectives and, ultimately, policies will be developed. This report sits alongside, and should be read with, the recently completed Uffington, Woolstone and Baulking Community Led Plan 2015, which also forms part of the evidence base.

SCOPE

- 1.5 The following sections of this report consider the physical, social, community, economic, environmental, historic, built, recreational, leisure, transport and traffic characteristics of the three parishes within the Neighbourhood Plan area.

SOURCES

- 1.6 A range of documentary evidence has been reviewed as part of this exercise and key documents / sources are identified in the relevant sections of the report.
- 1.7 The Office for National Statistics (ONS) Neighbourhood Statistics Unit includes Compton Beauchamp civil parish within Woolstone civil parish for the purposes of 2011 Census data. As it has not been possible to disaggregate the data for Woolstone Parish only from the combined parishes' data, the data in some sections

of this report, particularly sections 3 and 4, includes figures for Compton Beauchamp parish as well as Woolstone parish.

- 1.8 The ONS Geography team has explained this anomaly in an email dated 5th January 2016:

“Output Areas (OAs) were created and they are the lowest level of geography at which census estimates are produced. OAs contain approximately equal numbers of population/households, and are intended as geographies that allow reporting of statistics across time on a consistent geographical base. To prevent statistical disclosure when releasing estimates at OA level, each OA was designed to have a minimum population (100 persons) and number of households (40 households) within it. They were also designed to try to group together households with similar characteristics (using Census variables)

In 2001, some parishes were below the minimum thresholds required to publish Census estimates. The concept of increasing the area of a parish with a small population until it is above a minimum population threshold was devised and this meant some parishes were merged with either another parish, or with other parishes, or with part of another parish, or with a non-parished area if no parish is contiguous within the Local Authority. These were known as CAS parishes. CAS and Key Statistics tables for the 2001 Census were produced for all parishes and communities that were above the CAS thresholds (minimum population of 100 persons and 40 households). CAS and Key Statistics tables are then produced for the combined amalgamated area.

There were 1217 parishes with fewer than 100 residents or 40 households in the 2001 Census and these have been merged with other parishes to protect data confidentiality. Compton Beauchamp CP was one of these and was merged with Woolstone CP to create a 2001 CAS parish. The Neighbourhood Statistics website uses CAS parish boundaries. This is why it shows the parish of Compton Beauchamp CP merged with Woolstone CP.”

- 1.9 Upon seeking further clarification the ONS GIS and Mapping Unit explained in an email dated 3rd February 2016:

“In your local terms, the problem with providing statistics for Woolstone alone, once combined statistics have already been provided for Woolstone and Compton

Beauchamp as a pair, is that one simply needs to subtract the Woolstone statistics from those for the combined pair to obtain the statistics for Compton Beauchamp. This means that if ONS provided the separate statistics for Woolstone, those for the sub-threshold parish Compton Beauchamp could be deduced. This is called 'disclosure by differencing' and ONS has a legal duty, in order to prevent individuals being identified, to ensure that this is prevented..... Under the present constraints, there is no prospect of more detailed data being released.”

- 1.10 ONS has supplied population and household head count data by postcode for Woolstone parish but beyond that there is no parish-specific data available for Woolstone. As a consequence, where the data presented in this report includes Compton Beauchamp data, this is explicitly stated.

ACKNOWLEDGEMENTS

- 1.11 The authors are grateful to Mr Neil Wells for his input to the geology aspects of Section 2 of this report.

2 THE LOCALITY

GEOGRAPHY

- 2.1 The Neighbourhood Plan area encompasses approximately 26km² or 2600 hectares of land across three parishes: Uffington, Woolstone and Baulking (see figure 1). The three parishes are centred on the Vale of White Horse, a topographical area that is the valley of the River Ock, and which is defined by the scarp slope of the Berkshire Downs to the south and the North Vale Corallian ridge to the north. The Corallian ridge separates the rivers Ock and Thames.

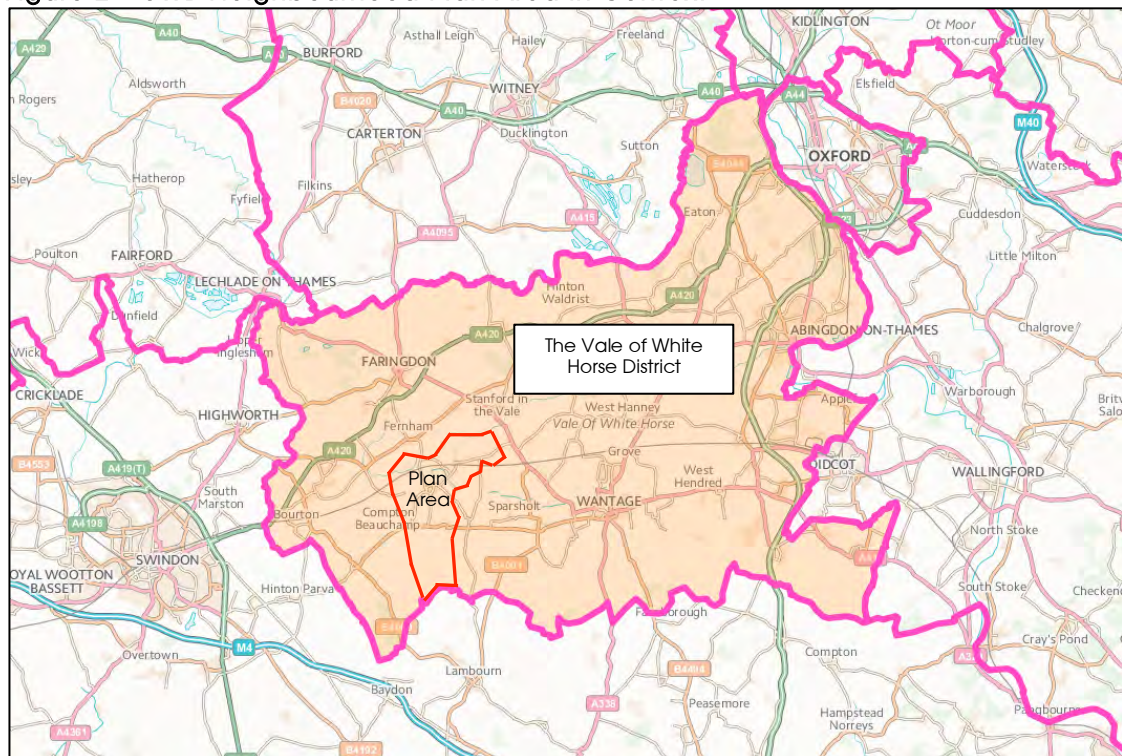
Figure 1 – UWB Neighbourhood Plan Area



(Source: Reproduced from UWB Neighbourhood Plan Area Application. © Crown copyright 2015 OS Licence No 100051806)

- 2.2 Today the area known as the Vale of White Horse is located within the administrative area of the District Council of the same name, in Oxfordshire.

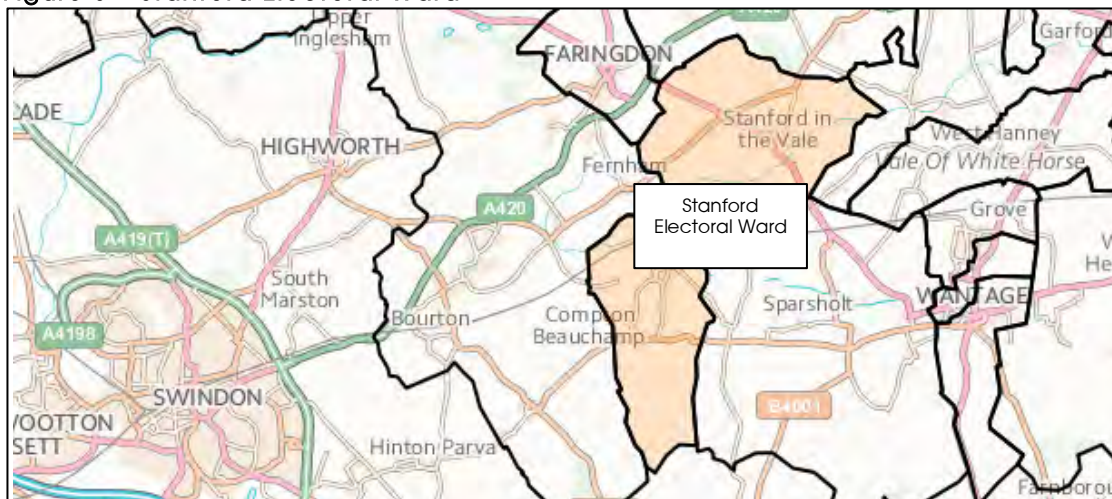
Figure 2 – UWB Neighbourhood Plan Area in Context



(Source: Ordnance Survey Election Maps. Licence: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)

- 2.3 The parishes are located in the southern part of the Western Vale (figure 2), an area that formed part of the county of Berkshire until the 1974 boundary changes when the area was incorporated into Oxfordshire. Uffington Civil Parish is administered by a Parish Council whilst Woolstone and Baulking are administered by Parish Meetings. The three parishes form part of the Stanford electoral ward within the Vale of White Horse District's administrative area, as depicted in Figure 3.

Figure 3 – Stanford Electoral Ward

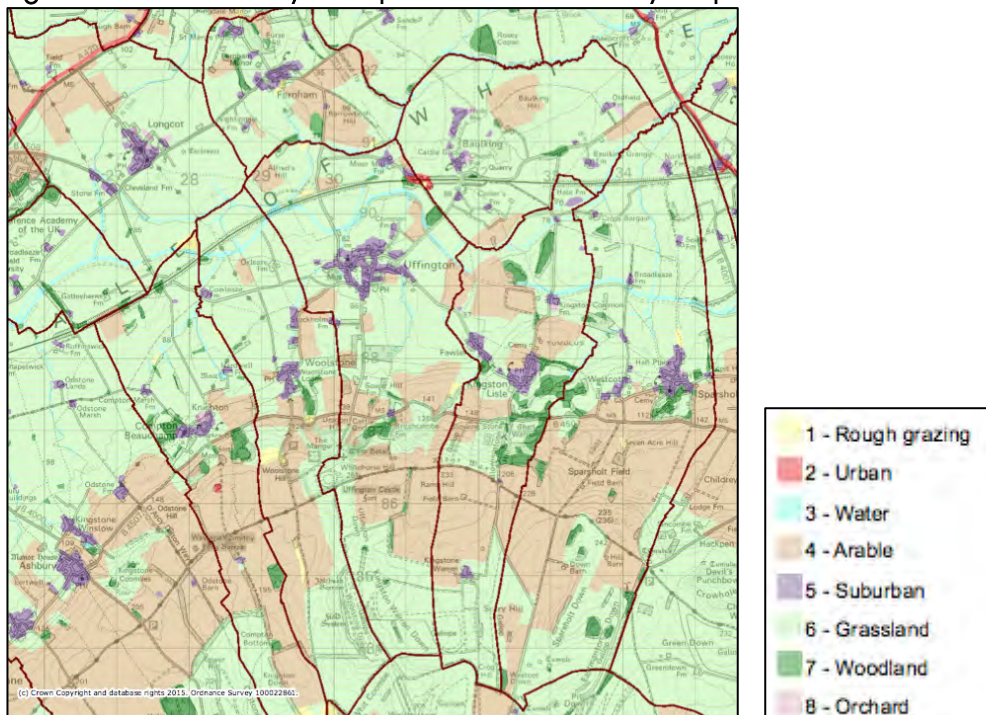


(Source: Ordnance Survey Election Maps. Licence: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)

LAND USE

- 2.4 The land uses in the Neighbourhood Plan Area vary from the base of the Vale to the top of the Berkshire Downs. However the area is largely rural in nature and characterised by large spaces between settlements. The 1933 Dudley Stamp Land Use Inventory classified the various land uses as depicted in Figure 4 below:

Figure 4 – 1933 Dudley Stamp Land Use Inventory Map



(Source: The Land Utilisation Survey of Britain, 1933-1949, mapping copyright Audrey N. Clark; www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

2.5 From a review of recent aerial photography, the most significant changes to have taken place since 1933 are increases to the areas of arable land under cultivation, increased wooded areas, reduced grassland and increased suburban areas within the three parishes. There is now also a large water body on the site of the former Fuller's Earth pit at Baulking.

2.6 More recent land use change from the Neighbourhood Statistics Unit (Land Use Statistics (Generalised Land Use Database) 2005) reveal the following land uses:

Domestic Buildings: 0.18%
Non-domestic Buildings: 0.12%
Roads: 0.79%
Paths: 0.02%
Rail: 0.3%
Domestic Gardens: 0.82%
Greenspace: 97.3%
Water: 0.24%
Other Land Uses: 0.27%

WATER RESOURCES

2.7 The Neighbourhood Plan Area divides into two main catchments: the Kennet and Pang river catchment and the Vale of White Horse river catchment. The former drains water south from the highest contours along the ridge of the Berkshire Downs escarpment, whilst the latter drains northwards into the Vale of White Horse.

2.8 The two main river sub-catchments within the Neighbourhood Plan Area are the Ock (within the Vale of White Horse catchment) and the Lambourn (within the Kennet and Pang catchment). The Neighbourhood Plan Area entirely drains into one or other of these two sub-catchments.

2.9 Annex B to the 2009 Thames River Basin Management Plan¹ describes the quality and status of each of the sub-catchment watercourses.

2.10 The river Lambourn is described (p. 237-8) as having a 'moderate' ecological status, and a 'good' chemical status, with the status for both expected to rise to 'good' by 2015.

¹ Environment Agency (2009) *Thames River Basin Management Plan*, [Online]. Available: <https://www.gov.uk/government/publications/thames-river-basin-management-plan> [28/12/15].

- 2.11 The river Ock is described (p. 787-8) as having a 'moderate' ecological status (the chemical status is not identified as requiring assessment), with the status expected to rise to 'good' by 2027.
- 2.12 The watercourses forming the boundaries of, and running through, the Neighbourhood Plan Area are prone to flooding in various locations. The 2013 South Oxfordshire and Vale of White Horse District Council Strategic Flood Risk Assessment (SFRA) report² provides further details (see figures 5 and 6 below). Additional up to date information is also available on the Environment Agency's flood mapping website: <http://tinyurl.com/EA-Flood-Maps>.

Figure 5 – Flood Zones

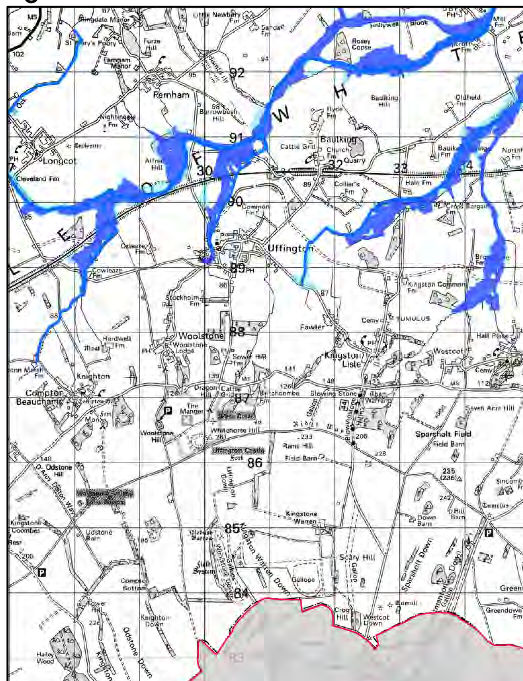
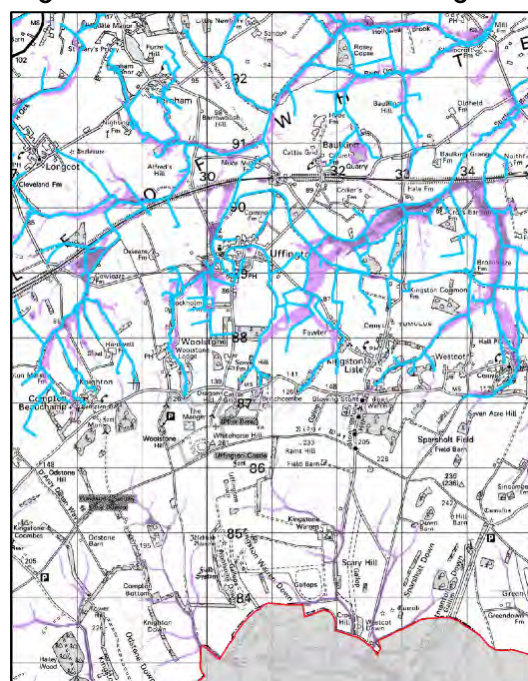


Figure 6 – Surface Water Flooding

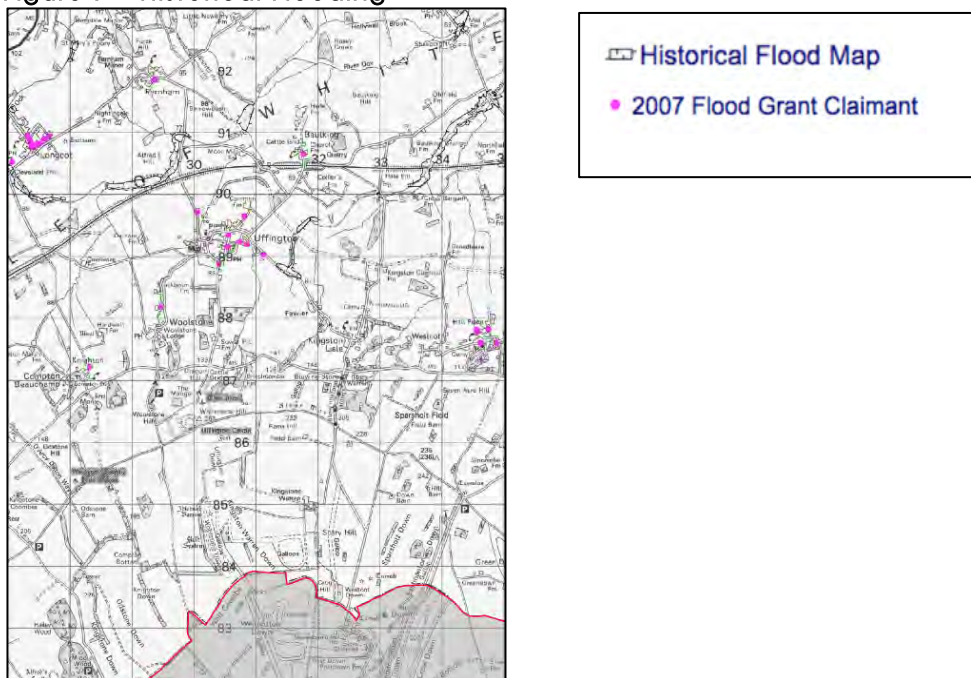


(Source: Extracts from VOWH & SODC Strategic Flood Risk Assessment Maps 2.2 and 5.2; © Crown copyright and database rights 2015 OS Licence No 100051806)

- 2.13 There is also evidence of historical flooding in the area as depicted on map 8A.2 of the SFRA (N.B. this does not appear to depict all of the properties flooded in recent years. The May 1993 floods were potentially more significant than those in 2007 as far as the Neighbourhood Plan Area is concerned):

² VOWHDC & SODC (2013) *Strategic Flood Risk Assessment*, [Online]. Available: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2029/evidence-base/strategi> [28/12/15]

Figure 7 – Historical Flooding

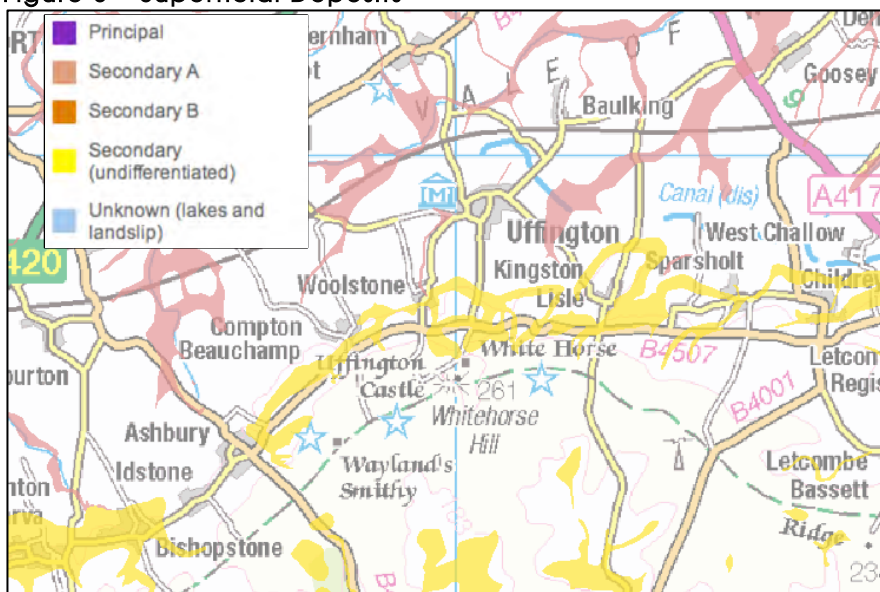


(Source: VOWH & SODC Strategic Flood Risk Assessment Map 8A.2 © Crown copyright and database rights 2015 OS Licence No 100051806)

2.14 There are no Groundwater Protection Zones (GPZs) underlying the Neighbourhood Plan Area according to the EA mapping resource for GPZs: <http://tinyurl.com/Groundwater-Zones>.

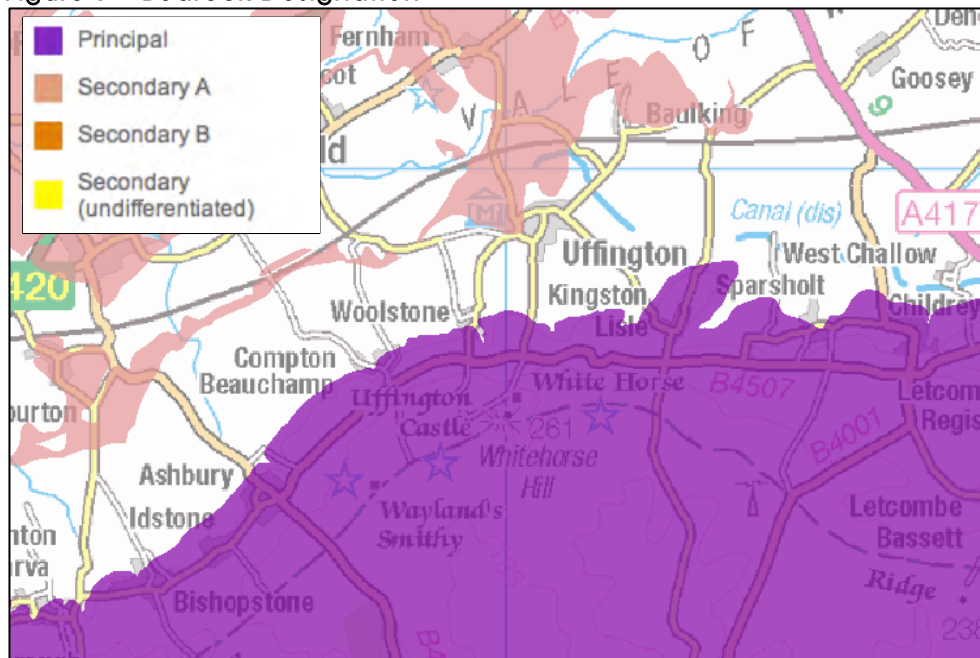
2.15 However, the Neighbourhood Plan Area is underlain by aquifers:

Figure 8 – Superficial Deposits



(Source: Environment Agency Aquifer Mapping – 'What's in your backyard?' © Crown copyright and database rights 2015 OS Licence No 100051806)

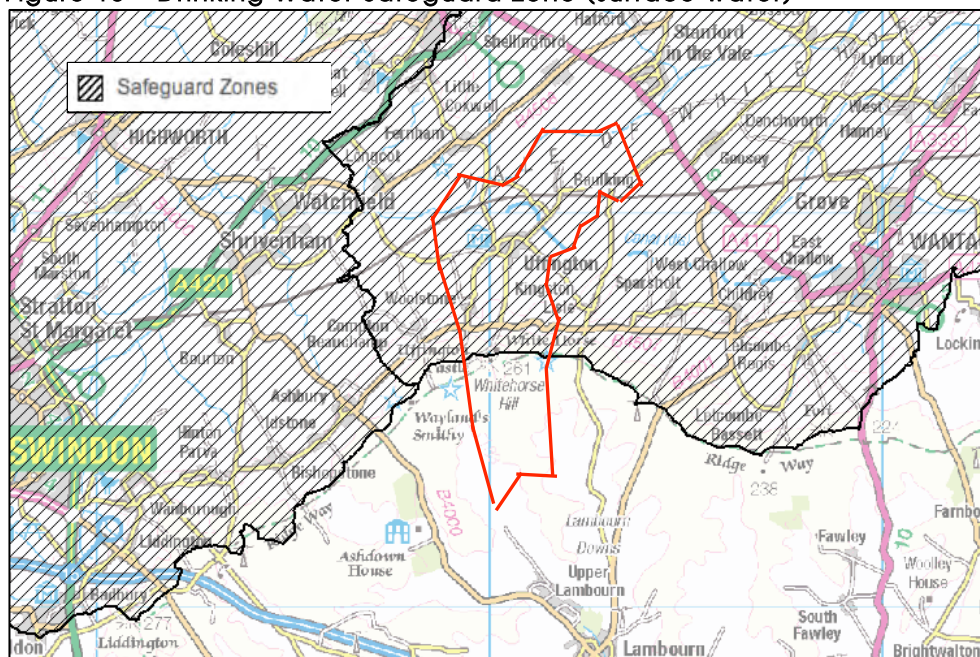
Figure 9 – Bedrock Designation



(Source: Environment Agency Aquifer Mapping – 'What's in your backyard?' © Crown copyright and database rights 2015 OS Licence No 100051806)

- 2.16 The northern part of the Neighbourhood Plan Area also lies within a Drinking Water Safeguard Zone:

Figure 10 – Drinking Water Safeguard Zone (surface water)



(Source: Environment Agency Aquifer Mapping – 'What's in your backyard?' © Crown copyright and database rights 2015 OS Licence No 100051806)

- 2.17 These zones are areas where the land use causes pollution of the water. Action is targeted in these zones to address pollution so that extra treatment of water can be avoided.

GEOLOGY / MINERALS / WASTE

- 2.18 The geology of the Neighbourhood Plan Area is shown on the Geological Survey of England and Wales 1 inch to 1 mile (1:63,360) Abingdon Sheet 253 (Drift), Published in 1971 by the British Geological Survey. Much of the Neighbourhood Plan Area is underlain by Upper Cretaceous strata, which dip gently to the south east. The Chalk Group, which forms Berkshire Downs, is the most obvious geological unit and comprises the Lower Chalk, at the foot of the Downs, passing through the Middle Chalk, to exposures of the Upper Chalk at Whitehorse Hill and other prominent topographic high features on the Downs.

Figure 11 – Geological Survey Map Extract



- h5 – Chalk
- h4 – Upper Greensand
- h3 – Gault Clay
- h2 – Lower Greensand
- g12 – Kimmeridge Clay

(Source: Extract from Geological Survey of England and Wales 1 inch to 1 mile (1:63,360) geological map series, New Series; Abingdon Sheet 253 (Drift). © Crown copyright and database rights 1971 Ordnance Survey 100021290.

- 2.19 To the north of the foot of the Chalk Downs is a narrow band of Upper Greensand, the approximate boundary of which runs along the line of the B4507 Wantage to Ashbury road. The Upper Greensand gives way to the Gault Clay just to the south of Woolstone and forms the dominant underlying geology in the Clay Vale in which much of the Neighbourhood Plan area lies.
- 2.20 The Gault Clay is a heavy, blue grey clay and is known to have severe shrink-swell problems due to its mineralogical composition³. The characteristics of the Gault Clay has implications for built development; if foundations are too shallow, seasonal moisture variations that give rise to shrinking and swelling may result in damage to the foundations. For the Gault Clay, seasonal moisture content variations can extend to depths of 5-6m where trees, shrubs or hedges are present. Removal of such vegetation can result in significant ground heave as moisture contents increase.
- 2.21 The Gault Clay underlies Woolstone, some of Baulking and most of Uffington. In the western part of Uffington along an approximate line from the Primary School to the junction of Woolstone Road and Claypit Lane, the underlying geology comprises the Lower Greensand. The Lower Greensand also underlies part of Baulking, from a line approximately 50m north of St. Nicholas Church.
- 2.22 Some older Upper Jurassic strata, mainly comprising the Kimmeridge Clay, is present in the very northern and northwestern parts of the Neighbourhood Plan Area. The Kimmeridge Clay is a dark brown mudstone often silty or sandy; the Kimmeridge Clay does not have a significant shrink-swell problem that could adversely affect development.
- 2.23 Locally, superficial deposits of alluvium are recognised along the line of rivers and associated floodplains. At the foot of the Chalk escarpment, there are accumulations of coombe and head deposits. These are the result of erosion of the chalk slopes above, mainly due to periglacial action at the end of the last ice age.
- 2.24 There are few geological deposits of economic interest in the Neighbourhood Plan Area. Around Baulking and Fernham, there are nationally important deposits of Fuller's Earth (a highly absorptive clay and used to manufacture products where this property is desirable) but these are now unlikely to yield any significant future extraction.

³ FORSTER, A and others. (1994) *Engineering geology of British rocks and soils; Gault Clay*. British Geological Survey Technical Report WN/94/31.

- 2.25 The Oxfordshire Minerals and Waste Local Plan Part 1 Core Strategy Submission Document (August 2015)⁴ notes that whilst there are chalk resources in the County, most of it is located within the North Wessex Downs and Chilterns AONBs, “...in line with policy M4, it is unlikely that working of chalk for aggregate use would be acceptable within these areas” (para 4.56).
- 2.26 In relation to Fuller’s Earth, the document states: “Fuller’s earth is no longer worked but is a nationally scarce mineral. It is therefore proposed to safeguard what are currently considered to be the economically viable areas of these resources” (para 4.62). Draft policy M8 goes on to confirm that Fuller’s Earth resources in the Baulking-Fernham area will be safeguarded in the Part 2 Minerals & Waste Local Plan document when it is eventually published.
- 2.27 Local aggregate resources are identified in the vicinity of Faringdon (sand) and south of Faringdon (crushed rock). They do not affect the Neighbourhood Plan Area although as noted above, similar resources appear to exist beneath the Neighbourhood Plan Area.
- 2.28 Waste resource facilities are no longer found in the Neighbourhood Plan Area. The Environment Agency has one record of disused clay pits at Uffington (in the vicinity of the station). The site is recorded as having been filled with inert waste and is now regarded as a historic landfill.

SOILS

- 2.29 The soils found in the Neighbourhood Plan Area are equally as diverse as the underlying geology. In the northern part of the Neighbourhood Plan Area the Soilscales website (<http://www.landis.org.uk/soilscales/>) confirms that the main soil type is a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.
- 2.30 To the south of Baulking there is a narrow section of loamy and clayey floodplain soils with naturally high groundwater. To the south of Uffington, rising up the scarp slope, the soils are characterised as being freely draining lime-rich loamy soils, which adjoin an area of freely draining slightly acid loamy soils just to the south. The main soil type over the Berkshire Downs is shallow lime-rich soil over chalk or limestone,

⁴ Oxfordshire County Council (2015) *Oxfordshire Minerals and Waste Local Plan Core Strategy Proposed Submission Document* [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy> [28/12/15]

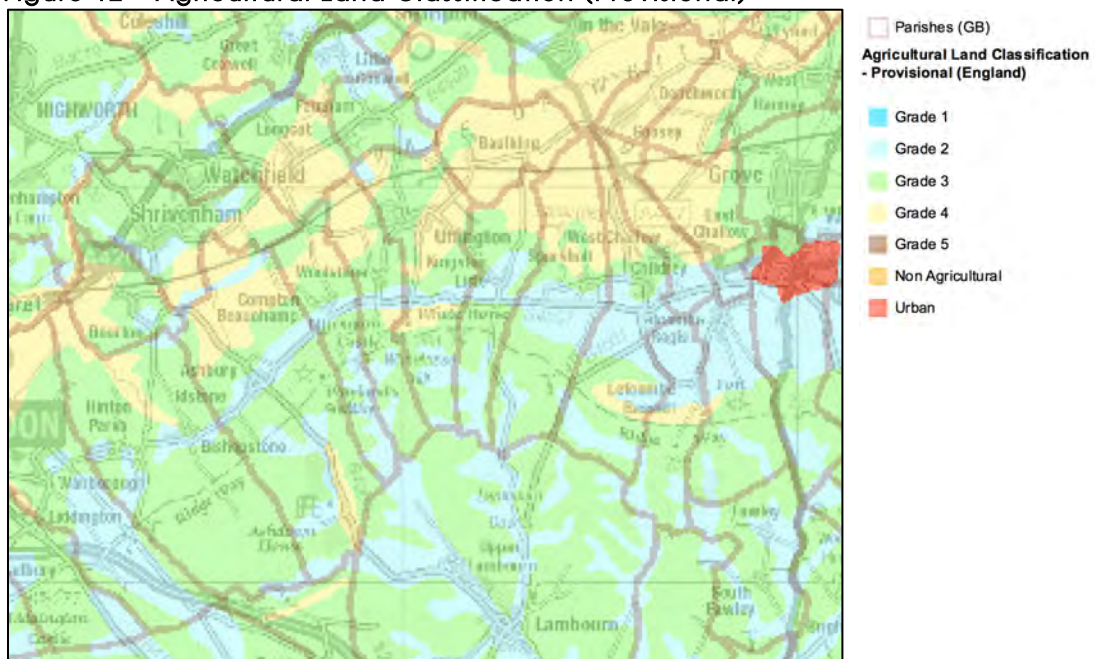
divided in the far south of the Neighbourhood Plan Area by a narrow valley feature containing freely draining lime-rich loamy soils.

AGRICULTURAL LAND

2.31 Pages 93 to 94 of the Vale of White Horse Core Strategy Scoping Report (Sept 2012)⁵ states:

2.32 *“The Vale is predominantly rural with a significant part of its land under cultivation for farming. The quality of the farmland ranges from Grade 4 up to Grade 2 in a number of locations. The NPPF states that planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The Agricultural Census from DEFRA indicates that in 2007 there were 565 holdings covering 47,162 ha in the Vale. Of these 399 holdings or 10,477 ha is permanent grass. There are then 137 holdings covering 11,984 ha which produce wheat, 74 holdings covering 3,496 ha producing oilseed rape and 50 holdings covering 1,753 ha producing spring barley. Agriculture in the Vale is therefore very varied. In terms of employment only 1,069 residents gave their employment in the 2001 Census as being in the agriculture, hunting and forestry category which amounted to 1.8% of the resident workforce.”* ((p.93-4) Vale of White Horse Core Strategy Scoping Report (Sept 2012)).

Figure 12 – Agricultural Land Classification (Provisional)



2.33 (Source: Agricultural Land Classification Provisional England Mapping, www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

⁵ VOWHDC (2012) Core Strategy SA Scoping Report, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/SA%20Scoping%20Report%20FINAL.pdf> [07/01/16]

- 2.34 The provisional grading of agricultural land in the Neighbourhood Plan Area shows (Figure 12) largely grade 4 land at Baulking with a small pocket of grade 3 land; mixed grades 3 and 4 in Uffington with two areas of grade 2 in the Vale and on top of the Berkshire Downs; and mixed grades 3 and 4 in Woolstone with two areas of grade 2, again in the Vale and on top of the Berkshire Downs.

CLIMATE

- 2.35 The Met Office records⁶ provide data for average weather conditions at Brize Norton, the nearest climate station to the Neighbourhood Plan Area. The data is an average of the individual years' data for the period 1981 to 2010.
- 2.36 The average annual maximum temperature is 14.2 degrees centigrade, and the average annual minimum temperature 6.2 degrees centigrade (ranging from an average of 22.2 degrees in July to 1.1 degrees in February).
- 2.37 There is an average of 48.3 days of air frost per year. This is to be contrasted with the total number of sunshine hours on average across the year of 1632.
- 2.38 Average annual rainfall is 685 mm. There are 119 days of rainfall where more than or at least 1mm rain falls.
- 2.39 Annual average windspeeds measured at 10m above ground level is 6.9 knots.

INFORMATION GAPS

- 2.40 Data for this aspect of the characterisation of the Neighbourhood Plan Area is good. No gaps have been identified.

ISSUES FOR NEIGHBOURHOOD PLAN

- 2.41 The quality of both sub-surface and surface water resources are critically important and key to ensuring that drinking water and watercourse status can be maintained at a high level.
- 2.42 The Neighbourhood Plan Area contains potentially significant mineral resources and, although they are not yet safeguarded in the emerging Minerals and Waste Core

⁶ Met Office (2015) *Average Records for Brize Norton*, [Online]. Available: <http://www.metoffice.gov.uk/public/weather/climate/gcnvtxtj> [8/12/15]

Strategy, it appears they may become safeguarded. This will need to be reflected in the emerging Neighbourhood Plan.

- 2.43 The presence of the Gault Clay present challenges for construction and may affect development and building costs due to the need for more substantial foundations. Removal (or planting) of vegetation has the potential to induce significant ground heave (swelling) or shrinkage, which can disrupt levels and damage structures. The locations for construction and the effects of the local geology on development will be of consideration in the emerging Neighbourhood Plan.

3 SOCIAL & COMMUNITY CHARACTERISTICS

POPULATION

- 3.1 The population of the three parishes was recorded in the 2011 Census as being:

Uffington – 783 persons (48% male; 52% female) - up from 714 in 2001
 Woolstone (including Compton Beauchamp) – 210 persons (52% male; 48% female) - up from 188 in 2001
 Woolstone (based upon postcode data supplied by ONS) – 139 persons (54% male; 46% female)
 Baulking – 107 persons (51% male; 49% female) - down from 109 in 2001
 TOTAL - 1100 persons (1011 in 2001)
 Vale of White Horse District – 120,988 persons (49.6% male; 50.4% female)

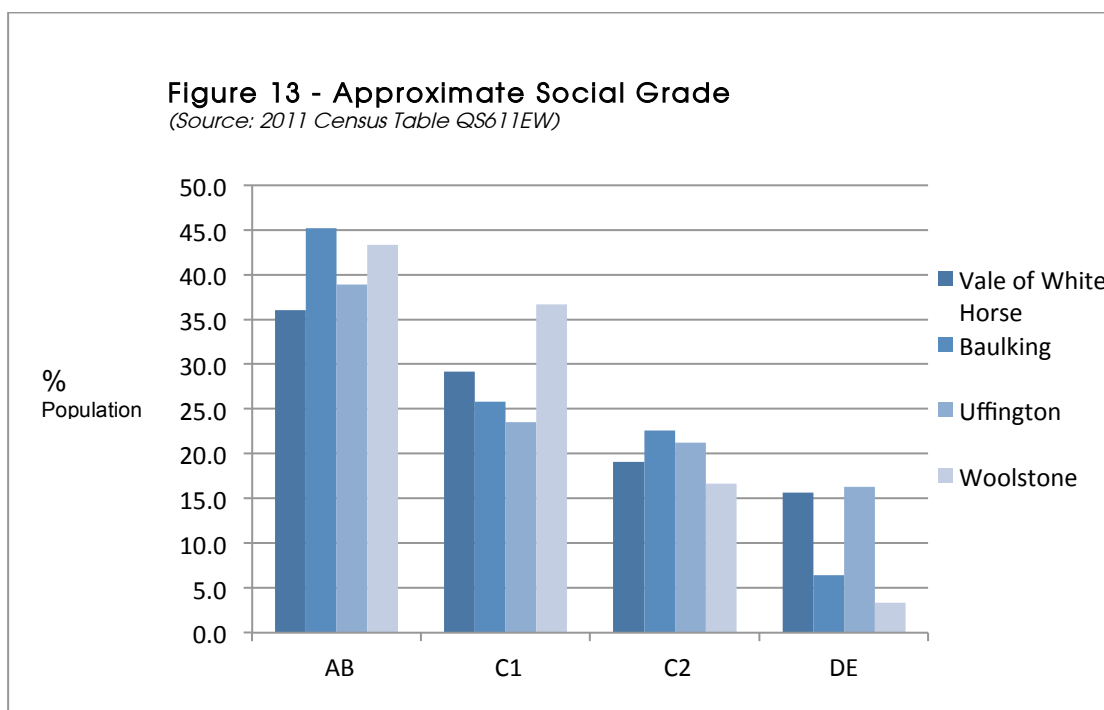
(Source: ONS Population Density Dataset, 2011 (QS102EW))

- 3.2 The ONS 2014 mid year estimates (published June 2015 and which do not go lower than District level) estimate the Vale's population to be 124,852 or an increase of just over 3% in the four years since the 2011 census.
- 3.3 Pro rata, it could be assumed that the population for the three parishes has therefore increased by a similar amount - in this case 3% would equate to 31 people on average. Clearly where housing developments have taken place they would need to be factored in to any future assessments. In that respect the most recent notable scheme is the proposal for 36 dwellings on Uffington Common permitted in May 2015 and currently under construction.
- 3.4 The age structure of the parish populations is revealing in the differences between them. The percentage of residents within various age brackets is reproduced in the table below (including figures for Compton Beauchamp):

Table 1 – Age Structure					
Age Bracket	Baulking	Uffington	Woolstone	S. East	England
0-9	6.5%	13%	12.9%	11.8%	11.9%
10-19	15%	11.4%	12.9%	12.1%	12.1%
20-29	15%	7.8%	5.3%	12.3%	13.7%
30-44	10.3%	19%	17.1%	20.4%	20.6%
45-59	26.2%	21.7%	26.7%	19.9%	19.4%
60-74	26.2%	20.8%	19%	15%	14.6%
75-84	0.9%	4.2%	3.8%	5.8%	5.5%
85-89	0%	1.3%	1.9%	1.6%	1.5%
90+	0%	0.8%	0.5%	0.9%	0.8%
Median Age	48	No data	45	40	39

(Source: 2011 Census Neighbourhood Statistics Table KS102EW, Age Structure)

- 3.5 This reveals that within the Neighbourhood Plan Area age profiles differ, significantly in some cases. For example Baulking has only half the proportion of children below the age of 10 years old compared to the other two parishes and indeed the Region and England more generally.
- 3.6 In contrast Baulking has between two and three times the proportion of young adults aged between 20 and 29 compared to the other two parishes, and a higher quantum than the Region and England.
- 3.7 Those aged 45-74 tend to be more likely to live in Woolstone and Baulking than in Uffington. Indeed in those first two parishes the proportions are significantly higher than the equivalent England and South East figures.
- 3.8 Across the Neighbourhood Plan Area, those persons in the age bracket 75-84 are represented by lower percentages than the England and Regional equivalent figures.
- 3.9 Approximate social grade within the Neighbourhood Plan Area is derived from ONS data table QS611EW which is part of the 2011 census.



- 3.10 The grading is taken from the occupation of the head of the household and is categorised as follows:

AB - upper middle / middle class, higher / intermediate managerial, administrative or professional

C1 - lower middle class, supervisory or clerical and junior managerial, administrative or professional

C2 - skilled working class, skilled manual workers

D - working class, semi-skilled and unskilled manual workers

E - non-working, casual or lowest grade workers, pensioners, and others who depend on the welfare state for their income

- 3.11 The key characteristics of the Neighbourhood Plan Area are a higher than average proportion of AB households compared to the wider Vale of White Horse District. This may reflect the higher cost of property as well as the status of the area as a 'desirable' location to move to.
- 3.12 Woolstone has a higher proportion of C1 households than the rest of the Neighbourhood Plan Area and indeed the District more generally.
- 3.13 Uffington closely reflects the proportion of DE households in the District, whereas the equivalent figures for Baulking and Woolstone are well below the District level. This may reflect the lack of suitable housing in those parishes for these social grades.

HOUSING

- 3.14 The Neighbourhood Plan Area (including figures for Compton Beauchamp) contains 447 dwellings according to the 2011 census, and they break down as follows:

Table 2 – Council Tax Banding					
Council Tax Band	Baulking	Uffington	Woolstone	SE Region	England
A	0	9	0	324,966	5,701,030
B	2	14	0	613,843	4,494,194
C	6	121	15	952,893	4,992,524
D	4	24	8	740,275	3,513,171
E	9	33	18	487,403	2,166,533
F	4	69	16	294,448	1,144,117
G	10	49	27	235,384	805,748
H	1	4	4	33,542	130,183
TOTAL	36	323	88	3,682,754	22,947,500

(Source: 2011 Census Neighbourhood Statistics)

- 3.15 Banding is based on the open market capital value of the relevant property on the 1 April 1991. In the Vale of White Horse District the bands divide as follows:

- A - up to and including £40,000
- B - £40,001 - £52,000
- C - £52,001 - £68,000
- D - £68,001 - £88,000
- E - £88,001 - £120,000
- F - £120,001 - £160,000
- G - £160,001 - £320,000
- H - more than £320,000

3.16 The banding points to a higher proportion of the most expensive properties (band H) in the Neighbourhood Plan Area compared to the figures for the South East and England.

3.17 The tenure of the different households in the Neighbourhood Plan Area (including figures for Compton Beauchamp) is as follows:

Table 3 – Household Tenure (numbers)					
Tenure	Baulking	Uffington	Woolstone	SE Region	England
Owned outright	13	110	26	1,156,081	6,745,584
Owned with mortgage	13	102	23	1,248,436	7,229,440
Shared ownership	1	7	0	39,280	173,760
Social rented	2	51	1	487,473	3,903,550
Private rented	10	37	20	578,592	3,715,924
Rent free	2	8	10	45,601	295,110
Totals	41	315	80	3,555,463	22,063,368

(Source: 2011 Census Neighbourhood Statistics Table QS405EW)

Table 4 – Household Tenure (percentage)					
Tenure	Baulking	Uffington	Woolstone	SE Region	England
Owned outright	31.7	34.9	32.5	32.5	30.6
Owned with mortgage	31.7	32.4	28.8	35.1	32.8
Shared ownership	2.4	2.2	0.0	1.1	0.8
Social rented	4.9	16.2	1.3	13.7	17.7
Private rented	24.4	11.7	25.0	16.3	16.8
Rent free	4.9	2.5	12.5	1.3	1.3
Totals	100	100	100	100	100

(Source: 2011 Census Neighbourhood Statistics Table QS405EW)

3.18 The data reveals a number of interesting points; shared ownership levels are slightly higher in Uffington compared to levels in the South East or England. Social rented households in Uffington significantly exceed levels in the other parts of the Neighbourhood Plan Area.

- 3.19 There are also high levels of private rented properties in parts of the Neighbourhood Plan Area and the proportion of households living rent-free is significantly higher in the Neighbourhood Plan Area than in the Region or England. This may reflect accommodation being provided in service or dependent relatives living with their families in ancillary accommodation.
- 3.20 The number of people residing in the Neighbourhood Plan Area with second homes elsewhere in the UK or outside the UK is as follows:

Second address elsewhere in the UK - 33 people
Second address outside the UK - 23 people

(Source: 2011 Census Neighbourhood Statistics Table QS106EW)

- 3.21 Sale prices in the SN7 postcode (which includes the three parishes within the Neighbourhood Plan Area) have been reviewed on the <http://www.Home.co.uk> website. The data covering the period October 2014 to October 2015 reveals that over that period, average prices have risen for detached properties (by 5% from £432,429 to £456,000), fallen for semi-detached properties (by 4% from £271,111 to £260,645), risen for terraced properties (by 13% from £229,795 to £260,000), risen for flats (by 21% from £110,000 to £133,463), but that they have fallen overall by 3% from £291,665 to £281,832. These figures are not statistically significant though, since they are based on between 10 and 27 transactions per month over the relevant period.
- 3.22 Affordability is a key consideration. The Oxfordshire Rural Community Council Community Housing Survey Report for Uffington (June 2013)⁷ considered average terraced property sold prices in the period March 2012 to March 2013 in the SN7 postcode against median gross annual pay for those living in the Vale of White Horse District (£26,356) and calculated a multiple of 8.6 times annual earnings to purchase a terraced property in the SN7 area.
- 3.23 31% of all respondents to the Survey felt that Uffington needed affordable and supported housing (p.12).
- 3.24 The Uffington, Woolstone and Baulking Community Led Plan (CLP) 2015⁸ surveyed respondents on various issues including the need for affordable housing and of those

⁷ ORCC (2013) *Housing Survey Report for Uffington*, [Online]. Available: <https://docs.google.com/file/d/0BwtmTIVIG-beYUdCbHU1dEVKWIU/edit?pref=2&pli=1> [18/11/15].

⁸ Uffington PC, Woolstone and Baulking Parish Meetings (2015) *Uffington, Woolstone and Baulking Community Led Plan*

who responded to the survey (55% of those invited to do so) 49% wanted to see sheltered housing; 48% wanted to see affordable housing for rent / shared ownership; and 79% supported a small development of affordable housing for people with a local connection to the village (see pages 14 and 17 of the CLP).

- 3.25 The Oxfordshire Strategic Housing Market Assessment (SHMA) Final Report (April 2014)⁹ examined the market and affordable housing need in Oxfordshire and the constituent districts. It confirmed that whilst mean income in the Vale of White Horse District was second highest in the county (£48,558), the estimated number of newly arising households in housing need per annum was 523. This was in addition to an existing backlog of approximately 28 units.
- 3.26 In contrast, the supply of affordable housing units per annum in the Vale was found to be only 278 indicating a significant shortfall every year, by in the region of 273 units.
- 3.27 The Study went on to conclude that only 20.7% of households in the Vale could afford 80%+ market rents (second best of all the Districts in Oxfordshire), 17.7% could afford a figure between social rents and 80% market rents (second worst), and 61.6% could only afford social rents or less (second worst, and much higher than the County average of 54.3%).
- 3.28 Finally, the Study concluded that in order to meet affordable needs in full the Vale would need to provide an additional 683 dwellings per year over the period 2011-31.
- 3.29 In order to meet overall housing need (market and affordable) the Study concluded that the Vale would need to make provision for 1028 additional dwellings to be built in the Vale each year over the same period.
- 3.30 The Vale's Local Plan examination paper Meeting the Objectively Assessed Need for Housing – October 2014¹⁰ refers to the Strategic Housing Land Availability Assessment (SHLAA) capacity for Uffington – the number of dwellings that could be delivered on sites at Uffington – as being 61 dwellings in the first five years and a further 568 dwellings in total over the subsequent 10 years.

⁹ GL Hearn (2014) *Oxfordshire Strategic Housing Market Assessment Final Report*, [Online]. Available: <http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=494515745&CODE=46C31E02E18844EED37B16ED0A8C778C&NAME=07+HOU+-+Housing&REF=Local%20Plan%202031%20Part%201%20Examination%20Library> [20/11/15].

¹⁰ VOWHDC (2014) *Meeting the Objectively Assessed Need for Housing*, [Online]. Available: http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=494523668&CODE=45AFDB61F9EB22CF432A9895C9876C26 [15/12/15].

- 3.31 In accordance with the Oxfordshire SHMA, the draft Vale of White Horse Local Plan 2031 Part 1 (under examination at the time of writing) identifies a need to deliver 20,560 dwellings over the period 2011-31 (1028 per year, as recommended by the SHMA). That requirement is to be partially addressed by allocating sites for 1,650 dwellings in the western Vale (which includes the Neighbourhood Plan Area) and leaving up to 1900 dwellings across the District to come forward as either Part 2 Local Plan allocations, Neighbourhood Plan allocations or as windfall development sites.
- 3.32 Draft Core Policy 20 of the emerging Local Plan explains this in further detail, indicating that 656 dwellings will need to come forward through the above mechanisms (although the table in the policy indicates the figure to be only up to 396 dwellings).

HEALTH

- 3.33 The health of the Neighbourhood Plan Area is generally better than the average for the Region or England. For example, the percentage of individuals in the Neighbourhood Plan Area (including figures for Compton Beauchamp) reporting that their health is 'bad' is only 2.4% compared to the Regional figure of 3.4% and the England figure of 4.2% (see tables 5 and 6).

Table 5 – Health Status (numbers)					
Health Status	Baulking	Uffington	Woolstone	SE Region	England
Very Good	54	380	129	4,232,707	25,005,712
Good	36	288	59	2,989,920	18,141,457
Fair	12	89	15	1,037,592	6,954,092
Bad	2	20	4	291,456	2,250,446
Very Bad	3	6	3	83,075	660,749
Totals	107	783	210	8,634,750	53,012,456

(Source: 2011 Census Neighbourhood Statistics Table QS302EW)

Table 6 – Health Status (percentage)					
Health Status (%)	Baulking	Uffington	Woolstone	SE Region	England
Very Good	50.5	48.5	61.4	49.0	47.2
Good	33.6	36.8	28.1	34.6	34.2
Fair	11.2	11.4	7.1	12.0	13.1
Bad	1.9	2.6	1.9	3.4	4.2
Very Bad	2.8	0.8	1.4	1.0	1.2
Totals	100.0	100.0	100.0	100.0	100.0

(Source: 2011 Census Neighbourhood Statistics Table QS302EW)

- 3.34 The availability of health services in the locality is reasonably good for a rural area. Data held on the NHS website (<http://www.nhs.uk/service-search>) provides details of the nearest facilities as well as general information about each facility.
- 3.35 The data indicates that there are 29 GP practices within 10 miles of Uffington. The nearest is White Horse Medical Centre (3.6 miles) which also contains a dispensary that provides deliveries to Uffington village store.
- 3.36 There are 35 pharmacies within 10 miles of Uffington. The nearest is in Shrivenham (4 miles). Prescriptions from Elm Tree Surgery in Shrivenham may be collected from Uffington Post Office.
- 3.37 The nearest accident and emergency services are located at the Great Western Hospital Swindon (8.3 miles) and the John Radcliffe Hospital Oxford (18.6 miles). First responders are based in the area, including Uffington and Faringdon.
- 3.38 The nearest hospitals for general treatment (including maternity units) are Wantage Community Hospital (6.3 miles) and the Great Western Hospital (8.3 miles).
- 3.39 There are 21 dental practices within 10 miles of Uffington; the nearest is Gloucester House in Faringdon (4.2 miles). Of those 21 practices, 9 are recorded as accepting new adult patients that are exempt from paying for care.

DEPRIVATION

- 3.40 The Neighbourhood Area statistics produced by the Office for National Statistics assess households by deprivation 'dimensions'. Whilst these are not the full multiple deprivation indices, they are nevertheless useful as general indicators. The indicators are:

Employment
Education
Health and disability
Housing

- 3.41 Table QS119EW (from the 2011 Census) records these four dimensions of deprivation (including figures for Compton Beauchamp):

Table 7 – Deprivation Dimensions (numbers)					
Deprivation	Baulking	Uffington	Woolstone	SE Region	England
Not deprived in any dimension	24	183	58	1,695,912	9,385,648
Deprived in 1 dimensions	11	78	14	1,145,825	7,204,181
Deprived in 2 dimensions	5	46	7	569,744	4,223,982
Deprived in 3 dimensions	1	6	0	129,939	1,133,622
Deprived in 4 dimensions	0	2	1	14,043	115,935
Totals	41	315	80	3,555,463	22,063,368

(Source: 2011 Census Neighbourhood Statistics Table QS119EW)

Table 8 – Deprivation Dimensions (percentages)					
Deprivation (%)	Baulking	Uffington	Woolstone	SE Region	England
Not deprived in any dimension	58.5	58.1	72.5	47.7	42.5
Deprived in 1 dimensions	26.8	24.8	17.5	32.2	32.7
Deprived in 2 dimensions	12.2	14.6	8.8	16.0	19.1
Deprived in 3 dimensions	2.4	1.9	0.0	3.7	5.1
Deprived in 4 dimensions	0.0	0.6	1.3	0.4	0.5
Totals	100.0	100.0	100.0	100.0	100.0

(Source: 2011 Census Neighbourhood Statistics Table QS119EW)

3.42 This data shows that the Neighbourhood Plan Area (including figures for Compton Beauchamp) has a significantly higher proportion of households not deprived in any of the four dimensions when compared with the England and SE Regional figures.

3.43 In all of the first three dimensions the Neighbourhood Plan Area has a lower percentage of households in deprivation compared to the Region and England as a whole. However parts of the Neighbourhood Plan Area (Uffington and Woolstone) are highlighted as having a slightly higher percentage of households in four dimensions of deprivation compared to the Regional and England figures, albeit this relates to three households within the Neighbourhood Plan Area out of a total of 436.

EDUCATION

3.44 The 2011 Census data reveals the following statistics in relation to educational attainment within the Neighbourhood Plan Area (including figures for Compton Beauchamp):

Table 9 – Qualifications Gained (numbers)					
Educational Attainment	Baulking	Uffington	Woolstone	SE Region	England
No qualifications	9	110	15	1,333,955	9,656,810
1-4 O-levels/CSE/GCSEs (any grades), Entry Level, Foundation, Diploma	33	217	59	2,471,595	14,476,106
NVQ Lvl 1, Foundation GNVQ, Basic Skills	5	40	10	492,083	3,549,205
5+ O-levels (passes)/CSE (Grade 1)/GCSE, Diploma, Welsh Baccalaureate, Int. Diploma	49	308	96	2,727,031	14,770,857
NVQ Lvl2, intermediate GNVQ, City & Guilds Craft, BTEC first/general diploma, RSA diploma	6	79	21	984,776	6,471,092
Apprenticeship	4	35	8	455,870	2,723,419
2+ A-lvls/VCEs, 4+ As Lvl's Higher School Diploma, Welsh Baccalaureate Advanced Diploma	32	186	63	1,501,322	7,989,853
NVQ Lvl3, Advanced GNVQ, City & Guilds ONC, OND, BTEC National, RSA Advanced Diploma	6	62	16	741,971	4,701,028
Degree, Higher Degree	31	158	52	1,305,654	7,472,181
NVQ Lvl4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	6	23	8	317,850	1,878,697
Professional Qualifications	24	124	42	1,119,717	6,072,830
Other Vocational / Work related Qualifications	23	117	24	1,258,611	7,315,650
Foreign Qualifications	5	21	10	429,796	2,776,829
Residents aged 16 and over	91	631	165	6,992,666	42,989,620

(Source: 2011 Census Neighbourhood Statistics Table QS502EW)

Table 10 – Qualifications Gained (percentages)					
Educational Attainment	Baulking	Uffington	Woolstone	SE Region	England
No qualifications	10	17	9	19	22
1-4 O-levels/CSE/GCSEs (any grades), Entry Level, Foundation, Diploma	36	34	36	35	34
NVQ Lvl 1, Foundation GNVQ, Basic Skills	5	6	6	7	8
5+ O-levels (passes)/CSE (Grade 1)/GCSE, Diploma, Welsh Baccalaureate, Int. Diploma	54	49	58	39	34
NVQ Lvl2, intermediate GNVQ, City & Guilds Craft, BTEC first/general diploma, RSA diploma	7	13	13	14	15
Apprenticeship	4	6	5	7	6
2+ A-lvls/VCEs, 4+ As Lvl's Higher School Diploma, Welsh Baccalaureate Advanced Diploma	35	29	38	21	19
NVQ Lvl3, Advanced GNVQ, City & Guilds ONC, OND, BTEC National, RSA Advanced Diploma	7	10	10	11	11
Degree, Higher Degree	34	25	32	19	17
NVQ Lvl4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	7	4	5	5	4
Professional Qualifications	26	20	25	16	14
Other Vocational / Work related Qualifications	25	19	15	18	17
Foreign Qualifications	5	3	6	6	6
Residents aged 16 and over	91	631	165	6,992,666	42,989,620

(N.B. numbers do not sum to 100% as respondents were able to indicate more than one answer.)

(Source: 2011 Census Neighbourhood Statistics Table QS502EW)

- 3.45 The percentage of those surveyed achieving a degree or higher degree, or professional qualifications, is above that for the Region and England. Those with no qualifications are slightly below the regional and national averages.
- 3.46 The Neighbourhood Plan Area contains one school - Uffington Church of England Primary School. The school provides education for pupils aged 4 to 11, with numbers on roll (as recorded in the 2015-2019 Pupil Place Plan for Oxfordshire¹¹) of 100 in January 2015, and a capacity of 105 at May 2015. The latest Inspection Report from Ofsted (conducted in 2012) records the roll as being 87 pupils, and the 2014 Pupil Place Plan records the numbers on roll as being 90, both indicating that the school has grown significantly in the last three years. The 2015-19 Pupil Place Plan remarks in respect of Uffington School *“Feasibility study to be conducted into increasing admission number to 20, which would be facilitated by acquiring additional site area.”*
- 3.47 The 2015 Pupil Place Plan has made an assumption (based in part on past rates of growth) that 43 dwellings will be built in the Craven ward (including Uffington) in the period 2011 to 2020. This, it notes, is exclusive of ‘live’ planning applications for dwellings at Uffington at the time of writing the Place Plan (some of which have now been permitted, adding at least a further 36 dwellings, or 79 in total).
- 3.48 The assumptions do not, however, allow for additional non-strategic Local Plan Part 2 allocation sites or Neighbourhood Plan housing allocations, or significant windfalls, or indeed any additional allocations required to help meet Oxford City’s unmet housing need, suggesting that the capacity of the Uffington school is likely to have to grow in the near future. Other local primary schools are at or close to capacity and so are likely to face similar demands for additional capacity over the same period.
- 3.49 The 2012 Ofsted inspection report¹² rated Uffington C of E School as ‘Good’ in all areas of assessment, giving it a Grade 2. An assessment of Good / Grade 2 means that *“These are very positive features of a school. A school that is good is serving its pupils well.”*

¹¹ Oxfordshire County Council (July 2015) *2015-2019 Pupil Place Plan*, [Online]. Available: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/childreducationandfamilies/educationandlearning/schools/ourworkwithschools/pupilplaceplan/pupilplaceplans_complete.pdf [28/12/15].

¹² Ofsted (2012) *Uffington Church of England Primary School Inspection report*, [Online]. Available: <http://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/123170> [28/12/15].

- 3.50 Younger children in the Neighbourhood Plan Area tend to go to school in Uffington or one of the primary schools in the surrounding villages (e.g. Longcot, Childrey, Shellingford, Stanford in the Vale etc).
- 3.51 These primary schools feed into the King Alfred's Secondary School (part of the Vale Academy Trust) and Faringdon Community College (part of the Faringdon Academy of Schools). Uffington C of E Primary is not part of the Faringdon Partnership of Schools but it is recognised as a feeder school to the Community College.
- 3.52 Higher education may be accessed locally at Oxford University, Oxford Brookes University (in Oxford and Swindon) and Cranfield (at Shrivenham).
- 3.53 White Horse Pre-School is also located on the same site as Uffington Church of England Primary School.

RELIGION

- 3.54 The diversity of different religions followed within the Neighbourhood Plan Area (including figures for Compton Beauchamp) is limited, but not significantly different to the South East Region and England figures:

Christian – 66.2%
Buddhist – 0.09%
Hindu – 0%
Jewish – 0.55%
Muslim – 1%
Sikh – 0.09%
Other religions – 0.27%
No religion – 25.6%
Not stated – 6.3%

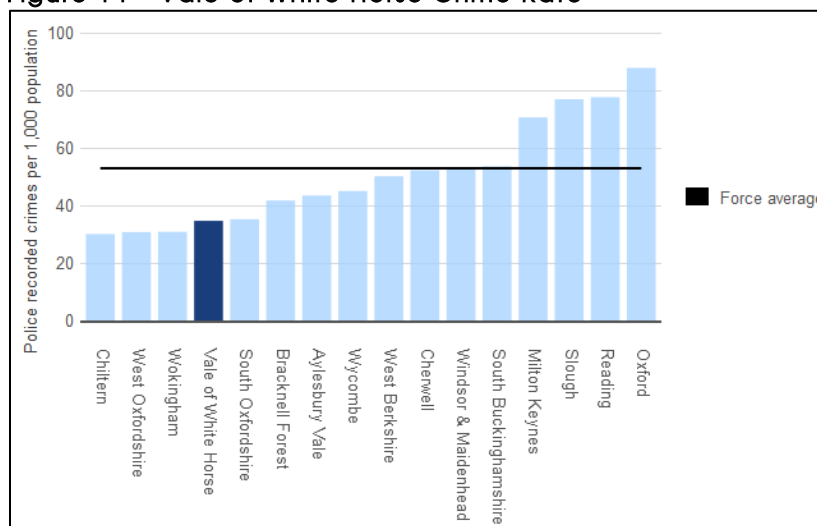
(Source: 2011 Census Neighbourhood Statistics Table QS208EW)

- 3.55 This reflects the rural nature of the area and the limited influence of the larger conurbations in the surrounding areas on the Neighbourhood Plan Area.
- 3.56 The Neighbourhood Plan Area contains three churches: St Mary's Uffington, All Saints, Woolstone and St Nicholas Baulking. All churches form part of the Uffington Benefice and there are regular Sunday services at all three churches (as well as Shellingford which also forms part of the benefice). Uffington also contains a Strict Baptist Chapel on Chapel Lane.

CRIME

- 3.57 The latest data for the year ending June 2015 confirms that the crime rate in Vale of White Horse was lower than average for the Thames Valley force area¹³:

Figure 14 – Vale of White Horse Crime Rate



- 3.58 This again appears to reflect the predominantly rural nature of the District. The data for the Faringdon Neighbourhood Policing Area (within which the Neighbourhood Plan Area is located) for the year to November 2015 reveals the following crimes:

Crime type	Total	Percentage
Anti-social behaviour	167	19.56%
Bicycle theft	5	0.59%
Burglary	95	11.12%
Criminal damage and arson	104	12.18%
Drugs	35	4.10%
Other crime	16	1.87%
Other theft	176	20.61%
Possession of weapons	5	0.59%
Public order	17	1.99%
Robbery	1	0.12%
Shoplifting	27	3.16%
Theft from the person	6	0.70%
Vehicle crime	92	10.77%
Violence and sexual offences	108	12.65%
Totals	854	100.01%

(Source: Neighbourhood Policing Data - <https://www.police.uk/thames-valley/N378/crime/>)

¹³ Police.UK (2015) *Crime in Vale of White Horse Compared With Crime in Other Similar Areas*, [Online]. Available: https://www.police.uk/thames-valley/N375/performance/compare-your-area/#force_comparison [28/12/15].

- 3.59 Of the 854 crimes in the Faringdon neighbourhood policing area, approximately 60 (7% of the total) were recorded in the Neighbourhood Plan Area¹⁴.

COMMUNITY FACILITIES

- 3.60 The Vale of White Horse publication 'Town and Village Facilities Study (Update February 2014)'¹⁵ assesses the range of facilities in each of the Vale's villages. For the NP are the assessment records the following scores:

Baulking – 3 (for having a church, proximity to employment, and proximity to a bus service)

Uffington – 14 (for having a school, a post office / store, a church, a public house, a village hall, a mobile library, a bus service, proximity to employment, open recreation / sports and equipped play facilities)

Woolstone – 4 (for having a church, proximity to employment, a mobile library and a public house)

- 3.61 Although not specifically scored, Uffington also has a museum – Tom Brown's School Museum and village allotments. The area is also served by the UBW Community minibus, which provides local services to Faringdon and Wantage, as well as regular trips to Witney and Swindon.
- 3.62 There is a monthly farmer's market held at the Thomas Hughes Memorial Hall in Uffington. Finally there are various clubs and music lessons run from Uffington Church of England Primary School for children.
- 3.63 These facilities are well used by residents within the Neighbourhood Plan Area as well as visitors from outside. There is a strong relationship between Baulking, Woolstone and Uffington. The two smaller villages use the latter, and other local service centres, for access to day to day facilities.

CLUBS

- 3.64 There are various clubs and activities available to residents in the Neighbourhood Plan Area. Uffington has a wider range including various sports and exercise clubs / classes, Messy Church, an afternoon club, an amateur dramatics group, bell-ringing, Brownies / Cubs / Scouts, a gardening club, a baby and toddler group, a Benefice 200 club, a twinning association (Uffington), a W.I. group, a community garden

¹⁴ Police.UK (2015) *Crime Map for Faringdon Neighbourhood Policing Area*, [Online]. Available: <https://www.police.uk/thames-valley/N378/crime/> [28/12/15].

¹⁵ VOWHDC (2014) *Town and Village Facilities Study (Update February 2014)*, [Online]. Available: http://www.whitehorsedc.gov.uk/sites/default/files/Town%20and%20Village%20Facilities%20Study%20Feb%202014%20Update_0.pdf [16/12/15].

association and the White Horse Show is held annually, organised by local volunteers. The show often attracts in excess of 10,000 visitors over two days.

COMMUNICATIONS

- 3.65 The villages within the Neighbourhood Plan Area are served by telephone services. Uffington is already served by faster potential broadband connection speeds whilst Baulking is expected to be upgraded by June 2017. Woolstone is expected to be fully upgraded by June 2017 although parts of the village are stated as having already been upgraded (see Better Broadband For Oxfordshire Website: <http://public.tableau.com/views/OxonCoverage/Viewcoverageinyourarea?:showVizHome=no>)
- 3.66 Local magazines and information guides (the Advertiser / What's On In and Around Faringdon etc) are distributed in the area as well as a quarterly village publication in Uffington known as the Courier, and the Woolstone Directory. There are also two village websites: www.uffington.net and www.woolstonevillage.co.uk which carry some information.

INFORMATION GAPS

- 3.67 Some of the data includes figures for Compton Beauchamp. Ideally this data should be disaggregated into separate figures for Woolstone and Compton Beauchamp parishes but at the time of writing ONS advise that, other than for population and household head count data is not possible and will not be for the foreseeable future. If it does become available in the future the relevant tables could be revisited to assess the effects of the change in data.

ISSUES FOR NEIGHBOURHOOD PLAN

- 3.68 There are several issues that may be relevant to the emerging Neighbourhood Plan including:

A slightly lower proportion of children living in parts of the Plan Area, suggesting a risk of an ageing population emerging later in the Plan period

A lack of affordable housing – in terms of actual numbers and general affordability

The presence of higher than average pockets of deprivation in part of the Neighbourhood Plan Area

School capacity in the future once housing development has taken place

4 BUSINESS AND THE ECONOMY

OXFORDSHIRE OVERVIEW

- 4.1 The overarching economic objective of Oxfordshire County Council (OCC) in their Corporate Plan 2014/15-2017/18 (updated for 2015/16)¹⁶ is to deliver “A *Thriving Economy – with small businesses starting, existing small businesses growing, and large businesses choosing to locate here, creating good jobs for local people. A strong economy makes everything else possible.*”
- 4.2 The local economy is described as follows:
- “The vibrancy of Oxfordshire’s economy is inextricably linked to the activities of its two universities, its teaching hospital and research trust – which is one of the largest in the UK – and the concentration of science and research activity in the south of the county. Oxfordshire’s bio-technology sector has grown 14 per cent since 2008, while the space technology cluster located at Harwell is growing rapidly and includes the European Space Agency and the International Space Innovation Centre. Along with the neighbouring counties of Berkshire and Buckinghamshire, Oxfordshire forms part of one of the highest concentrations of high-tech employment in Europe.”* (p.8)
- 4.3 The most recent UK Competitive Index, produced in 2013¹⁷, ranked the Oxfordshire Local Enterprise Partnership (LEP) Area for Oxfordshire 6th out of 39 LEP areas.
- 4.4 The Oxfordshire Labour Market Information Summary (2012-2022) was published on 17 December 2015¹⁸. It predicts (page 3) that the number of jobs in the Oxfordshire LEP area will rise by around 17,000 over the next decade (2012-2022), i.e. at 0.4 per cent per annum (the UK average annual growth rate is expected to be 0.6 per cent).
- 4.5 It goes on to review the economic position of Oxfordshire in relation to the UK. It notes that the LEP area has a stronger representation of employment in higher skilled occupations, compared with the UK as a whole (48% as compared to the UK average of 43%).

¹⁶ OCC (2015) *Corporate Plan 2014/15-2017/18 (updated for 2015/16)*, [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/corporate-plan> [06/01/16].

¹⁷ Centre for International Competitiveness (2013) *UK Competitive Index*, [Online]. Available: <http://www.cforic.org/downloads.php> [06/01/16].

¹⁸ UK Commission for Employment & Skills (2015) *Oxfordshire LMI Summary*, [Online]. Available: <http://insight.oxfordshire.gov.uk/cms/oxfordshire-labour-market-information-summary-2012-2022> [06/01/16].

- 4.6 In contrast, it confirms that the proportion of employment in the three lowest-skilled occupations is slightly lower than the UK average (21% compared to the UK average of 25%).
- 4.7 The proportion of people employed in administrative, skilled trades and caring/leisure roles is 31% compared to the UK figure of 32%.
- 4.8 The 2012 publication *The Economic Impact of Tourism on Oxfordshire Estimates for 2011*¹⁹ suggests that direct turnover derived from tourism trip expenditure in the County in 2011 was £1,407,094,000 and of that, £169,168,000 was generated in the Vale of White Horse. White Horse Hill itself is a major attraction within the Neighbourhood Plan Area, and whilst it attracts in the region of 150,000 visitors a year, many others use the area for recreational horse riding, cycling and walking.
- 4.9 The tourism industry was estimated to employ 21,471 people as full time equivalent employees in Oxfordshire, and 2,420 in the Vale in 2011.

VALE OF WHITE HORSE OVERVIEW

- 4.10 The Vale of White Horse Employment Land Review 2013 Update²⁰ considers the availability of existing employment land within the Vale of White Horse District.
- 4.11 It specifically highlights the role that Milton Park, Harwell, Abingdon Business and Science Parks, Shrivenham Trading Estate and Faringdon play in supplying office and R&D space (Use Class B1) to the businesses in the Vale.
- 4.12 Milton Park, Radley Road Industrial Estate, Thames View Industrial Estate, White Horse Business Park (Stanford-in-the-Vale) and Park Road Faringdon are highlighted as important resources for Use Class B2 (general industrial) employment space.
- 4.13 Milton Park and the Vale of White Horse Business Park are specifically highlighted for their role in providing land for warehousing and distribution (Use Class B8).
- 4.14 Current business counts in the Vale of White Horse District have been produced by Nomis for the year 2015 (in their Workforce Report for the Vale of White Horse District 2015²¹). The data reveals a healthy local economy:

¹⁹ Tourism South East (2012) *The Economic Impact of Tourism on Oxfordshire Estimates for 2011*, [Online]. Available: <http://tinyurl.com/zvq77dv> [06/01/16].

²⁰ URS (2013) *Vale of White Horse Employment Land Review 2013 Update*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/Employment%20Land%20Review%202013%20Update.pdf> [15/12/15].

Table 12 – Business Counts in the Vale				
UK Business Counts (2015)	VOWHDC (Numbers)	VOWHDC (%)	South East (Numbers)	South East (%)
Enterprises				
Micro (0 To 9)	4,860	88.5	337,385	89.4
Small (10 To 49)	505	9.2	32,885	8.7
Medium (50 To 249)	90	1.6	5,725	1.5
Large (250+)	35	0.6	1,450	0.4
Total	5,490	-	377,445	-
Local Units				
Micro (0 To 9)	5,320	83.7	372,205	84.8
Small (10 To 49)	830	13.1	54,185	12.3
Medium (50 To 249)	180	2.8	10,915	2.5
Large (250+)	25	0.4	1,585	0.4
Total	6,355	-	438,890	-

(Source: Inter Departmental Business Register (ONS))

Note: An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

- 4.15 The March 2013 Retail and Town Centre Study²² produced by Nathaniel Lichfield & Partners on behalf of the Vale of White Horse identifies the quantum of existing retail floorspace in the Vale:

Convenience goods retail sales floorspace - 15,809 sq.m net (NB. excludes comparison sales floorspace within food stores - 4,702 sq.m net)

Comparison goods retail floorspace - 46,339 sq.m net

- 4.16 It recommends that large villages “.....could also assist in accommodating [retail] growth particularly top-up food shopping and day to day comparison goods. Opportunities for small convenience stores (100 to 200 sq.m net) could be considered” (p. 35).
- 4.17 Hotel accommodation is quantified in the South Oxfordshire & Vale of White Horse Hotel Needs Assessment – Final Report July 2014²³ at Table 4 (p.10):

²¹ NOMIS (2015) *Labour Market Statistics*, [Online]. Available: <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx> [15/12/15].

²² Nathaniel Lichfield & Partners (2013) *Retail and Town Centre Study*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/VOWH%20Retail%20and%20Town%20Centre%20Study%202013.pdf> (accessed 18/12/15)

Table 13 – Hotel Accommodation in the Vale			
Standard	Hotels	Rooms	% of Rooms
5 star	0	0	0
4 star	1	15	1.9
Boutique	1	18	2.3
3 star	10	396	50.7
2 star	0	0	0
Budget/ Limited Service	2	162	20.7
Ungraded	2	173	22.2
Serviced Apartments	2	17	2.2
Total Hotels	18	781	100.0

(Source: South Oxfordshire & Vale of White Horse Hotel Needs Assessment 2014)

- 4.18 The report goes on to note that in addition to the above, the “Vale of White Horse has 15 pubs that offer accommodation, with a total of 97 letting bedrooms” (p.12).
- 4.19 Data from Nomis has put earnings in the District by workplace in 2015 at the following levels:

Table 14 – Average Earnings in the Vale			
	VOWHDC (£)	South East (£)	Great Britain (£)
Gross Weekly Pay			
Full-Time Workers	617.5	552.1	529.0
Male Full-Time Workers	654.8	600.0	569.9
Female Full-Time Workers	546.3	484.7	471.5
Hourly Pay - Excluding Overtime			
Full-Time Workers	16.11	14.06	13.32
Male Full-Time Workers	16.72	14.85	13.91
Female Full-Time Workers	13.87	12.82	12.56

(Source: ONS annual survey of hours and earnings - workplace analysis)

Note: Median earnings in pounds for employees working in the area.

- 4.20 This shows a healthy local economy with average gross weekly pay being just under 12% higher than the rate for the South East Region, and just under 17% higher than the Great Britain average
- 4.21 Within the Vale there are a number of business and economic support groups that underpin the local economy particularly for start-ups, rural business and innovative enterprises.
- 4.22 LEADER funding is European funding targeted at farmers, foresters, community enterprises and rural-based businesses, with typically 40% project costs available for

²³ Hotel Solutions (2014) South Oxfordshire & Vale of White Horse Hotel Needs Assessment – Final Report, [Online]. Available: <http://www.southoxon.gov.uk/sites/default/files/Hotel%20needs%20assessment-2014.pdf> [18/12/15].

commercial projects up to £50,000. North Wessex Downs LEADER and Oxfordshire LEADER programmes both provide funding in the Neighbourhood Plan Area.

- 4.23 Vale4Business operates across the Vale providing information to businesses about accessing funding, improving broadband connectivity, improving skills and promoting apprenticeships.
- 4.24 Spark Vale provides expert support for free to entrepreneurs in the Vale of White Horse district who are either thinking about, or are in, business.
- 4.25 Oxfordshire Business Support (a service offered by the Oxfordshire Local Enterprise Partnership) provides guidance to business owners about funding, grants, growing businesses and networking.

NEIGHBOURHOOD PLAN AREA

- 4.26 The businesses located within the Neighbourhood Plan area are limited and purpose-built premises are primarily located at Uffington Trading Estate where there are a small number of units, ranging from 40sq.m. to approximately 550sq.m. in area.
- 4.27 Other local businesses with premises include the two public houses (The Fox & Hounds and the White Horse), the post office and store in Uffington, bed & breakfast facilities in Uffington, a campsite at Britchcombe Farm, the various commercial farms within the area, Sower Hill Stables, Vale Game and Baulking Grange riding stables in Baulking, two stable yards (including one training for competitive events) in Woolstone, as well as a host of small businesses based from residential / ancillary facilities within the Neighbourhood Plan Area (eg Waymark Residential, Atelier Builders, Ridgeway Plumbing, D & G Garden Services, Matilda's Catering, Maid for Mothers, Wellandscape, Parrott Books, Uffington Potters to name but a few).
- 4.28 The local Uffington village website contains a services directory which is used by residents. It contains contact details for a range of local businesses including those listed above: <http://www.uffington.net/shops-services/>.
- 4.29 The Neighbourhood Statistics unit at the ONS has produced 2011 Census-derived data that portrays the key characteristics of the local economy and workforce.
- 4.30 The percentages of managerial, administrative and professional occupations are significantly higher (particularly the highest level occupations) in the Neighbourhood Plan Area than in the Region or England (see table 15 below).

- 4.31 The same is true of small account employers and own-account workers.
- 4.32 Long term unemployed and full time students form a smaller proportion of the overall number of residents compared to the same categories in the wider Region and England.

Table 15 – Socio Economic Classification (Occupation) percentages (including figures for Compton Beauchamp)					
Occupation	Baulking	Uffington	Woolstone	SE Region	England
1. Higher Managerial, Administrative and Professional Occupations	17.8	17.2	21.1	12.6	10.4
2. Lower Managerial, Administrative and Professional Occupations	28.9	26.6	27.0	23.4	20.9
3. Intermediate Occupations	15.6	10.0	11.2	13.6	12.8
4. Small Employers and Own Account Workers	15.6	12.0	19.1	10.2	9.4
5. Lower Supervisory and Technical Occupations	4.4	5.3	2.0	6.5	6.9
6. Semi-Routine Occupations	13.3	9.3	8.6	12.7	14.0
7. Routine Occupations	1.1	9.6	5.9	8.9	11.0
L14.1 Never Worked	0.0	2.6	1.3	2.4	3.9
L14.2 Long-Term Unemployed	0.0	0.9	0.0	1.3	1.7
L15 Full-Time Students	3.3	6.5	3.9	8.3	9.0
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: NS-SeC, 2011 Census (KS611EW))

- 4.33 Employment in the working age population (16-74) within the Neighbourhood Plan Area is detailed below in table 16. The average level of employment in the Neighbourhood Plan Area ranges from 63.3% to 72.2% (65.2% in the South East Region; 62.1% in England).
- 4.34 Economic inactivity in the Neighbourhood Plan Area accounts for between 25.5% and 31.5% of all working age residents (28% in the Region and 30.1% in England). Unemployment is generally lower in the Neighbourhood Plan Area than in the Region or England.
- 4.35 Self-employed numbers are higher in the Neighbourhood Plan Area than within the Region or England more generally.

Table 16 – Economic Activity (percentage) (including figures for Compton Beauchamp)					
Work Status	Baulking	Uffington	Woolstone	SE Region	England
Economically Active; Employee; Part-Time	14.4	13.6	13.8	13.8	13.7
Economically Active; Employee; Full-Time	42.2	35.9	35.5	40.4	38.6
Economically Active; Self-Employed	15.6	14.1	18.4	11.0	9.8
Economically Active; Unemployed	0.0	2.2	0.0	3.4	4.4
Economically Active; Full-Time Student	2.2	2.7	1.3	3.3	3.4
Economically Inactive; Retired	17.8	17.4	15.1	13.7	13.7
Economically Inactive; Student (Including Full-Time Students)	1.1	3.8	3.3	5.2	5.8
Economically Inactive; Looking After Home or Family	3.3	5.2	8.6	4.4	4.4
Economically Inactive; Long-Term Sick or Disabled	2.2	3.4	3.3	2.9	4.0
Economically Inactive; Other	1.1	1.7	0.7	1.8	2.2
Unemployed; Age 16 to 24	0.0	0.9	0.0	0.9	1.2
Unemployed; Age 50 to 74	0.0	0.5	0.0	0.7	0.8
Unemployed; Never Worked	0.0	0.3	0.0	0.4	0.7
Long-Term Unemployed	0.0	0.9	0.0	1.3	1.7
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: Economic Activity, 2011 Census (KS601EW))

- 4.36 Turning to the industry that those in work are employed in within the Neighbourhood Plan Area, the Census data reveals that (see table 17 below), as might be expected in a rural area, a significantly higher proportion of the working age population is employed in agriculture, forestry and fishing compared to the figures for the South East Region and England.
- 4.37 The same is true of those working age people employed in professional, scientific, technical activities and education.

- 4.38 Lower than average representation in the Neighbourhood Plan Area is observed in the wholesale and retail trade, repair of motor vehicles and motor cycles, finance and insurance activities and human health / social work activities.

Table 17 – Employment by Industry (percentage) (including figures for Compton Beauchamp)					
Industry (%)	Baulking	Uffington	Woolstone	SE Region	England
A Agriculture, Forestry and Fishing	7.6	2.1	9.5	0.7	0.8
B Mining and Quarrying	0.0	0.3	0.0	0.1	0.2
C Manufacturing	7.6	6.0	6.7	7.2	8.8
D Electricity, Gas, Steam and Air Conditioning Supply	0.0	0.3	1.0	0.6	0.6
E Water Supply; Sewerage, Waste Management and Remediation Activities	1.5	0.8	0.0	0.7	0.7
F Construction	9.1	8.1	1.0	8.0	7.7
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	4.5	12.3	7.6	15.6	15.9
H Transport and Storage	0.0	3.1	1.0	5.2	5.0
I Accommodation and Food Service Activities	0.0	5.0	5.7	5.0	5.6
J Information and Communication	7.6	7.9	9.5	5.5	4.1
K Financial and Insurance Activities	1.5	3.7	3.8	4.5	4.4
L Real Estate Activities	0.0	1.8	7.6	1.4	1.5
M Professional, Scientific and Technical Activities	12.1	12.3	12.4	7.5	6.7
N Administrative and Support Service Activities	4.5	4.2	2.9	5.2	4.9
O Public Administration and Defence; Compulsory Social Security	10.6	5.0	2.9	6.0	5.9
P Education	16.7	12.9	10.5	10.1	9.9
Q Human Health and Social Work Activities	10.6	8.1	9.5	11.6	12.4
R, S, T, U Other	6.1	6.0	8.6	5.1	5.0
All Usual Residents Aged 16 to 74 in Employment (actual numbers)	66.0	381.0	105.0	4,260,723.0	25,162,721.0

(Source: Industry, 2011 Census (KS605EW) Percentages)

- 4.39 Overall the local economy and the economic profile of the majority of the residents of the Neighbourhood Plan Area appears to be buoyant but with limited purpose-built premises to attract local employers to the area. The businesses that are located in the Neighbourhood Plan Area tend to be rural in nature or do not need to be located in a larger built up area.

INFORMATION GAPS

- 4.40 Data on actual business premises within the Neighbourhood Plan Area was patchy and would benefit from further investigation.

ISSUES FOR NEIGHBOURHOOD PLAN

- 4.41 The key issue to arise from this section of the characterisation report is the lack of suitable premises for employment in the Neighbourhood Plan Area. The Neighbourhood Plan may be able to address this through land use based policies.

5 NATURAL ENVIRONMENT

5.1 This section of the report describes the natural resources in the area of the Neighbourhood Plan and its surroundings.

HABITATS

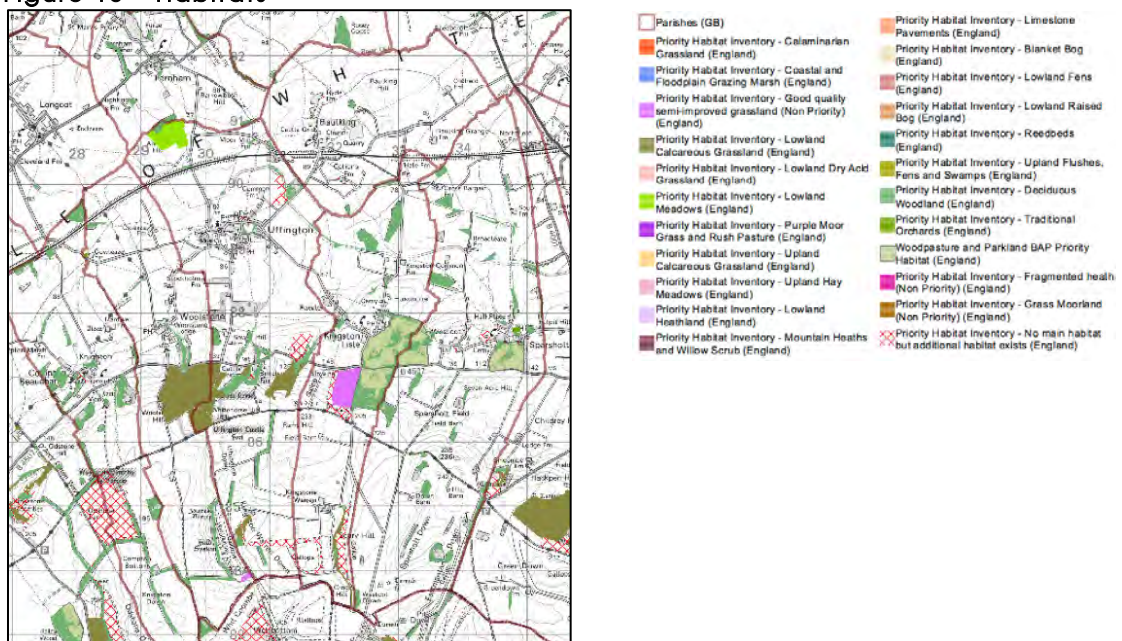
5.2 A range of habitats may be found across the Neighbourhood Plan Area. In particular those that are critical include UK Biodiversity Action Plan (BAP) 'priority habitats'. These are regarded as being the most threatened and requiring conservation action.

5.3 Baulking parish contains pockets of deciduous woodland priority habitat, two pockets of land with no main habitat designation but which are of interest, and a traditional orchard priority habitat.

5.4 Uffington parish contains a variety of priority habitats including a number of designated deciduous woodlands, a lowland meadow, large areas of lowland calcareous grassland to the north of White Horse Hill and pockets of land with no main habitat designation but which are of interest.

5.5 Woolstone parish contains a small area of good quality semi-improved grassland, large areas of lowland calcareous grassland to the north of White Horse Hill and a number of designated deciduous woodlands.

Figure 15 – Habitats

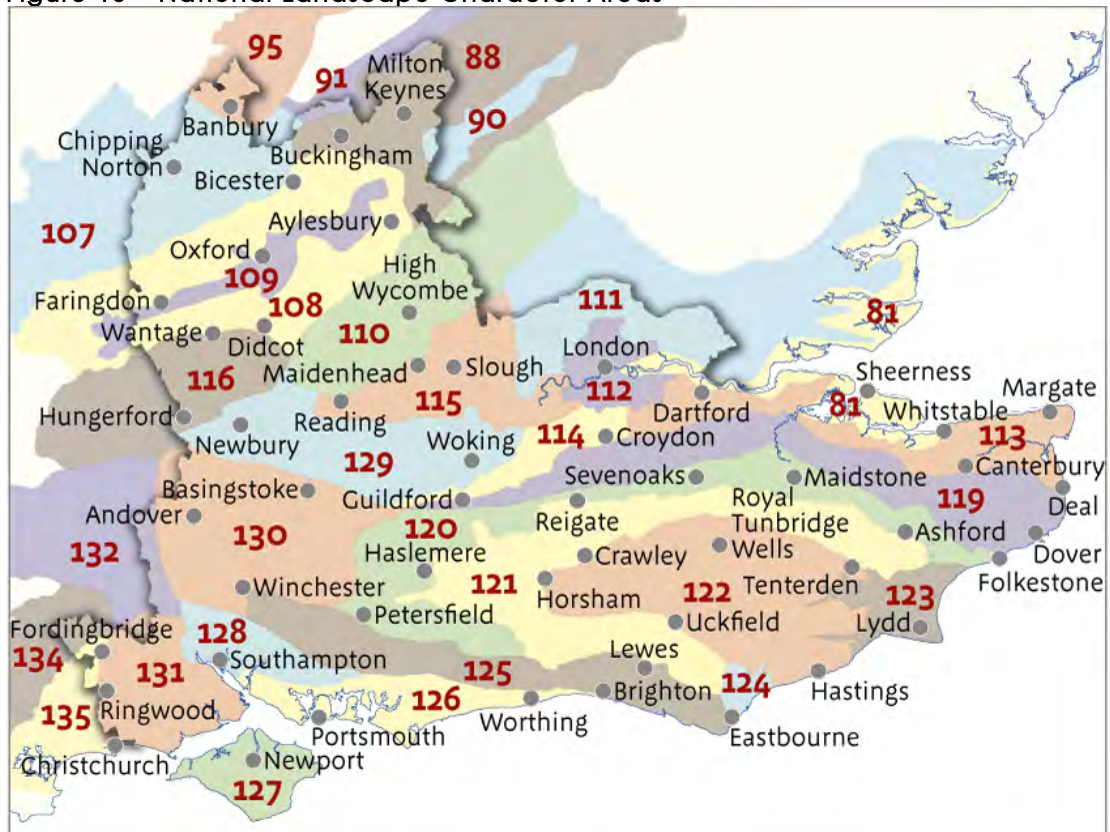


(Source: Priority Habitat Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

LANDSCAPE CHARACTER

- 5.6 The Neighbourhood Plan Area falls across two National Landscape Character Areas²⁴: The Upper Thames Clay Vale (area 108) and the Berkshire and Marlborough Downs (area 116).

Figure 16 – National Landscape Character Areas



(Source: Natural England - <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>)

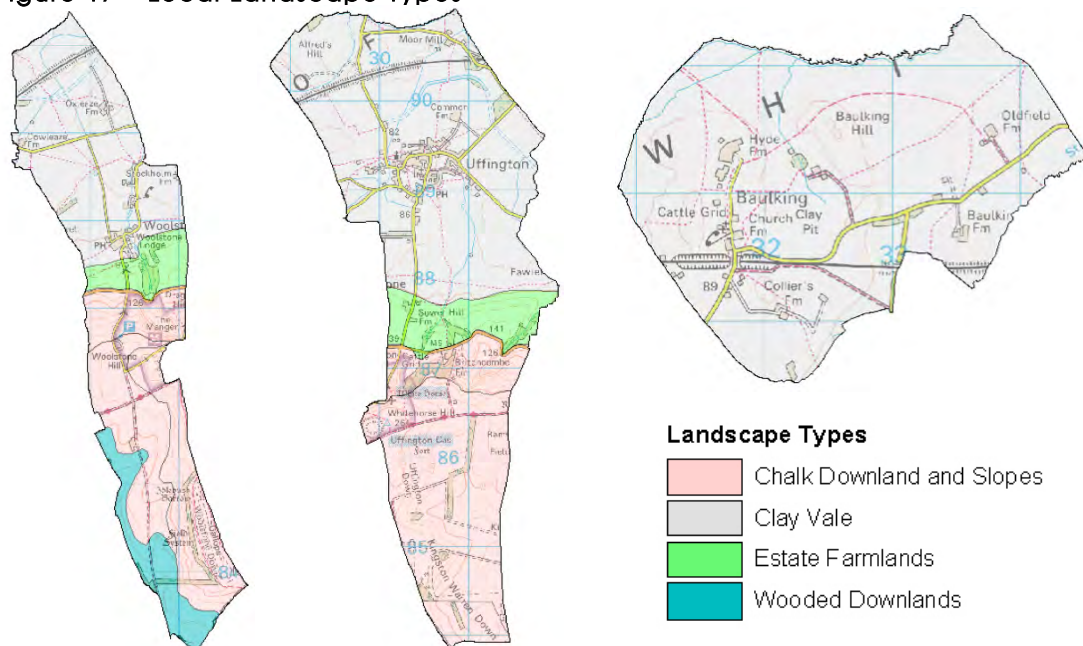
- 5.7 The Natural England Character Area Profile for area 108 states that the area is characterised by “*The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays.....There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places.*”
- 5.8 The profile for area 116 states that the area is characterised by “*Vast arable fields stretch across the sparsely settled, rolling Chalk hills of the Berkshire and*

²⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>

Marlborough Downs National Character Area (NCA). There are extensive views from the escarpment in particular, punctuated by landmarks including chalk-cut horse figures, beech clumps and ancient monuments. Historic routeways, including the Ridgeway National Trail, provide public access across this landscape.”

- 5.9 At a regional level there are two Regional Joint Character Areas affecting the Neighbourhood Plan Area – the Vale of White Horse and the Berkshire and Marlborough Downs. The boundaries of these broadly follow the boundaries of the national character areas.
- 5.10 Locally there are a variety of different landscape types within the Neighbourhood Plan Area. Further description of the local strategy for managing these landscapes is in the VOWH publication: Planning Advisory Notes: Adopted 20th July 2006 – the key Note is the Landscape Strategy.

Figure 17 – Local Landscape Types



(Source: Oxfordshire Wildlife & Landscape Study:
<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Districts/Oxfordshire+Districts++Parishes/Vale+of+White+Horse+Parishes/> © Crown copyright and database rights 2015 OS Licence No 100051806)

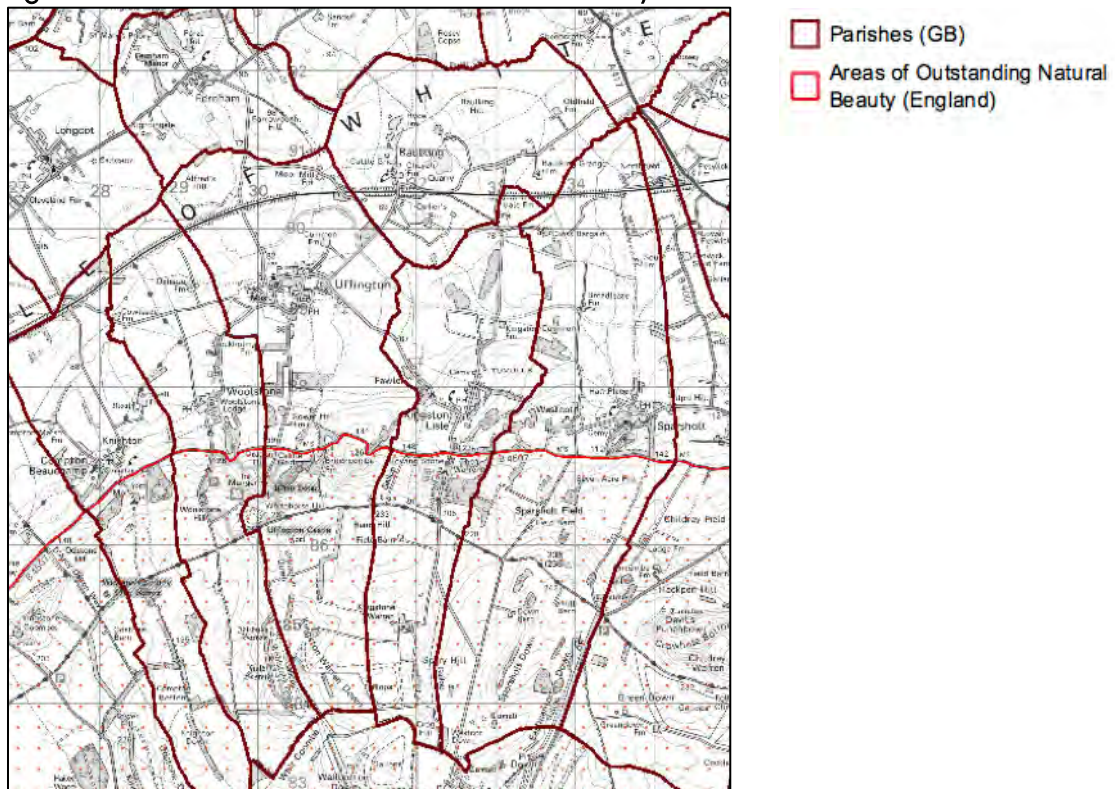
NORTH WESSEX DOWNS AONB

- 5.11 The Area of Outstanding Natural Beauty (AONB) boundary bisects the Neighbourhood Plan Area roughly half way between the northern and southern boundary of the area.
- 5.12 The AONB covers 1730 sq km. It was designated in 1972 and is the third largest

AONB in the country. That part of the AONB within the Neighbourhood Plan Area is approximately 8.1 sq.km. or 810 hectares in area. This is approximately 31% of the total land area within the Neighbourhood Plan Area.

- 5.13 AONBs are nationally important designated landscapes where “*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty*” (para. 115 of the National Planning Policy Framework).

Figure 18 – North Wessex Downs AONB Boundary



(Source: AONB Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

- 5.14 The 2014-2019 North Wessex Downs AONB Management Plan²⁵ describes the northern part of the AONB as forming what is referred to as the ‘Downs Plain and Scarp’ (referred to in earlier documents as the ‘Liddington to Letcombe Open Scarp’) where the landscape is characterised by arable fields, lack of surface water and limited built development. The scarp slope, intersected by springs, creates a boundary feature that weaves across the countryside, in some places wooded and in others open. It contains significant areas of remnant chalk grassland (see

²⁵ North Wessex Downs AONB Board (2014) *AONB Management Plan 2014-19*, [Online]. Available: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html> [18/12/15].

Management Plan p.22).

- 5.15 The area of landscape immediately to the south of the scarp is known as 'Open Downland' (previously known as the 'Lambourn Downs' in earlier documents).
- 5.16 The Management Plan describes this area as open, smoothly rounded downland with dry valleys intersecting the downs and with steep scarps and again a lack of surface water. Vegetation is very limited although occasional Beech woods may be seen high up on the slopes as well as long shelter belts, often orientated north / south.

This is a remote, tranquil landscape of panoramic views where the sky forms a key part of the landscape, including the effect of cloud shadows on the ground and the wind creating swells through the crops, the Plan advises. The dominant land use is of vast sweeping arable fields with small remnant patches of chalk grassland on steeper slopes. Settlement is extremely sparse and limited to scattered farmsteads and racing stables.

NATURE RESERVES

- 5.17 There is a range of natural areas within or near the Neighbourhood Plan Area. These include internationally, nationally and locally important designated areas.
- 5.18 At the international level are the Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites and Biosphere reserves. Only two protected locations are within five kilometres of the Neighbourhood Plan Area: The River Lambourn SAC and the Hackpen Hill SAC.
- 5.19 The River Lambourn SAC lies 3.9km south east of the nearest point of the Neighbourhood Plan Area and 9.0km to nearest edge of Uffington.
- 5.20 Paragraph 3.2.5 of the West Berkshire Core Strategy Habitat Regulations Assessment (July 2010) concludes by saying that:

"The overall outcome of the Appropriate Assessment on the River Lambourn SAC is that, provided the Core Strategy is implemented effectively, there is no adverse effect on the integrity of the Natura 2000 site from this plan."

- 5.21 This conclusion was reached in light of the consideration of 'in combination' effects from development in adjoining areas including the Vale of White Horse District's

emerging Local Plan.

5.22 Hackpen Hill SAC lies 3.5km to nearest point of the Neighbourhood Plan Area and 5.5km to nearest edge of Uffington.

5.23 Paragraph 6.6 of the February 2015 URS Habitat Regulations Assessment of the Vale's Submission Local Plan Part 1 reviewed the impact of the additional development planned for the Vale on the SAC. It states:

"Issues of recreational pressure and air quality have been considered in relation to impacts of the Additional Consultation document on the Hackpen Hill SAC. It is possible to conclude that likely significant effects will not arise from air quality issues on the Hackpen Hill SAC as a result of development within the Vale of White Horse District under the Additional Consultation document policy amendments. There is however a small risk of increased recreational pressure on Hackpen Hill SAC which may trigger the need for enhanced access management to the site. The local authority should be prepared to contribute to any enhanced access management that might be identified by Natural England in future as stemming from increased local population. The Council has advised that this issue can be addressed through the Infrastructure Delivery Plan (IDP) and the Community Infrastructure Levy (CIL).

5.24 Section 2.4 of the West Berkshire Core Strategy Habitat Regulations Assessment (July 2010) commented, in relation to the impact of development in West Berkshire on the Hackpen Hill SAC, that *"There is expected to be minimal disturbance from increased population due to remoteness of the site from settlements [in West Berkshire]."*

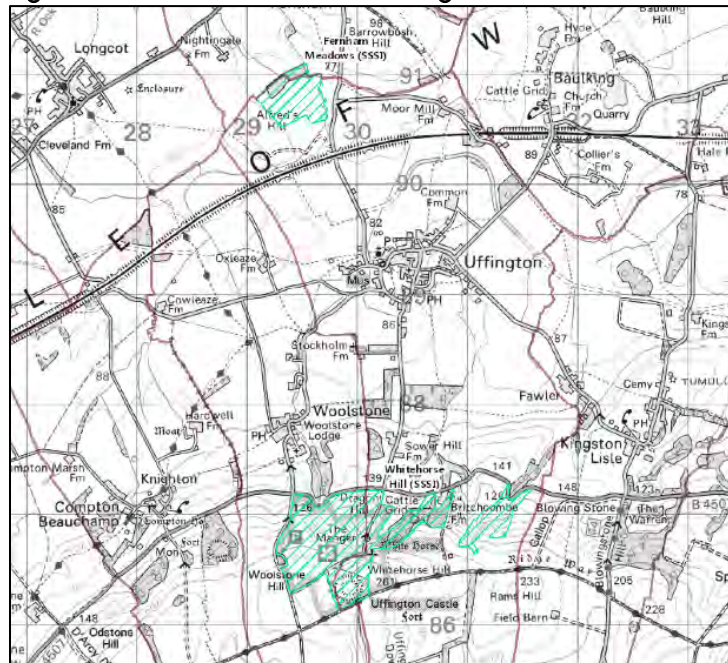
5.25 Salisbury Plain SAC/SPA lies over 30km from the nearest part of the Neighbourhood Plan Area and 36km from the nearest part of Uffington.

5.26 The nearest nationally protected areas are Chimney Meadows National Nature Reserve, 7.8km away from the nearest part of the Neighbourhood Plan Area, and two Sites of Special Scientific Interest (SSSIs) which are located within the Neighbourhood Plan Area:

Fernham Meadows (22.45ha: 2.93ha of unfavourable habitat that is recovering, and 18.45ha of favourable habitat)
White Horse Hill (99.31ha: 75.14ha of unfavourable habitat that is recovering and 24.17ha of favourable habitat)

- 5.27 They are protected for the range of rare and uncommon fauna and flora found on the sites.

Figure 19 – National Nature Designations



Sites of Special Scientific Interest (England)

(Source: SSSI Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

- 5.28 Below the nationally protected level of sites there are locally important sites, known variously as Local Nature Reserves and County Wildlife Sites. The Oxfordshire Wildlife and Landscape Study and Thames Valley Environmental Records Centre both provide details of local wildlife sites in the Vale of White Horse. There are two in the Neighbourhood Plan Area:

38C03 – Kingstone Warren Down (north)
38B01 - Kingstone Warren Down (south)

- 5.29 They are described as supporting chalk grassland with a variety of wildflowers, butterflies, Skylarks and the Brown Hare.
- 5.30 There are no Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) sites within the Neighbourhood Plan Area.
- 5.31 Other locations are known locally for their nature conservation interest including Uffington Gorse (a Woodland Trust site) also known as Fox Covert, as well as the route of the former canal to the north of Uffington village.

- 5.32 Whilst not designated as protected reserves, these latter two locations, and other sites, may contain protected species.

INFORMATION GAPS

- 5.33 Data for this aspect of the characterisation of the Neighbourhood Plan Area is good. No gaps have been identified.

ISSUES FOR NEIGHBOURHOOD PLAN

- 5.34 There are several areas or locations within or close to the Neighbourhood Plan Area which are of great landscape or ecological importance, including the North Wessex Downs AONB, the SSSIs and the nearby SACs.
- 5.35 Further consideration will need to be given to the effect of development in the Neighbourhood Plan Area on these designated areas and the means by which impacts associated with development can be mitigated.

6 HERITAGE & LOCAL BUILT CHARACTER

- 6.1 The historic environment within and close to the Neighbourhood Plan Area is rich and diverse, reflecting the length of time over which the area has been settled.
- 6.2 A heritage assets is defined by the NPPF as being a “...*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*”.
- 6.3 The national heritage list is maintained by Historic England and records statutorily protected heritage assets. Within the Neighbourhood Plan Area there are a number of different assets as described in the following paragraphs.

LISTED BUILDINGS

- 6.4 Within the three villages comprising the Neighbourhood Plan Area the heritage list documents the following listed buildings:

Baulking - 12 Grade II and one Grade I listed buildings
Woolstone - 13 Grade II and one Grade II* listed buildings
Uffington - 33 Grade II and one Grade I listed buildings

- 6.5 The Grade I and II* listed buildings are all Churches, confirming the significance of the contribution those buildings make to the villages they are located in.

CONSERVATION AREAS

- 6.6 The centre of each of the three villages that comprise the Neighbourhood Plan Area is designated as a Conservation Area.
- 6.7 Baulking Conservation area covers 14.17ha land and was first designated on 3rd February 1971. It encompasses the main buildings in the settlement as well as the green which the houses front onto.
- 6.8 Woolstone Conservation Area covers 5.15ha land and was first designated on 3rd February 1971. It encompasses most of the buildings in the settlement except those accessed off Marshway in the north west part of the village.

- 6.9 Uffington Conservation Area covers 15.88ha land and was first designated on 3rd February 1970. It encompasses the original historic core of the settlement and the land to the north west of the Church and school, but excludes dwellings on Shotover, Upper Common, Broad Street, Green Lane, The Green and properties to the east of the Green and the Memorial Hall.

SCHEDULED MONUMENTS

- 6.10 A number of scheduled monuments are situated within the Neighbourhood Plan Area. They include in their number the spectacular Uffington Castle, The White Horse and Dragon Hill. The national heritage list for the Neighbourhood Plan Area confirms those assets that are schedule to be:

Table 18 – Scheduled Monuments in Neighbourhood Plan Area				
Parish	National Number	County Number	Monument Title	Grid Ref
Uffington	21776		Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle	SU 300 865
Uffington	21777		Bronze age bowl barrow and pair of Anglo-Saxon burial mounds 70m south of The White Horse	SU 301 865
Uffington	21778	210	Uffington Castle	SU 300 863
Uffington	21785	230	The White Horse	SU 301 866
Uffington/Woolstone		229	Dragon Hill	SU 301 869

(Source: National Heritage List for England)

- 6.11 Hardwell Camp scheduled monument is located just to the west of the boundary of the Neighbourhood Plan Area, in Hardwell Wood. A scheduled monument at Knighton Bushes is also located just outside the southern edge of the Neighbourhood Plan Area, to the south of Woolstone Down.

NON-LISTED ASSETS

- 6.12 Perhaps the most significant of these is the 87 mile long Ridgeway itself which passes through the Neighbourhood Plan Area. It is an exceptionally important example of the UK (and north-west European) prehistoric environment. Whilst today it is a National Trail, it has been in use for at least 5,000 years. This highly important route has a close association with the statutorily protected assets around White Horse Hill and it also links the heritage assets in the Neighbourhood Plan Area with those nearby (e.g. Wayland's Smithy). It was part of a much longer route covering a

distance of approximately 250 miles between the Wash on the east coast of England and the Dorset coast.

- 6.13 Other assets / remains have been identified through local studies (e.g. the evidence of an Iron Age settlement at Uffington) and site investigations (e.g. those identified as part of the site investigation work on land to the west of Fowler Road, Uffington).
- 6.14 There are a myriad of other non-listed assets that are located within the Neighbourhood Plan Area. The Oxfordshire Historic Environment Record (previously known as the 'Sites and Monuments Record') contains data of all historical and archaeological sites in the County (buildings and monuments).
- 6.15 Full details of the Record are contained at Appendix A to this Report.

HERITAGE AT RISK

- 6.16 Five listed buildings and six scheduled monuments are on the 2015 South East Heritage at Risk Register within the Vale of White Horse. None of the buildings or monuments is located in or near the Neighbourhood Plan Area.²⁶

SCHEDULED PARKS & GARDENS

- 6.17 There are no scheduled parks or gardens within the boundary of the Neighbourhood Plan Area.
- 6.18 Two are located just outside the Neighbourhood Plan Area however: Compton Beauchamp and Ashdown House.
- 6.19 Compton Beauchamp is listed Grade II and is a C16 and early C18 country house on a moated site, with early C18 formal garden remains incorporating later features.
- 6.20 Ashdown House is listed Grade II* and is a mid C17 hunting lodge with formal rides cut through surrounding contemporary or earlier woodland (partly covering the site of a medieval deer park) and a C19 landscape park, and formal parterre garden reconstructed in the 1950s on the site of the C19 original.

²⁶ Historic England (2015) *Heritage at Risk Register - South East*, [Online]. Available: <http://historicengland.org.uk/images-books/publications/har-2015-registers/> [07/01/16].

LOCAL BUILT CHARACTER

- 6.21 The Vale of White Horse has a distinctive character and built form, influenced by the landscape, geology, morphology and, more recently, the external influences of man through modern means of communication.
- 6.22 The Neighbourhood Plan villages contain historic cores that are all now contained within Conservation Areas. Commons and greens feature as focal points in the case of Uffington and Baulking (Uffington's common was much larger originally).
- 6.23 The Vale of White Horse's June 2009 Design Guide²⁷ describes the character of the villages as follows (see pages 20-21 and 30-31 – also reproduced in the 2015 VOWH Design Guide²⁸ at Appendix E to that document):

Baulking (Zone 2A Western Clay Vale) *“As the original landscape of the Clay Vale was low lying and either heavily wooded or very wet marshland, it had relatively few settlements. These are generally smaller villages and hamlets, usually located on outcrops of gravel raised above the wet land.”*

“Although a clay zone, the proximity to stone has led to stone being the predominant building material. It is a rural zone with many wide frontage cottages and low thatched roofs.”

Walls: The local coursed corallian limestone with a variety of tones; Uncoursed stone appears on the earliest of dwellings or former agricultural buildings; Colour washed render is rarely found but usually covers stone beneath; Brick is less frequently used; Brick has a common decorative use on stone buildings for quoins and window detailing; Weatherboard is usually found on outbuildings and agricultural buildings and conversions.

Roofs: Roofing materials predominantly stone slates; Clay tiles are often a later replacement for stone slates; Thatch is also common on smaller cottages; Blue slate is less common - usually found on later dwellings.

Fenestration and Doors: Timber sash and casement, iron leaded casement windows; Timber doors.

²⁷ VOWHDC (2010) *Residential Design Guide*, [Online]. Available: www.whitehorsedc.gov.uk/vale/residential-design-guide-june10webtcm4-7616.pdf [06/01/16].

²⁸ VOWHDC (2015) *Design Guide SPD*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/VWH005SFS.pdf> [06/01/16].

Timber Finishes: The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is in urban locations, where a broader, palette is observed; Tar and pitch on barns and timber frame; Untreated oak.

Uffington and Woolstone (Zone 4 Chalk Villages Along the Spring Line)

“The villages open out to the south onto a steeply rising landscape with large open fields. In other areas the Lower Chalk spreads out and with its small valleys forms an undulating landscape. Near Uffington the Lower Chalk narrows to form a ledge.”

“...characterised by small settlements, with Uffington being the largest. The character of the villages is distinctly rural, typically comprising informal cottages and farmsteads, although some villages include large Manor houses.”

“The most prominent material is local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones alone make up the walls. As these are extremely difficult to cut, they are always laid as whole stones in a random uncoursed fashion.”

Walls: Chalk block either regular sized and laid in courses or random sized and uncoursed; Sarsen stone mixed with other materials such as chalk or brick; Timber framing; Berkshire orange brick usually used for brick quoins and detailing around windows and doors and repairs to chalk; Colour washed lime render; Weatherboard on outbuildings.

Roofs: Thatch with a plain, flush ridge; Red/orange clay tiles; Stone slates; Blue slate.

Fenestration and Doors: Timber sash and casement, iron leaded casement windows; Timber doors.

Timber Finishes: The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts; Tar and pitch on barns and timber frame; Untreated oak.

- 6.24 The 1970 Uffington Village Plan²⁹ describes the local building materials in the village (page 5), confirming that chalk blocks and thatched roofs are 'the norm'.

INFORMATION GAPS

- 6.25 There is no Conservation or Character Appraisal for any of the three conservation areas / villages within the Neighbourhood Plan Area. This is a significant omission and further work is likely to be required to address this in developing the Neighbourhood Plan.

ISSUES FOR NEIGHBOURHOOD PLAN

- 6.26 The significance of the heritage assets within the Neighbourhood Plan Area cannot be underestimated. The monuments associated with White Horse Hill and the Ridgeway are unique and are likely to be sensitive to pressure from development both in terms of their setting and visitor numbers.
- 6.27 Similarly the effect of development on the significance of other heritage assets in and close to the Neighbourhood Plan Area may be material.
- 6.28 Finally, the local vernacular and the character and appearance of the villages are matters which may be material to future plan-making and planning decisions within the Plan Area.
- 6.29 Further consideration could be given to developing policies to address these issues.

²⁹ Berkshire County Council (1970) *Uffington Village Plan*, [Online]. Available: <https://drive.google.com/file/d/0BwtmTIVIG-beYIYyQ3J2NG9YZWc/view?pref=2&pli=1> [08/01/16].

7 SPORTS, RECREATION AND LEISURE

- 7.1 Despite being in a rural location, the Neighbourhood Plan Area is well served by sports, recreation and leisure facilities either within the Neighbourhood Plan Area or in close proximity.

SPORTS / LEISURE FACILITIES

- 7.2 The following facilities may be found within the Neighbourhood Plan Area:

Sports field at Fawler Road, Uffington (hosting Uffington Football, Tennis and Cricket Clubs)
Two tennis courts on the Fawler Road site
Multi-use games court on Jubilee Field, Uffington

- 7.3 Beyond the Neighbourhood Plan Area, the nearest formal facilities are located in Stanford-in-the-Vale, Wantage/Grove, Shrivenham/Watchfield and Faringdon. All are within 5 kilometres of the Neighbourhood Plan Area and provide, variously, cricket, tennis, football and rugby facilities, leisure centres (Wantage and Faringdon) providing swimming, squash and other indoor facilities, and other resources such as the judo Dojo at Tucker's Park, Faringdon.

- 7.4 Children's facilities (as distinct from general-use facilities like open space) include an equipped play area at Jubilee Field, Uffington. There are also informal facilities at Uffington Primary School for use by pupils.

SPORTS CLUBS

- 7.5 A number of clubs associated with sporting activities are located in the area and several are mentioned on the <http://www.uffington.net> website. Clubs found within the Neighbourhood Plan Area include:

Aerobics
Badminton
Cricket
Football
Pilates
Tae Kwon Do
Tennis

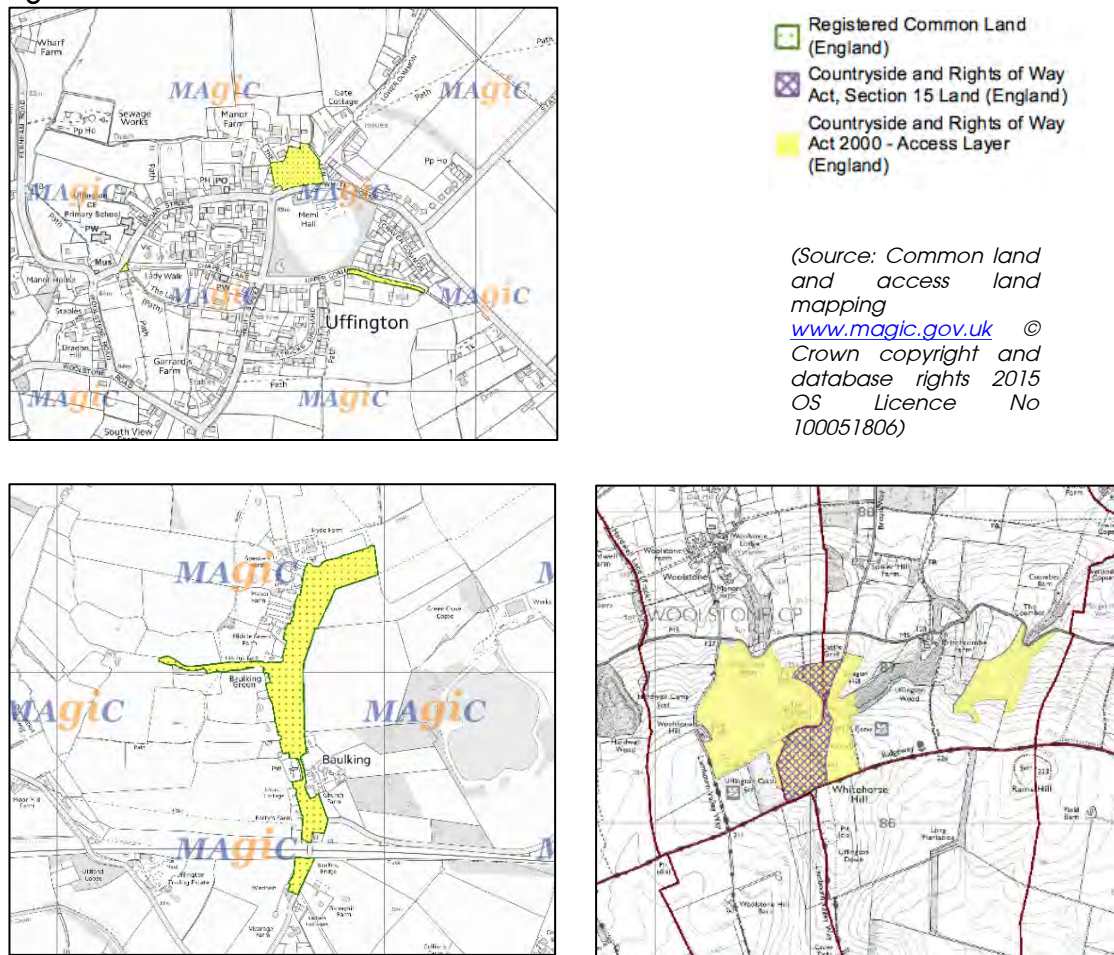
COMMON LAND / GREENS / ACCESS LAND

- 7.6 There are several areas of registered common land within the Neighbourhood Plan Area, at Baulking (two areas either side of the railway line) and Uffington (three

areas). Much of this is also registered as 'access land' under the Countryside and Rights of Way Act 2000. At White Horse Hill there are two separate areas of access land covering much of the hill and hillfort. The National Trust controls much of the most important land at White Horse Hill. White Horse Hill attracts approximately 150,000 visitors a year and is at the centre of a recreational hub which is used by large numbers of walkers and cyclists every year on the Ridgeway and other routes within and through the Neighbourhood Plan Area.

7.7 The following extracts from the www.magic.gov.uk website show the key locations:

Figure 20 – Access and Common Land



PUBLIC RIGHTS OF WAY

7.8 The Neighbourhood Plan Area is criss-crossed by public rights of way. It contains one of most important routes, the Ridgeway which is a National Trail.

7.9 The Oxfordshire Definitive Map records current rights of way. Up to date rights of way (i.e. any alterations since 21 February 2006) are recorded on the Countryside

Access Map (<https://www.oxfordshire.gov.uk/cms/content/definitive-map-and-statement-online>).

7.10 The Access Map shows the following rights of way through the Neighbourhood Plan Area:

Figure 21 – Rights of Way



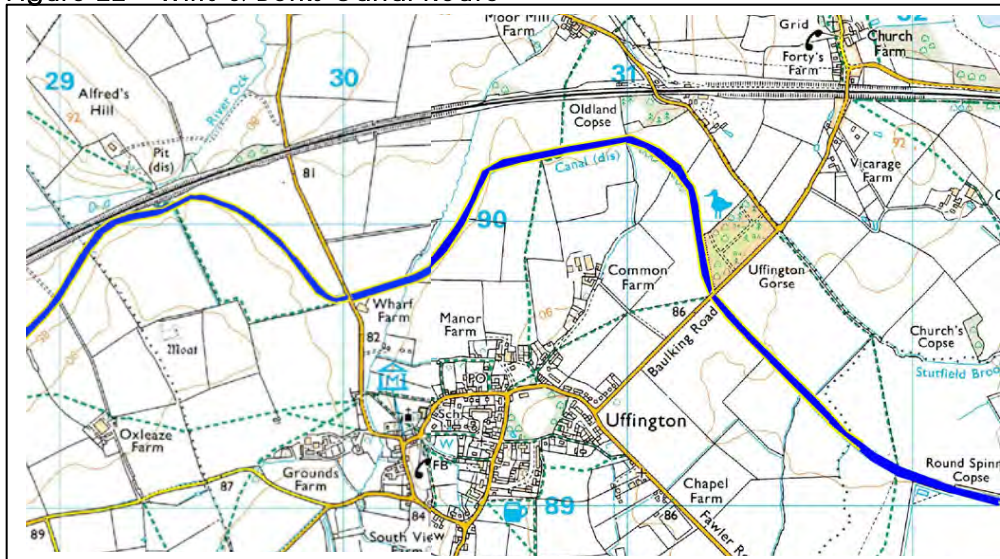
(Source: Oxfordshire Countryside Map © Crown copyright and database rights 2015 OS Licence No 100051806)

- 7.11 Rights of way are always subject to change. The Ridgeway is subject to a current Definitive Map Modification Order to upgrade a section of the Ridgeway passing through the Neighbourhood Plan Area from a Restricted Byway to a Byway Open to All Traffic. No decision has been made in respect of this Order at the time of writing.

WILTS & BERKS CANAL

- 7.12 The Wilts & Berks Canal passes through the Neighbourhood Plan Area to the north of Uffington. The canal was opened in 1810 and was eventually abandoned by an Act of Parliament in 1914 after operating for approximately 100 years.
- 7.13 The Wiltshire, Swindon & Oxfordshire Canal Partnership was formed in 2001 to deliver the restoration of the canal, with much of the work being undertaken by volunteers of the Wilts & Berks Canal Trust. The Trust was formed in 1977. Its stated aim is *“To protect, conserve and improve the route of the Wilts & Berks and North Wilts Canals, and branches, for the benefit of the community and environment, with the ultimate goal of restoring a continuous navigable waterway linking the Kennet & Avon canal near Melksham, the River Thames near Abingdon, and the Thames & Severn canal near Cricklade.”*
- 7.14 The section of canal from Uffington to South Marston, is covered by the West Vale branch of the Trust.
- 7.15 The plan is to achieve full restoration of the canal by 2025. The current plans envisage restoration of the section within the Neighbourhood Plan Area along the route of the original canal.
- 7.16 When complete this will be an excellent additional recreational resource for the area, with the potential to bring with it tourist-related benefits to the local economy.
- 7.17 Figure 22 below shows the route the Canal will take as it passes through the Neighbourhood Plan Area:

Figure 22 – Wilts & Berks Canal Route



(Source: Wilts & Berks Canal Trust © Crown copyright and database rights 2015 OS Licence No 100051806)

INFORMATION GAPS

- 7.18 There is limited information on utilisation of local sports facilities at the neighbourhood level. Similarly there is little publicly available information on membership of sports clubs locally, or evidence of need for additional facilities at this level.
- 7.19 The Neighbourhood Plan may benefit from more detailed information on these particular topics to help shape policies.

ISSUES FOR NEIGHBOURHOOD PLAN

- 7.20 The availability and demand for sports, leisure and recreational facilities can be regarded as a land use planning matter.
- 7.21 The Neighbourhood Plan could develop policies to address related issues such as the location of additional facilities, the need for additional facilities and the mechanism for delivery.

8 TRANSPORT AND TRAFFIC

TRANSPORT CORRIDORS

- 8.1 The Neighbourhood Plan Area straddles the central and southern parts of the Vale of White Horse. Communication corridors within the Vale tend to follow the morphological features, with the main route between Swindon and Oxford (the A420) following the ridge line of the North Vale Corallian Ridge, to the north of the Neighbourhood Plan Area.
- 8.2 The Local Transport Plan (LTP4) for Oxfordshire 2015-2031³⁰ Volume 2(ii) p.86 describes the A420 as being “...the principal and only direct route between Swindon and Oxford. It is an important strategic link in the Oxfordshire hierarchy, and a primary route which the Council expects to be of a standard to allow for free passage of current (20,000 vehicles per day) and expected future traffic for the majority of the traffic day. It should therefore operate with minimal congestion in order to avoid rat running on minor roads.”
- 8.3 The other main route follows the spring line of the scarp of the Berkshire Downs along the B4507, within the Neighbourhood Plan Area.
- 8.4 Between the two main routes and to the north of the Neighbourhood Plan Area, the B4508 links Shrivenham with Shellingford and eastwards on to join the A420 just north of Pusey.
- 8.5 The main railway line between Bristol / South Wales and London passes through the Neighbourhood Plan Area between Baulking and Uffington. In the section through the Vale nearest to the Neighbourhood Plan Area, the railway closely follows the line of the former Wilts & Berks Canal.
- 8.6 The M4 motorway passes 5 km to the south of the Neighbourhood Plan Area.
- 8.7 Settlements have developed along these routes for good reason. Within the central Vale villages have developed in a more loose-knit pattern, often now served by cross-country lanes running between the main roads noted above.

³⁰ OCC (2015) *Connecting Oxfordshire 2015-2031 - LTP4*, [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/connecting-oxfordshire-2015-2031-ltp4> [20/12/15].

PUBLIC TRANSPORT

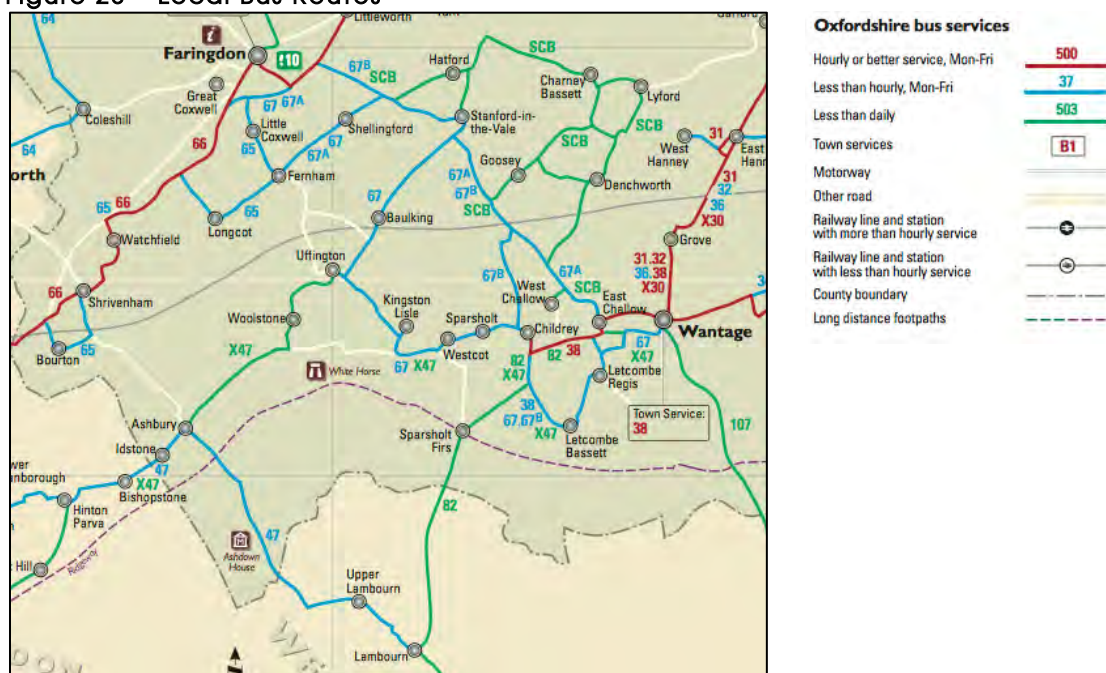
- 8.8 The nearest train stations are at Didcot (20km to the east) and Swindon (14km to the west).
- 8.9 Bus services are available in the villages including the following (N.B. trip numbers below include return journeys):

Table 19 – Bus Service Frequencies			
Service	Route	Stopping at	Frequency
67	Faringdon-SIV-Wantage	Uffington; Baulking Turn	3 trips per day M-S
X47	Ardington-Wantage-Swindon	Uffington; Woolstone	6 trips Saturdays only
Faringdon Community Bus	N/A	May be hired	N/A
Community Association of Uffington, Baulking and Woolstone Bus	N/A	May be hired	N/A

(Source: Bus company timetables)

- 8.10 An extract of the Oxfordshire County Council public transport map below shows the routes of the main services above:

Figure 23 – Local Bus Routes



(Source: Extract from Public Transport in Oxfordshire Map – Oxfordshire County Council)

MODE OF TRAVEL TO WORK

- 8.11 Travel to work data from the 2011 Census reveals that the majority of commuters living in the Neighbourhood Plan Area travel to work by car or van (between 38.2% and 53.3%), higher than the equivalent figure for England.

Table 20 – Travel to Work Mode					
Mode	Baulking	Uffington	Woolstone	SE Region	England
Work Mainly at or From Home	11.1	8.6	12.5	4.5	3.5
Underground, Metro, Light Rail, Tram	0.0	0.0	0.0	0.2	2.6
Train	2.2	1.9	3.3	5.0	3.5
Bus, Minibus or Coach	1.1	0.9	1.3	3.0	4.9
Taxi	0.0	0.0	0.0	0.3	0.3
Motorcycle, Scooter or Moped	1.1	0.9	0.0	0.6	0.5
Driving a Car or Van	53.3	45.7	38.2	41.3	36.9
Passenger in a Car or Van	3.3	3.3	1.3	3.2	3.3
Bicycle	0.0	1.2	3.3	2.0	1.9
On Foot	0.0	2.9	7.2	7.4	6.9
Other Method of Travel to Work	1.1	0.2	2.0	0.5	0.4
Not in Employment	26.7	34.5	30.9	32.1	35.3
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: Method of Travel to Work, 2011 Census (QS701EW) Percentage)

- 8.12 Bus travel to work is poorly represented, emphasising the limited access to good public transport services in the villages compared to less rural locations.

ACCIDENT DATA

- 8.13 Data supplied by Crashmap.co.uk identifies 28 vehicle accidents within the Neighbourhood Plan Area between 2005 and 2014: <http://www.crashmap.com/Search>
- 8.14 Of those 28, four were recorded as ‘serious’ – defined as where at least one person is seriously injured but no person (other than a confirmed suicide) is killed – and 24 were recorded as ‘slight’, i.e. accidents in which at least one person is slightly injured but no person is killed or seriously injured.

INFORMATION GAPS

- 8.15 Data for this aspect of the characterisation of the Neighbourhood Plan Area is generally good. Further data on vehicle numbers using the roads through the Plan Area would be useful to establish a baseline against which to assess future traffic flows.

ISSUES FOR NEIGHBOURHOOD PLAN

- 8.16 One of the key issues to emerge is the limited availability of public transport services in the Neighbourhood Plan Area, and the unavailability of services at key times to enable residents to travel to and from work by public transport.
- 8.17 The management and mitigation of traffic impacts arising from development within the Neighbourhood Plan Area may be another issue that the Neighbourhood Plan could address through the development of appropriate policies.

9 NEXT STEPS

- 9.1 This study has established a baseline for the Neighbourhood Plan Area against which to assess future progress (or otherwise) in the local planning of the area.
- 9.2 It has also begun to identify issues which may be of relevance to the Neighbourhood Plan process, and where Neighbourhood Plan policies could be developed if the community feel it appropriate and/or necessary to do so.
- 9.3 The next step in the process will be to take this study forward as part of the initial community consultation exercise and canvas the local community about their views on how the future planning of the area should develop, and what the key issues might be.

APPENDICES

APPENDIX A HISTORIC ENVIRONMENT RECORDS

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- 1 [PRN 22242 Building, PUMP, THE GREEN](#)
Pump. Mid C19
- 2 [PRN 9494 Monument, Site of Possible Post Medieval Fishponds](#)
Possible group of fishponds along stream SW of Green Close Copse, stretching for at least 500m.
- 3 [PRN 22246 Building, BAULKING TOWERS, THE GREEN](#)
Two cottages. Early/mid C19
- 4 [PRN 22244 Building, BARN APPROXIMATELY 50 METRES NORTH OF MANOR FARMHOUSE, THE GREEN](#)
Barn. C18
- 5 [PRN 22239 Building, STABLES APPROXIMATELY 20 METRES NORTH OF SPENCER'S FARMHOUSE, THE GREEN](#)
Stables. Early C19
- 6 [PRN 9604 Monument, Undated Square Enclosure with Sarsen](#)
Remains of square banked enclosure with narrow ditch. A large sarsen formerly stood in the middle.
- 7 [PRN 22241 Building, WALL AND RAILINGS ENCLOSING GARDEN TO EAST OF SPENCER'S FARMHOUSE, THE GREEN](#)
Wall. C18 and mid C19
- 8 [PRN 9493 Monument, Medieval Shrunken Village](#)
Possible medieval new town. Site consists of village green of over 20 acres, used as stinted pasture.
- 9 [PRN 22237 Building, CHURCH COTTAGE](#)
House. C17
- 10 [PRN 22240 Building, GOOSE HOUSE APPROXIMATELY 5 METRES NORTH OF SPENCER'S FARMHOUSE, THE GREEN](#)
Goose house with granary over. Mid C19

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- 11 [PRN 22245 Building, CHESTNUT COTTAGE AND LODER'S COTTAGE, THE GREEN](#)
House. Chestnut Cottage (right) dated 1724 on quoin; Loder's Cottage is probably earlier
- 12 [PRN 9945 Monument, Site of Brick and Tile Works, S of Uffington Junction, N of Canal](#)
Consists of large, deep and flooded clay pit full of trees. Three industrial brick buildings.
- 13 [PRN 12422 Monument, Uffington Junction Railway Station \(site of\)](#)
Opened 1864 on main GWR Paddington-Bristol line to serve as junction for the Faringdon branch. Closed 1964 and demolished 1965 except for signal box which continued in use until 1968.
- 14 [PRN 10337 Building, Possible Former Baptist Chapel \(c.180m S of the Church of St Nicholas\)](#)
It is possible that the private house facing the green may be a conversion of the former Baptist chapel which made the return in 1851.
- 15 [PRN 22238 Building, CHURCH FARMHOUSE](#)
Farmhouse. c.1740
- 16 [PRN 7073 Building, Church of St Nicholas](#)
Complete example of a mid C13 church with unusual screen and some C14 wall paintings. Long nave, chancel and tiny bellcote.
- 17 [PRN 22243 Building, MANOR FARMHOUSE, THE GREEN](#)
Farmhouse. C18, right bay added in late C18
- 18 [PRN 9812 Building, Spencer's Farmhouse, The Green](#)
Late C17, remodelled and extended c.1855.

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- 1 [PRN 11044 Monument, Prehistoric Enclosure](#)
Enclosure of unknown date, which straddles the parish boundary. Visible on AP.
- 2 [PRN 8984 Monument, Faringdon Railway](#)
Faringdon Railway (GWR Faringdon Branch). Construction completed 1864. Passenger service withdrawn 1951; freight service ended 1963
- 3 [PRN 10581 Monument, 2 Bronze Age Ring Ditches at Kingston Warren](#)
2 ring ditches at Kingston Warren, one is circular, the other sub-circular. Both appear clearly on AP's
- 4 [PRN 12004 Monument, ? Iron Age Field Systems](#)
Extensive field systems visible as dark soil marks on AP's. Occur on south side of & possibly associated with Ram's Hill
- 5 [PRN 9492 Monument, LINEAR MONUMENT Prehistoric Berkshire Ridgeway](#)
**Check to see if on 1st edition -- probably not plottable because boundaries are modern
- 6 [PRN 10557 Monument, Romano-British Enclosure, Rams Hill](#)
Square ditched enclosure, abutting on to eroded Iron Age structure PRN 10556
- 7 [PRN 8896 Monument, Wiltshire and Berkshire Canal](#)
No further information available on PRN card, although several references given.
- 8 [PRN 12422 Monument, Uffington Junction Railway Station \(site of\)](#)
Opened 1864 on main GWR Paddington-Bristol line to serve as junction for the Faringdon branch. Closed 1964 and demolished 1965 except for signal box which continued in use until 1968.
- 9 [PRN 7283 Monument, Uffington Wharf](#)
Disused. Appears on OS map
- 10 [PRN 10556 Monument, Iron Age Hillfort at Rams Hill](#)
Univallate hill fort & simple dump rampart possibly unfinished, enclosing c.7 acres. Replaced by [Uffington Castle](#) in Iron Age. Excavated 1938-9. 1st identified in Saxon Charter AD963. ASSOCIATED IMAGE FILE

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- 11 [PRN 10135 Monument, Milestone](#)
Type T1
- 12 [PRN 17128 Monument, Possible Bronze Age ring ditch in Uffington Castle](#)
Visible as semi-circular feature.
- 13 [PRN 7312 Monument, Post-Medieval Drawbridge \(site of\)](#)
Shown on OS map
- 14 [PRN 12672 Monument, Post Medieval Watercress Beds \(North of Britchcombe Farm\)](#)
Shown on OS map
- 15 [PRN 7302 Monument, White Horse Hill Figure](#)
Includes the chalk cut figure of a horse known as the "White Horse" situated 170m NNE of Uffington Castle on Whitehorse Hill. The figure occupies a thirty degree angled west facing slope which can be seen from a distance of several miles.
- 16 [PRN 7648 Monument, Canal Dawbridge \(c.850m SW of Uffington railway junction\)](#)
'Old Canal' drawbridge. Not shown on 1881 25" OS map, but visible on 6" 1960 map
- 17 [PRN 11016 Monument, Undated Cropmarks](#)
Dark but somewhat unclear cropmarks visible in 1963 AP. Could possibly be a moat. Identified from AP
- 18 [PRN 7521 Monument, Post Medieval Drawbridge \(c.475m SW of Uffington railway station\)](#)
'Old Canal' drawbridge. Not shown on 1st edition 25" OS map, but visible on 6" 1960 map
- 19 [PRN 12010 Monument, Later Prehistoric Rectangular Enclosures](#)
Visible as dark soil marks on AP's. Might be the lines of field boundaries
- 20 [PRN 7180 Monument, Undated Boundary Stone](#)
Marks the intersection of the limits of the parish boundary of both Uffington and Woolstone with the parish boundary of Lambourn. Appears on OS map

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- 21 [PRN 11046 Monument, Medieval Strip Lynchets \(South of The Coombes\)](#)
Clear on ground in 1977, the western end possibly of a much more extensive set
- 22 [PRN 17121 Monument, Ring ditch behind ear of White Horse](#)
Cropmarked ring ditch that may be part of larger complex.
- 23 [PRN 17106 Monument, Possible Saxon or medieval Chapel](#)
Located on North slope of Dragon Hill. Identified by Geophysical survey in 1990.
- 24 [PRN 11072 Monument, ? Bronze Age Ring Ditch](#)
Clearly visible on 1980 AP and possibly visible in 1969 AP. Field under pasture and no sign of barrow in 1963
- 25 [PRN 7868 Building, Uffington Mill](#)
Building in 2 parts; one consists of stone & slate, the other of brick. Converted to private house 1978
- 26 [PRN 7996 Monument, Possible Anglo Saxon Inhumation Cemetery from Stockholm Farm](#)
Ploughed up on Stockholm Farm between Woolstone and [Uffington](#)
- 27 [PRN 7286 Building, Strict Baptist Chapel](#)
Later porch to right and date stone '1831' between windows.
- 28 [PRN 15998 Monument, Bronze Age ? Ring Ditch](#)
Identified as possible ring ditch in pasture on 1969 FAS AP; not visible in earlier or later runs. Added to Gazetteer of sites in assessment area for proposed Fuller's Earth quarry.
- 29 [PRN 17113 Monument, Cluster of 4 Barrows](#)
At least 4 barrows showing as grassworks and slight sporadic earthworks within pasture.
- 30 [PRN 9563 Monument, Medieval Moat \(site of\)](#)
Banked rectangular enclosure surrounded by wide dry ditch visible in Aps

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- 31 [PRN 10724 Monument, Roman Pottery & Coins, Dragon Hill](#)
Found were Roman coins, including one of Constantine II. Roman colour-coated sherd & rim sherd, another colour coated sherd found on SE corner of hill
- 32 [PRN 17120 Monument, Possible ring ditch at White Horse Hill](#)
Sub circular ditched feature that may be part of a bowl barrow and Saxon Burial mound complex.
- 33 [PRN 17124 Monument, Ring Ditch and Trackway NW of Hillfort](#)
Ring ditch and trackway identified from aerial photography.
- 34 [PRN 10730.01 Monument, Cremation in Long Barrow, Whitehorse Hill](#)
During Atkins' 1857 excavation of the long barrow on **White Horse** Hill he found a cremation in a large coarse urn with two handle-like bosses. It was near the centre of the mound.
- 35 [PRN 17123 Monument, Undated Rectangular Feature](#)
Rectangular feature, possibly a settlement enclosure, with a secondary internal enclosure. Identified through aerial photography only.
- 36 [PRN 7287 Building, Congregational Chapel](#)
Foundation stone inscribed: 'This stone was laid by Mrs Oliver Cerring of Badbury Hill Farm on the 15th August 1878'.
- 37 [PRN 17125 Monument, Ring Ditch and lynchets located N of Dragon Hill](#)
Identified through aerial photography only.
- 38 [PRN 10359 Building, Former Friends Meeting House \(Opposite Garrard's Farm, adjacent to Fox & Hounds\)](#)
In use as a Quaker meeting house from 1730 to about 1762. Now a private house.
- 39 [PRN 7545 Monument, Roman Enclosure & Cross Ridge Dyke \(Between Uffington and Woolstone Downs\)](#)
Rectangular enclosure, 21m x 15m internally surrounded by shallow ditch c.1.2m wide and traces of inner and outer bank each 0.9m wide near SE corner
- 40 [PRN 7881 Monument, Round Barrow](#)
Initially recorded in 1964; consists of scruffy little mound under downland grass

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- 41 [PRN 17112 Monument, Rectilinear enclosures and track](#)
A group of rectilinear enclosures and a possible ditched trackway, possibly a compact field system of Prehistoric date.
- 42 [PRN 14273 Monument, Bronze Age Barrow Cemetery](#)
Cemetery defined during MPP evaluation and consists of a bell barrow, disc barrow, and 4 bowl barrows/ring ditches.
- 43 [PRN 22199 Building, CHEST TOMB APPROXIMATELY 8 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY, BROAD STREET](#)
Chest tomb. Memorial dedicated to John Forty, died 1806
- 44 [PRN 17136 Monument, Ring Ditch on SW side of Uffington Castle](#)
Identified through aerial photography, excavated by OA. 15m in diameter.
- 45 [PRN 22203 Building, LITTLE THATCH, CHAPEL LANE](#)
House. Early C17
- 46 [PRN 22213 Building, CHALK STONE HOUSE, LOWER COMMON](#)
House. Mid-late C18
- 47 [PRN 17138 Monument, Romano-British Inhumation](#)
Secondary inhumation found along with Roman pottery in the upper fills of Bronze Age? ring ditch (PRN17136). Within the Roman enclosure (PRN 12009).
- 48 [PRN 7304 Monument, Uffington Castle Hillfort](#)
The monument consists of a large I/A univallate hillfort known as Uffington Castle, situated immediately north of the Ridgeway on Whitehorse Hill. Rim sherd of C4th storage jar found at entrance to Castle.
- 49 [PRN 17122 Monument, ?Round Barrow Cemetery W of Uffington Hillfort](#)
Complex of 7 Ring Ditches west of Uffington hillfort. Identified from aerial photography only.
- 50 [PRN 10730.02 Monument, Secondary Burials in Long Barrow, Whitehorse Hill](#)
46 skeletons in 42 graves were discovered by Aitkens in 1857. Some were decapitated. 5 skeletons had coins in their mouths, suggesting a C4th or C5th date. Roman urns as well as other objects were also found.

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- 51 [PRN 22215 Building, COMMN FARMHOUSE, BARN APPROXIMATELY 10 METRES NORTH, LOWER COMMON](#)
Barn. Dated 1793 on tie beam
- 52 [PRN 22217 Building, MOOR MILL FARMHOUSE, GRANARY APPROXIMATELY 6 METRES NORTH, MOOR MILL](#)
Granary. C18
- 53 [PRN 17118 Monument, 4 Ring ditches on E edge of survey area](#)
Faint cropmarks of ring ditches: one double ditched, one half complete and one three quarters complete. Not visible on ground survey.
- 54 [PRN 22222 Building, NO 1 & CHALKSTONE COTTAGE, UPPER COMMON](#)
Cottages. Late C17 (No. 2) with later cottage to left
- 55 [PRN 22206 Building, TAMERLANE COTTAGE, HACKER'S LANE](#)
Cottage. Date beside door 1801, John Hawke
- 56 [PRN 13587 Monument, Round Barrow](#)
Ring ditch visible from 1969 AP that is possibly one of group of barrows around Idlebush Barrow. Located immediately E of racehorse gallop, and overlapped by much larger circular feature that appears to be modern.
- 57 [PRN 22218 Building, MOOR MILL FARMHOUSE, COWHOUSE APPROXIMATELY 100 METRES NORTH, MOOR MILL](#)
Cowhouse. Mid-late C18
- 58 [PRN 22207 Building, LONG THATCH, HIGH STREET](#)
House. C17, remodelled c.1850
- 59 [PRN 22221 Building, NOS 3 & 4 \(FIELD COTTAGE\), UPPER COMMON](#)
Two cottages, now house. Late C17 to early C18
- 60 [PRN 22223 Building, MANOR COTTAGE, WOOLSTONE ROAD](#)
House. Early C17

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- 61 [PRN 17127 Monument, Two Regular Parchmarks and Features in Further Field](#)
2 large rectangular parchmarks overlain by ridge and furrow.
- 62 [PRN 22204 Building, THE CRAVEN, FERNHAM ROAD](#)
Inn, now house. Late C17/ early C18
- 63 [PRN 11042 Monument, 2 ? Bronze Age Barrows \(Kingston Warren Down\)](#)
One of the barrows is clearly visible as an earthwork on Geonex AP and both are visible on RCHME 1979 APs.
- 64 [PRN 22205 Building, ROSE COTTAGE, FERNHAM ROAD](#)
House. C18, modified late C19
- 65 [PRN 17117 Monument, Late Prehistoric ring ditches, enclosure and track](#)
Two ring ditches and a trackway that may be either a dyke or a field boundary.
- 66 [PRN 22209 Building, THE BAKER'S ARMS, HIGH STREET](#)
House. Late C18
- 67 [PRN 22198 Building, BRITCHCOMBE FARMHOUSE, DOVECOTE APPROXIMATELY 20 METRES WEST](#)
Dovecote and granary. Late C18
- 68 [PRN 22226 Building, LILAC COTTAGE, WORKHOUSE CORNER](#)
House. Early C18
- 69 [PRN 17119 Monument, Ring Ditches and enclosure on E side of survey area](#)
2 Ring ditches along with rectangular enclosure. Identified from Aps, Internal ring ditch not visible on ground but rectangular enclosure is still visible as a slight bank.
- 70 [PRN 22220 Building, MANOR FARMHOUSE, THE GREEN](#)
Farmhouse. Early/mid C18

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- 71 [PRN 9439 Monument, Post Medieval Hare Warren \(Kingston Warren Down\)](#)
A small resevoir is all that remains of the hare warren. The resevoir is still visible with standing water and the warren is visible as a crop mark in 1979 Aps
- 72 [PRN 9737 Monument, Iron Age/Roman Aggregate Field System](#)
Extensive Celtic Field system, c.1910 acres. R/B sherds found. Large areas destroyed by ploughing, racehorse gallops and plantations
- 73 [PRN 17126 Monument, Prehistoric features overlain by ridge and furrow in Further Field](#)
Irregular grassmark enclosure and features, overlain by medieval ridge and furrow.
- 74 [PRN 26149 Monument, Early to Middle Iron Age settlement with earlier finds near Uffington](#)
A newly discovered prehistoric site on the outskirts of **Uffington** was investigated as part of the **uffington** Museum Project, a local community project supported by Oxford Archaeology
- 75 [PRN 11416 Building, Style Cottage, Upper Common](#)
Graffito over window reads WB/P/CBM/JSL/1824.
- 76 [PRN 22200 Building, THE LAURELS, BROAD STREET](#)
House. Early/mid C18
- 77 [PRN 22219 Building, SHOTOVER COTTAGE AND SHOTOVER HOUSE](#)
Farmhouse, now house. Datestone WW 1823 over door
- 78 [PRN 22202 Building, LARGO HOUSE, BROAD STREET](#)
Vicarage, now house. 1849, by Kendall
- 79 [PRN 22212 Building, PEARTREE, HIGH STREET](#)
House. Late C17
- 80 [PRN 7547 Monument, Early Iron Age Linear Ditch](#)
Flat bottomed ditch, excavated in 1997 at junction with Ridgeway. Datable finds of Romano-British and Early Iron Age sherds.

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- 81 [PRN 22211 Building, GARRARDS FARMHOUSE, HIGH STREET](#)
Farmhouse. Early C19
- 82 [PRN 9815 Building, Craven Cottage, Broad Street](#)
Early C17; extended mid/late C18th. Built of sarsen stone and brick.
- 83 [PRN 7285 Building, The Museum, Broad Street](#)
Formerly Old School House, now a museum. Founded 1617.
- 84 [PRN 10555 Monument, Bronze Age Enclosure, Rams Hill](#)
Site now interpreted as high status BA enclosure; new thinking is that it represents an emergent state of large scale enclosure, after embanking of small domestic sites
- 85 [PRN 22214 Building, COMMON FARMHOUSE, LOWER COMMON](#)
Farmhouse. Late C18 to left and 2 mid C19 bays to right
- 86 [PRN 16852 Monument, Roman rural settlement at Craven Common](#)
Selected material (pottery, coins, lead weight, whetstone fragment, oyster shells, as well as building material) identified and analyzed; suggests that this was NOT a typical rural settlement.
- 87 [PRN 22216 Building, THE SHAMBLES AND ADJOINING COTTAGE, LOWER COMMON](#)
Farmhouse, converted into 2 cottages in late C18. C17 and late C18, with early C19 one-bay extension to left
- 88 [PRN 22210 Building, THE OLD BAKEHOUSE, HIGH STREET](#)
House. C17, remodelled in late C18
- 89 [PRN 22225 Building, BIRDBROOK AND TAMARISK COTTAGE, WOOLSTONE ROAD](#)
Two cottages. Early C17 to left hand side (Tamarisk Cottage) and late C17 (Birdbrook)
- 90 [PRN 7903 Monument, Bowl Barrow, White Horse Hill](#)
The monument includes a small B/A bowl barrow and two hlaews (burial mounds), aligned SW to NE, and situated 70m S of the **White Horse** and c.100m NE of **Uffington** Castle on Whitehorse Hill.

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- 91 [PRN 22201 Building, LITTLE THATCH, BROAD STREET](#)
House. C17; possibly extended in circa C18 or C19 and extended again in C20
- 92 [PRN 9328 Building, Moor Mill Farmhouse, Moor Mill](#)
C17, modified early C18. Datestone on gable L/IM/1700. Water mill converted to thatched stone house now called Mill Farm.
- 93 [PRN 22208 Building, LIZZIE'S COTTAGE AND THE VALE COTTAGE, HIGH STREET](#)
Two houses. Right part: Lizzie's Cottage C17; left part: The Vale Cottage presumably circa 1747 as a detached datestone of that date was found the garden
- 94 [PRN 22224 Building, THE MANOR HOUSE, WOOLSTONE ROAD](#)
House. C17, remodelled in mid C18 and early C19
- 95 [PRN 10730 Monument, Neolithic Long Barrow at Whitehorse Hill](#)
Neolithic long barrow situated 70m N of [Uffington](#) Castle on Whitehorse Hill. The barrow includes later RB inhumation cemetery (10730.02) and BA cremation (10730.01).
- 96 [PRN 7200 Monument, Iron Age Hillfort \(Segsbury Camp\)](#)
Consists of IA univallate hillfort also known as Letcombe Castle, which lies c 20m N of the Ridgeway. Encloses c.26 acres. Several modern gaps. Interior ploughed. IA pottery found within. In generally good condition
- 97 [PRN 12009.01.01 Monument, Burial, Uffington Castle](#)
Excavations of the ditch of a ploughed out barrow SW of [Uffington](#) Castle in 1995 produced a human skeleton, believed to be a secondary burial from the Romano-British period.
- 98 [PRN 7004 Monument, 'Old Canal' Swing Bridge](#)
Situated c.900m SE of [Uffington](#) Arch and 475m east of Spinney Copse. Appears on OS maps
- 99 [PRN 12027 Monument, Prehistoric Ditched Enclosure](#)
3 sides of a double-ditched square enclosure are visible as a soil mark on FAS APs. Occurs south west of [Uffington](#) castle
- 100 [PRN 12009.01 Monument, Roman ring ditch, Uffington Castle](#)
A circular feature within the rectangular enclosure SW of [Uffington](#) Castle was visible on aerial photographs. In 1995 about half of a circular ditch, approx. 17m in diameter, was excavated. The ditch contained very little apart from a secondary burial. The ditch is probably all that remains of a ploughed out barrow.

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- | | |
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| 101 | PRN 7284 Building, St Mary's Church, Broad Street
E.E style. Dates mainly to first half of C13, fragment of a possible earlier building. Buried soil relating to Anglo Saxon period found. |
| 102 | PRN 9768 Monument, ? Prehistoric Flint Chipping Floor (site of)
21 flints from site west of uffington Castle are reported to be in Newbury museum. However fields are under plough and flints are not found so no solid description can be given of the site. MARGINAL |
| 103 | PRN 9945 Monument, Site of Brick and Tile Works, S of Uffington Junction, N of Canal
Consists of large, deep and flooded clay pit full of trees. Three industrial brick buildings. |
| 104 | PRN 7178 Monument, Idlebush Barrow, Woolstone Down
1m high surrounded by tree ring with outer ditch. Bounds of Uffington attached to C10 charter name this as 'hafeces hlaewe' or 'hawks barrow'. In good condition. |
| 105 | PRN 7179 Monument, Woolstone Down Disc Barrow
Probably MBA date. Well preserved mound, ditch and outer bank. Bounds of Uffington attached to C10 charter name this as 'hundeshlaewe' or 'hounds barrow' |
| 106 | PRN 12009 Monument, Roman Rectangular Enclosure
Lies to the SW of Uffington Castle and was first discovered, along with a circular interior feature, on an AP. |

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- 1 [PRN 7329 Monument, Undated Boundary Stone](#)
Information from OS map
- 2 [PRN 7331 Monument, Undated Boundary Stone](#)
Boundary stone situated on **Woolstone** Parish boundary, and just north of boundary with Lambourn Parish, Berks
- 3 [PRN 7180 Monument, Undated Boundary Stone](#)
Marks the intersection of the limits of the parish boundary of both Uffington and **Woolstone** with the parish boundary of Lambourn. Appears on OS map
- 4 [PRN 7996 Monument, Possible Anglo Saxon Inhumation Cemetery from Stockholm Farm](#)
Ploughed up on Stockholm Farm between **Woolstone** and Uffington
- 5 [PRN 9492 Monument, LINEAR MONUMENT Prehistoric Berkshire Ridgeway](#)
**Check to see if on 1st edition -- probably not plottable because boundaries are modern
- 6 [PRN 10724 Monument, Roman Pottery & Coins, Dragon Hill](#)
Found were Roman coins, including one of Constantine II. Roman colour-coated sherd & rim sherd, another colour coated sherd found on SE corner of hill
- 7 [PRN 8896 Monument, Wiltshire and Berkshire Canal](#)
No further information available on PRN card, although several references given.
- 8 [PRN 7545 Monument, Roman Enclosure & Cross Ridge Dyke \(Between Uffington and Woolstone Downs\)](#)
Rectangular enclosure, 21m x 15m internally surrounded by shallow ditch c.1.2m wide and traces of inner and outer bank each 0.9m wide near SE corner
- 9 [PRN 9497 Building, Post-Medieval Watermill](#)
Woolstone mill and millpond built c. 1832 by Captain Butler
- 10 [PRN 10134 Monument, Milestone](#)
Type T1. Inscribed: To Wantage VII Miles

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- 11 [PRN 7310 Monument, Undated Boundary Stone](#)
Shown on OS map
- 12 [PRN 14273 Monument, Bronze Age Barrow Cemetery](#)
Cemetery defined during MPP evaluation and consists of a bell barrow, disc barrow, and 4 bowl barrows/ring ditches.
- 13 [PRN 7311 Monument, Post-Medieval Drawbridge \(site of\)](#)
Shown on OS map
- 14 [PRN 7318 Monument, ? Medieval/? Post-Medieval Fishpond](#)
Shown on OS map
- 15 [PRN 9496 Monument, Medieval Watermill \(site of\)](#)
In 1325 there is mention of a mill which stood on the present site of the **Woolstone** Lodge
- 16 [PRN 12025 Monument, ? Medieval Property Boundary](#)
Curvi-rectangular ditch apparently forming a property boundary. Identified from FAS AP's
- 17 [PRN 11999 Monument, Post-Medieval Brick Kiln](#)
Recorded 1771. Claypit Lane and Claypit Gate recorded 1778. MARGINAL
- 18 [PRN 9308 Monument, Medieval Shrunken Village](#)
Platforms in a field west of the church and in field west of that across the road south to **Woolstone** Hill
- 19 [PRN 17116 Monument, Probable Ring Ditch on White Horse Hill](#)
Probable three quarter ring ditch showing as grassmark.
- 20 [PRN 9498 Monument, Post-Medieval Mansion \(site of\)](#)
The site of the hall place, which stood at the north end of the village close to the present **Woolstone** Mill; pulled down c.1850 by Captain Butler

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- 21 [PRN 9495 Monument, Medieval Manor & Dovecote \(site of\)](#)
In 1308-9 the structure included a stable, kitchen, Lord's chamber, garden and dovecote
- 22 [PRN 12027 Monument, Prehistoric Ditched Enclosure](#)
3 sides of a double-ditched square enclosure are visible as a soil mark on FAS APs. Occurs south west of Uffington castle
- 23 [PRN 12007 Monument, Prehistoric Square Enclosure](#)
Square enclosure visible as dark soil mark on FAS AP's. Appears to be associated with extensive 'Celtic' fields, but is on a separate alignment
- 24 [PRN 17114 Monument, Possible Barrow](#)
The site of a possible barrow identified by field survey by OA in 2005.
- 25 [PRN 12009.01.01 Monument, Burial, Uffington Castle](#)
Excavations of the ditch of a ploughed out barrow SW of Uffington Castle in 1995 produced a human skeleton, believed to be a secondary burial from the Romano-British period.
- 26 [PRN 9741 Monument, Anglo Saxon Inhumation Cemetery in Woolstone](#)
3 skeletons, thought to be Saxon burials, were found in the corridors of a Roman villa (PRN 7316), and several others thought to be Saxon were found nearby
- 27 [PRN 9768 Monument, ? Prehistoric Flint Chipping Floor \(site of\)](#)
21 flints from site west of uffington Castle are reported to be in Newbury museum. However fields are under plough and flints are not found so no solid description can be given of the site. MARGINAL
- 28 [PRN 7547 Monument, Early Iron Age Linear Ditch](#)
Flat bottomed ditch, excavated in 1997 at junction with Ridgeway. Datable finds of Romano-British and Early Iron Age sherds.
- 29 [PRN 9565 Monument, ? Bronze Age Barrow and Finds](#)
Ditchless circular mound (1.3 m high) may be associated with disused canal
- 30 [PRN 22229 Building, THE WHITE HORSE INN](#)
House, now Inn. C17

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31 [PRN 12009.01 Monument, Roman ring ditch, Uffington Castle](#)

A circular feature within the rectangular enclosure SW of Uffington Castle was visible on aerial photographs. In 1995 about half of a circular ditch, approx. 17m in diameter, was excavated. The ditch contained very little apart from a secondary burial. The ditch is probably all that remains of a ploughed out barrow.

32 [PRN 17115 Monument, Possible Barrow](#)

Possible Barrow or Long Barrow on the edge of an area of quarrying. Known from landscape survey only.

33 [PRN 17129 Monument, Probable barrow with second burial at E edge of survey area](#)

Probable dispersed and denuded barrow marked by an irregular sub-circular mound.

34 [PRN 7555 Monument, Round Barrow](#)

Remains vaguely visible in 1977 as rough mound at end of racehorse gallop.

35 [PRN 7178 Monument, Idlebush Barrow, Woolstone Down](#)

1m high surrounded by tree ring with outer ditch. Bounds of Uffington attached to C10 charter name this as 'hafeces hlaewe' or 'hawks barrow'. In good condition.

36 [PRN 11043 Monument, Round Barrow](#)

Visible on APs and on ground under downland grass. Vague traces of ditch; mound approx 0.3-4m tall. Hole in top suggests plundering

37 [PRN 22235 Building, WOODRUFF ORCHARD, WOOLSTONE ROAD](#)

House. C17, early C19 addition

38 [PRN 22234 Building, MANOR FARMHOUSE, WOOLSTONE ROAD](#)

Farmhouse. Early C18

39 [PRN 7179 Monument, Woolstone Down Disc Barrow](#)

Probably MBA date. Well preserved mound, ditch and outer bank. Bounds of Uffington attached to C10 charter name this as 'hundeshlaewe' or 'hounds barrow'

40 [PRN 7316 Monument, Romano-British Villa at Woolstone](#)

Two Roman tessellated pavements, corridor and bath buildings discovered in 1844

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- 41 [PRN 9737 Monument, Iron Age/Roman Aggregate Field System](#)
Extensive Celtic Field system, c.1910 acres. R/B sherds found. Large areas destroyed by ploughing, racehorse gallops and plantations
- 42 [PRN 22233 Building, COB COTTAGE, WOOLSTONE ROAD](#)
Farmhouse, now house. Late C17
- 43 [PRN 22228 Building, WATERFALL COTTAGE](#)
House. Late C16/early C17
- 44 [PRN 11024 Monument, ?Iron Age/Romano-British lynchets](#)
4-6 horizontal lynchets, those at bottom of hill more pronounced.
- 45 [PRN 22231 Building, BEECHTREE COTTAGE, CHURCH LANE](#)
Two cottages, now house. Graffito on stone near door RG 1794; early C19 extension to right
- 46 [PRN 22232 Building, ELM COTTAGE AND WALL COTTAGE, CHURCH LANE](#)
2 cottages. C17 (Elm Cottage to right) and late C18 (Wall Cottage)
- 47 [PRN 22236 Building, THE MOLE HOUSE](#)
Cottage, probably C17 origins, mid/late C18, and C20 extension
- 48 [PRN 22230 Building, WOOLSTONE LODGE AND ADJOINING COTTAGE](#)
House. C17, reconstructed and extended c.1839. by Captain Butler, R.N. ret'd
- 49 [PRN 13702 Building, Merestones, Woolstone Road](#)
Possibly built c.1700. Has C18th and C19th additions
- 50 [PRN 7301 Monument, Dragon Hill](#)
Very large circular mound which may have been adapted in the prehistoric period. Probably just a modified chalk outlier. No ditch or rampart apparent. Top may have been truncated

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- 51 [PRN 7317 Building, All Saints Church](#)
Dates from c. 1195 and has C14th, C18th and modern alterations
- 52 [PRN 22227 Building, JOHNINGS](#)
House. Late C16 to left, dated TW 1815 to right
- 53 [PRN 12009 Monument, Roman Rectangular Enclosure](#)
Lies to the SW of Uffington Castle and was first discovered, along with a circular interior feature, on an AP.
- 54 [PRN 22223 Building, MANOR COTTAGE, WOOLSTONE ROAD](#)
House. Early C17
- 55 [PRN 16852 Monument, Roman rural settlement at Craven Common](#)
Selected material (pottery, coins, lead weight, whetstone fragment, oyster shells, as well as building material) identified and analyzed; suggests that this was NOT a typical rural settlement.
- 56 [PRN 22225 Building, BIRDBROOK AND TAMARISK COTTAGE, WOOLSTONE ROAD](#)
Two cottages. Early C17 to left hand side (Tamarisk Cottage) and late C17 (Birdbrook)
- 57 [PRN 22224 Building, THE MANOR HOUSE, WOOLSTONE ROAD](#)
House. C17, remodelled in mid C18 and early C19

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