

Berrick Salome Parish

Evidence Based Report

Planning policy and proposals need to be based on a proper understanding of the place to which they relate, if they are to be relevant, realistic and address local issues effectively. It is important that the neighbourhood plan is based on robust information and analysis of the local area; this is called the 'evidence base'. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs and aspirations of the wider area and community.

The evidence base needs to be proportionate to the size of the neighbourhood area and scope and detail of the Neighbourhood Plan. Other factors such as the status of the current and emerging Local Plan policies will influence the depth and breadth of evidence needed. It is important to remember that the evidence base needs to reflect the fact that the plan being produced here will have statutory status and be used to decide planning applications in the neighbourhood area. It is necessary to develop a clear understanding of the neighbourhood area and policy issues covered; but not to review every piece of research and data in existence – careful selection is needed.



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Part A: Character Appraisal



1. Introduction

1.1 The purpose of the report is to appraise the character of the four settlements that lie in the Parish of Berrick Salome in South Oxfordshire. The report concludes with recommendations for policies in the Berrick Salome Neighbourhood Plan.

1.2 The appraisal is primarily visual in its analysis, although on occasion the history of the Parish makes a contribution to that analysis. It follows a desktop review of the available evidence (notably the Oxfordshire Historic Environment Record and 'The Departed Village' (R.E. Moreau, OUP, 1968)). Although much of the built-up areas of Berrick Prior and Berrick Salome lie within a Conservation Area designated by the local planning authority, South Oxfordshire District Council, there has been no appraisal or management plan prepared since its designation.

1.3 Members of the Neighbourhood Plan Steering Committee also undertook a walk around the settlements in June 2018, accompanied by Neil Homer MBA MRTPI, the planning consultant appointed by the Parish Council to assist in the preparation of the Plan. Observations were made and noted, and photographs taken, of points of interest in the respective villagescapes and landscapes. The report has been drafted by that team.

1.4 The report comprises a short history and description of the Parish. It then appraises each of the four settlements: Berrick Prior, Berrick Salome, Roke and Rokemarsh. In planning policy terms, the adopted South Oxfordshire Core Strategy of 2012 defines Berrick Salome as a 'smaller village' that includes Berrick Prior and Roke as an 'other village' that includes Rokemarsh. The emerging Local Plan adopts the same approach, without using boundaries to define the settlement areas, but proposes to define Berrick Salome as an 'other village'.

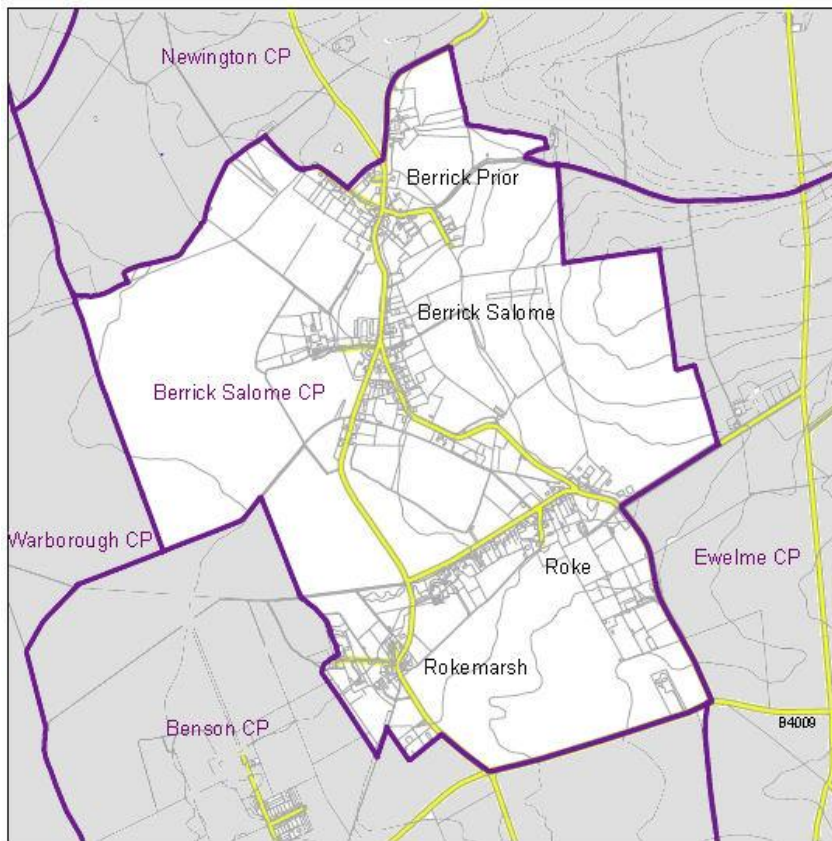
1.5 The Parish Council is keen to use the Neighbourhood Plan to bring clarity to the definition of its four distinct settlements and to raise the standards of design for the purpose of managing future infill development proposals. Given their status in the settlement hierarchy of the District, there is no expectation that the settlements will deliver anything other than very modest infill housing schemes over the next few years.



2. A Short Description and History of the Parish

2.1 The Berrick Salome Parish (The Parish) was created in 1993 as part of the Government reorganisation of Local Government. It is essentially the combination of 4 settlements: Berrick Prior, Berrick Salome, Roke and Rokemarsh. It is located in central South Oxfordshire and connected by rural country lanes to Benson, Ewelme, Chalgrove and Newington.

2.2 The Parish is rural in character, surrounded by rolling landscape and largely arable farming. The settlements are surrounded by working farms. In recent history, as farms and farm workers declined, their houses and small parcels of land (often adjacent to farm roads) were purchased by families who wished for a more rural way of life in the countryside. Sustainability of the economic activity in the Parish rests primarily on the continuing presence of viable, working farms.



Plan A: The Parish of Berrick Salome

2.3 The settlements are arranged in a triangle, with Rokemarsh located at the southerly corner, Roke at the south-east corner, and Berrick Prior and Berrick Salome at the northern corner. Roads between the settlements are narrow and winding, being constructed as roads suitable for farm traffic within The Parish. All of the Parish roads are historic, connecting farms within the Parish to larger villages, and the Parish has never benefited from any road improvement. The result is that modern traffic flows have to be accommodated in an environment ill-suited to current circumstances.

2.4 As there is no public transport between the settlements or to villages outside The Parish, parishioners use these roads to walk, cycle or horse ride to visit Parish amenities (2 public houses, Berrick and Roke Village Hall, allotments, recreational and children's play area, village green, St Helens Church) and to drive to areas where they can access additional amenities, including shops, GP surgeries, fuel, dental practices, vet practices and schooling; none of these exist in The Parish.

2.5 For employment, a high proportion of parishioners drive out of the area daily to the surrounding towns and cities. The Parish has no direct access to the rail network. The nearest stations are in Didcot, Oxford, Haddenham, Cholsey, Henley and Reading. A recent trend has been, an increasing number of people work wholly or partially from home, resulting in more people in The Parish during the working week, creating a more active environment.

2.6 It is thought that The Parish developed here because of the stream which flows west and south, originating in the foothills of the Chilterns. This chalk ridge stores artesian water which emerges as springs and the main stream follows the ancient route of Hollandtide Bottom. The soil around The Parish is largely fertile alluvium over gault clay, supporting pastoral farming, as well as livestock.

2.7 There is rich evidence of ancient settlement. When the Didcot power station was converted from coal to gas fuel in the 1990s, the groundworks needed for the gas pipeline initiated comprehensive archaeological investigations. These revealed three or four settlements ranging from the early Bronze Age (2,500 BC) to early

Roman occupation (43 AD) and flint tools dating back 4,500 years were found. The evidence shows that the early parishioners farmed sheep and pigs for meat and cows for milk, as well as growing wheat.

2.8 By 1086, the Domesday Book records the population of Berrick as being 4 serfs (slaves), 10 villeins (tenant farmers tied to the lord of the manor, in this case, Miles Crispin) and 6 bordars (smallholders), probably totalling, with their families, about 50. Berrick was an unimportant agricultural settlement; even its church was a chapelry of Chalgrove Church.

2.9 Apart from the large farms, evidence suggests that the dwellings were small houses for agricultural workers, many being thatched and built of clunch (chalky limestone) or brick from the local brickworks. Today 24% (30 in total) of the houses are Grade II listed. Within recent memory, there were 3 public houses, two off-licences, a petrol pump, a post office and an infant school, as well as a few shops, of which today only two public houses remain.

2.10 The Inclosure Act in 1863 moved the nature of farming away from the open-strip system and two areas of land were allocated to 'the Churchwardens and overseers of the poor' to administer for the inhabitants: the recreation ground for exercise and the allotments for parishioners to supplement their small gardens. These two areas remain today for communal use.

2.11 With the advance of mechanisation, there was less call for farm hands and in any case people with motorbikes could earn a better salary at the Morris works in Oxford than working in the fields. People started to commute. More houses were built during the 20th century, including six council houses in Weller Close. The Parish has now become a place from which to either commute or home-work, the advent of modern communication systems enabling the latter, especially the recent arrival of the fibre-optic cable that the parishioners decided to install in 2017 to correct their rurally-deprived and hitherto their lamentable Broadband service.

2.12 Today the social life of The Parish has changed out of all recognition. There are 130 houses, and approximately 300 people in total. The Berrick and Roke Village Hall was added in 1979, administered by a Hall Committee and is used regularly by the Wallingford Bridge Club, which plays a vital role in the Hall's maintenance, making it available for Parish and private functions. The two public houses are a traditional focus for community life at each end of The Parish, offering events from time-to-time, and the church also plays a central role in the social life of the Parish. Whether or not parishioners choose to worship there on a regular basis, they are fully supportive of their church and work to see it thrive. 2.13 The Parish has a small number of facilities which limit its suitability for considerable additional housing development. These include two public houses, St Helens Church, Berrick and Roke Village Hall, recreational and children's play area and village green.



2.14 The Parish lies within the Vale Farmland Landscape Character Area (see 'Oxfordshire Wildlife & Landscape Study', Oxfordshire County Council, 2004). This is a relatively varied character area with a number of landscape elements. It is largely dominated by large arable fields, but there are also smaller grass fields around Berrick Salome and to the north of Newington. There is an intact, well-defined pattern of tall hawthorn and elm hedges, including a dense mix of ash, dead elm and willow trees. Hedges bordering grass fields often have additional shrub species including dogwood and field maple. Dense belts of willows and poplars line many watercourses. There is also a number of small, deciduous plantations and a larger block of semi-natural deciduous woodland.

3. Berrick Prior

3.1 The settlement comprises a cluster of mostly listed residential buildings around the junction of the main road through the settlement and Green Lane and the lane to Hollandtide Bottom, believed to be an ancient track. The Grade II listed Chequers public house lies at the junction.



Walking past the Village Green

3.2 Parts of the village green remain, either still publicly accessible or within private property (including the village pond). The Parish church – the Grade II* listed St. Helens – lies outside the settlement along a track off Hollandtide Bottom. Much of the south-east quadrant of the settlement is formed by Ivyhouse Farm and its granary and other buildings and landscaped grounds. The north east quadrant is formed by The Innocents and a little further to the north, Priory Cottage and the Manor Farm complex of buildings. The north western quadrant is formed a group of smaller, modern buildings and the south west quadrant by Tanner Cottage and The Malt House. The line of buildings along the south side of Green Lane are large, detached and set within large plots.

3.3 The character of the settlement is framed by the prominence of some key buildings – notably The Chequers, Ivyhouse Farm and the unlisted cottage opposite The Chequers – and by the mature landscape, notably the tall trees around the village green. There are long views into the centre, with The Chequers prominent in views from the north west and the mature trees on the corner with Green Lane prominent in the long view from Manor Farm to the north east. The character of the settlement centre is also enhanced by its gradual reveal around the bend in the road from Berrick Salome.

3.4 There is variety in the building forms and materials. The old ones are of an agricultural and village domestic scale, most often using limestone or clunch rubble for walls and thatch or plain tiles for roofing materials and the occasional use of grey brick for chimney and boundary walls. More modern buildings are to be found in The Close and the lower end of Green Lane. There are many tall, mature hedges as well as trees that help frame views into and through the settlement.

3.5 The settlement is generally flat but with a very gentle rise to the north. There are expansive views west towards the Sinodun Hills but more contained views north and east. The two open fields either side of the road to Berrick Salome are important in defining the settlement from the south and in making a clear distinction between it and Berrick Salome. They also allow long views west and to the east past the church.

4. Berrick Salome

4.1 The settlement comprises housing development along three main roads – the road north to Berrick Prior; the road south east to Roke and Ewelme; and the road south west to Rokemmarsh and Benson. They meet at the settlement centre, formed by a small road island and fingerpost road sign and by the agricultural buildings of Parsonage Farm and the Grade II listed Parsonage Farmhouse. On the south west edge of the settlement is the Berrick and Roke Village Hall and recreation ground; on the south east edge are the allotments.



Parsonage Farm

4.2 There are long views into the settlement centre from all three main roads, lined with tall hedges and trees within the front of large building plots or within the highway, which together serve to frame those views. The buildings at Parsonage Farm and Farmhouse terminate the views from the south and north; the unlisted Plough Cottage plays an important and prominent role in punctuating the long views into and out of the settlement, with its checkerboard brick and glazed header gable end sitting alongside the roadway. The modern, timber panelled building in front of the Grade II listed Grace's Farm is also prominent at the settlement centre, though is not characteristic of the local building forms and materials. This combination of historic agricultural buildings, structures and spaces forms a cohesive settlement centre at the junction of the main roads that distinguishes the settlement from its three neighbours.

4.3 The road to Roke is dominated by large residential plots and dwellings sitting back behind tall hedges. There is the occasional glimpse view through to the fields beyond. The houses are large but have a variety of forms and materials. None are taller than 2.5 storeys. There is a cluster of three Grade II listed buildings at the entrance to the settlement from Roke – Shepherd's Cottage, Linscot and Jakemans. They have a mix of clunch, rendered masonry, plain tile and thatch for their building and roofing materials but their collective historic appearance is important in establishing the character of the settlement at this point.



Berrick Salome settlement centre

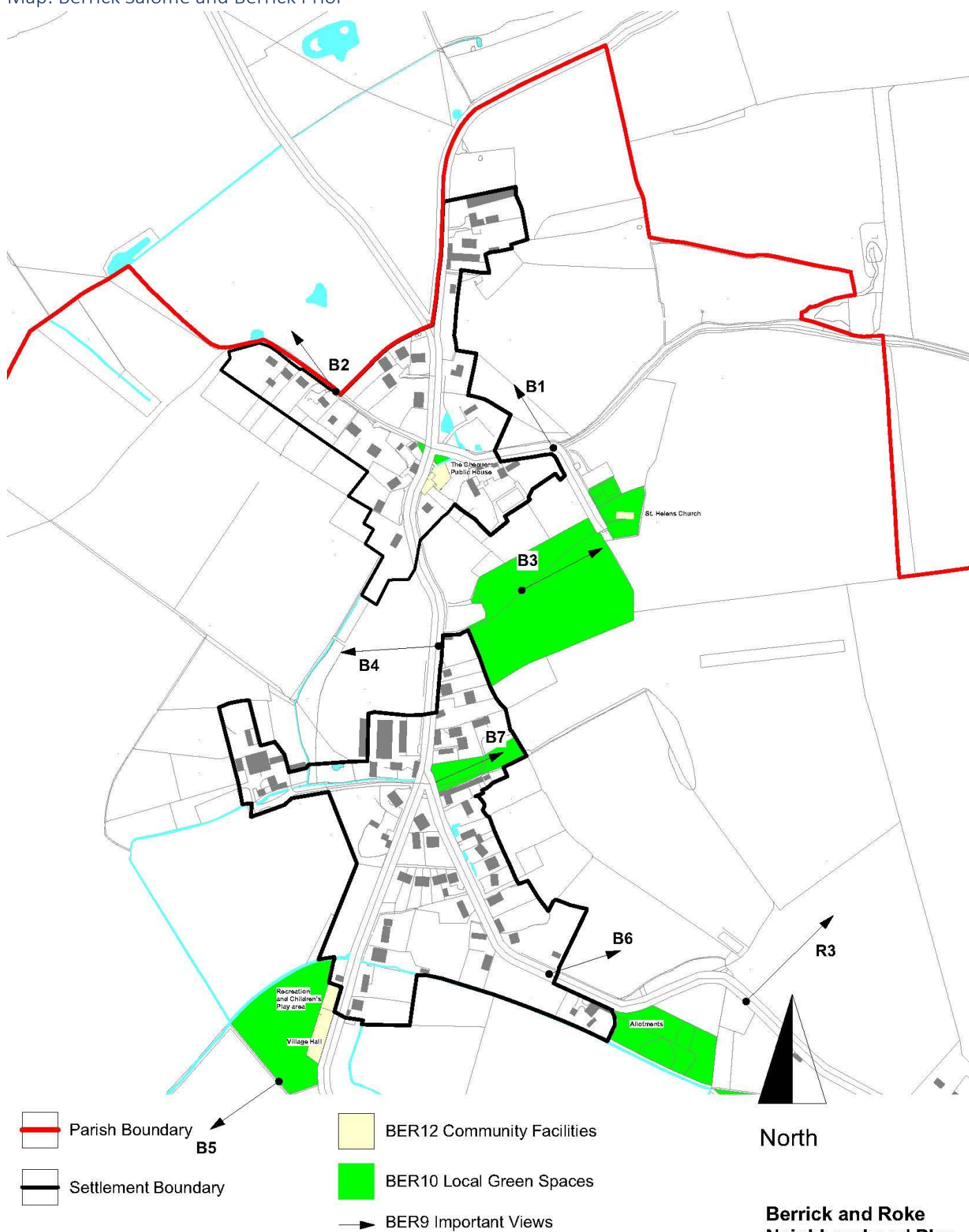
4.4 The road to Rokemarsh is similar. The southern entrance to the settlement is framed by two Grade II listed buildings – Little Frogs and The Cottage – either side of the main road, one in rubble the other in brick, but both with thatch roofs. Together with the tall mature trees and hedges that line the road all the way to the settlement centre, they frame an important view into the settlement.

4.5 The land is flat, which allows long vista views out of the settlement at its edges to the south towards Roke and Rokemarsh and further west towards the Sinodun Hills. The mature landscape features within the settlement enclose it from the surrounding landscape in public views for the most part.

4.6 At the heart of the settlement, is Apple Orchard – home field and part of the original Parsonage Farm Farmstead- a delightful open space in the middle of the settlement, opposite existing Parsonage Farm buildings.



Map: Berrick Salome and Berrick Prior



North

**Berrick and Roke
Neighbourhood Plan
Inset 1**
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November 2018

5. Roke

5.1 The settlement of Roke comprises a single, linear development along the south side of its main road that runs south west to north east near the southern edge of the Parish. At its north-eastern end lies the junction with the road between Berrick Salome and Ewelme, at which is the Home Sweet Home public house. At its south-western end is the junction with the Berrick Salome to Benson road.



Walking towards the Home Sweet Home Public House

5.2 The settlement comprises only residential properties with the exception of the public house and a building on Chapel Lane used by a local brass band. On all its sides lies farmed, agricultural land, with the exception of a series of equestrian paddocks off the road to Ewelme.

5.3 For the most part, the land is flat though there is a gentle rise behind the houses on its main road to obscure views to Benson or further south. The land rises further east beyond the Parish boundary towards the Chilterns.

5.4 With the exception of the buildings on Chapel Lane, the residential buildings are generally large and detached, set back from the road at different intervals but generally 10m – 20m behind a small watercourse for most of its length. Plot widths and shapes are reasonably consistent, allowing occasional glimpse views between the buildings to the hill beyond. The buildings are of a wide variety of materials, forms and styles, having been built over different periods, but are generally of a clear domestic scale and no higher than 2.5 storeys.



Chapel Lane

5.5 Chapel Lane is very different in character, with smaller, lower buildings – notably the Grade II listed Russetts and The Cottage – clustered tightly around the narrow, gently curved lane. Most of the buildings are built of limestone rubble, with plain tile, half-hipped roofs and irregular fenestration. The buildings are also oriented differently to the lane – some with gables adjoining it, other set back - producing views of interest with the curve in the lane.

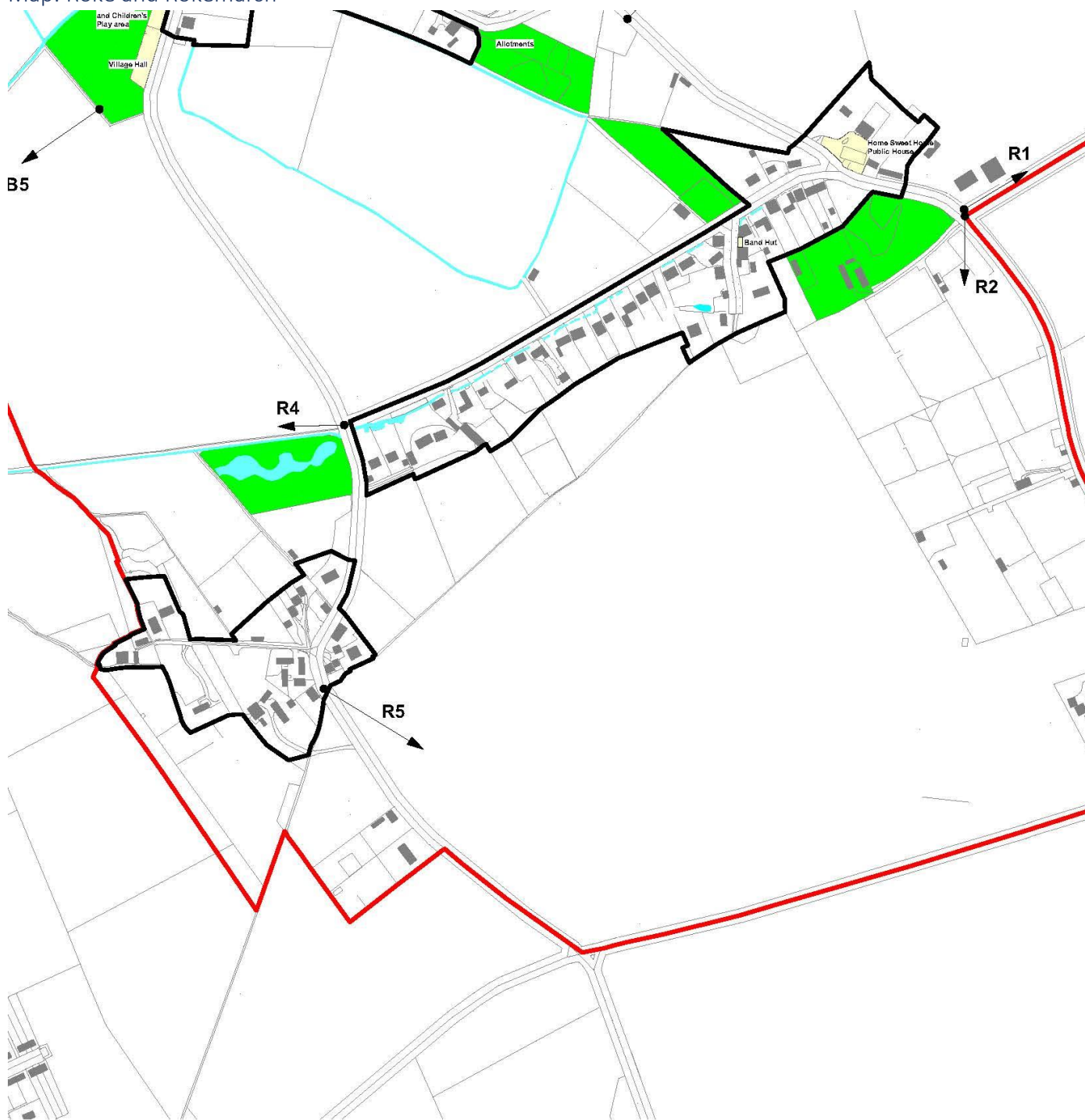
5.6 The coincidence of the road junction (with small traffic island and road sign) and the public house at its north-eastern end create some sense of a settlement centre, though it is not well-defined by the present buildings on either side. The public house blends well with the adjoining Grade II listed Well Cottage and Cherrytrees around its eastern edge but the wooded area to its south and the first buildings on the main settlement road are not effective in containing this space.

5.7 The land on the northern side of the main road allows for extensive views across flat fields towards Berrick Salome to the north and much further to the Sinodun Hills and Wittenham Clumps some miles across the valley to the west. There is a contained field and woodland almost opposite Chapel Lane, both of which contribute to the rural character of the settlement - there are only two buildings on the northern side of the road and they are close to the settlement centre.

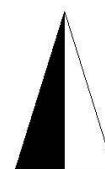
5.8 The settlement south-western edge is separated from Rokemarsh further to its south west beyond the buildings at Roke Farm by open fields and former watercress beds either side of the road between them. The gap is small - approx. 75m – but is effective in maintaining their separation.

5.9 A much used and well-established footpath links Roke to the Allotments in Berrick Salome; passing open spaces on all sides.

Map: Roke and Rokemarsh



-  Parish Boundary
-  Settlement Boundary
-  BER12 Community Facilities
-  BER10 Local Green Spaces
-  BER9 Important Views



North

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6. Rokemarsh

6.1 Rokemarsh is the smallest of the settlements in the Parish comprising a tight cluster of buildings around the Berrick Salome to Benson Road. There are another couple of large houses (including the Grade II listed Quakers Corner) set in very large plots along a track from the cluster to its west but they are visually remote from the cluster. Similarly, the two buildings further south along the Benson road are visually remote from the settlement.

6.2 The Grade II listed former Horse & Harrow public house is now in residential use and is prominent in views into the settlement from the south along the road. The Grade II listed Thatched Cottage is also visible in the same view, creating an important rural character to the settlement at this entrance.



Harrow Corner

6.3 The settlement centre is well defined and known as Harrow Corner, as the road bends twice and with buildings set close to the road to contain the space. The mature trees around the edge of some plots also play an important role, as does the terrace of two limestone rubble cottages on its northern edge and the modern arrangement of timber-clad residential buildings and mature trees on its western edge. The buildings are all of a domestic scale but have a wide variety of forms and materials.

6.4 There are expansive views out of the settlement to the south east towards the Chilterns and to the north and west towards Berrick Salome and the Sinodun Hills. The gap between the cluster of buildings at Harrow Corner and Quakers Corner is sufficient to define the edge of the settlement, especially as the gap affords long views across the fields and paddocks to the north and south. There are some dilapidated (and illegally erected) structures near the edge cluster and their removal may help consolidate that gap.



7. Policy Recommendations

7.1 The Parish consists of four distinct settlements, but acts as one Parish. Based on this and the character analysis contained in this report, a number of recommendations can be made for policies in the Neighbourhood Plan, to sustain and enhance the character of the Parish in decision making on the use and development of land in the future.

Settlement Boundaries

7.2 The analysis clearly demonstrates that the four settlements in the Parish, although in close proximity to each other, are distinct settlements with distinct characteristics. Planning policy does not yet reflect these distinctions, nor does it clearly define settlements using mapped boundaries. The result is that the distinction between Berrick Prior and Berrick Salome is blurred in the District Settlement Hierarchy, and so is the distinction between Roke and Rokemarsh, with consequences for how Core Strategy/Local Plan policies are applied in the Parish.



7.3 It is therefore recommended that the Neighbourhood Plan defines the four settlements on its Policies Map using the normal conventions for doing so (see Appendix A). When the District Settlement Hierarchy is updated after the making of the Neighbourhood Plan, it is expected that it will identify the four settlements accordingly.

7.4 The boundaries will also enable planning applications to be determined in accordance with the relevant policies relating to the built-up area of the Parish and its surrounding countryside. In essence, the principle of development inside the boundary will be accepted but proposals will be subject to the development management policies of the Local Plan and Neighbourhood Plan. Outside the boundaries, proposals will only be deemed suitable if they are appropriate for a countryside location.

Design Policies

7.5 It is also recommended that the Neighbourhood Plan contains a policy for each settlement that identifies its key characteristics, based on the evidence of this report. These should include:

- common plot/building forms/arrangements
- views within and out of the settlement
- buildings, structures and landscape features that frame, punctuate or terminate a view
- the identification of the settlement centre even if that place no longer has a functional purpose
- open spaces that form part of the significance of a listed building or of the Conservation Area

7.6 The Policies Maps will be able to contain some of this information but the majority should be described within the policy itself. The policy should also make it clear that it is not expected proposals will have a slavish adherence to the identified characteristics, but they will be required to clearly demonstrate they have had full regard to the relevant characteristics in drawing up their schemes. The burden will be on the applicant to justify why a proposal will depart from the policy.

Local Green Spaces

7.7 There also appear to be candidates for designation as Local Green Spaces (as per §99-100 of the NPPF). Its §100 states,

“the Local Green Space designation should only be used where the green space is:

- *in reasonably close proximity to the community it serves;*
- *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *local in character and is not an extensive tract of land.”*



The Village Green

7.8 The candidates are:

- recreation ground adjoining the Berrick and Roke Village Hall;
- former Village Green at Berrick Prior;
- allotments at the edge of Berrick Salome and land connecting them to Roke;
- Apple Orchard - home field and part of original Parsonage Farm Farmstead- opposite existing Parsonage Farm buildings;
- green space opposite Home Sweet Home public house, Roke;
- green space behind The Old Post Office, either side of footpath from Berrick Salome to St Helens Church;
- fishery at Rokemarsh; and
- area around St Helens Church.

7.9 In each case, the candidate spaces are close to the respective settlements and none could be described as extensive tracts of land. They are all well defined by their boundaries and are reasonably small in scale. The recreation ground and allotments are special for their social value to the whole community and both lie in beautiful settings. The other three spaces are cherished as reminders of the history of the Parish. There is enough of the village green left to serve this purpose, together with other remnants that now lie beyond the space in private ownership. The spaces either side of the church provide an important setting of considerable historic significance, as does the land that forms the fishery. In all cases, the spaces are enjoyed for their tranquillity and undoubtedly have some biodiversity value.



The Allotments

Important Views

7.10 The analysis shows that the landscape around the settlements plays a valuable role in forming a distinct setting within which they can be appreciated and enjoyed. The presence of important views out of each settlement plays its most important role in preventing the visual coalescence between the settlements, most notably between Berrick Prior and Berrick Salome and between Roke and Rokemarsh, where the distances between the settlements is not great. Plans and photos of each view are shown in Appendix B.

7.11 It is therefore recommended that the Neighbourhood Plan contains a policy identifying specific important views where the landscape character is especially significant above the norm of the countryside character in the Parish and that, in doing so, also performs a coalescence prevention function. The convention for defining such land is to identify the minimum land area that is necessary to serve the purpose. It is not necessary for the area boundary to follow a physical feature of the land unless such a feature obstructs the 'line of sight'.

7.12 The definition of land as lying within an important view does not prevent development that in use terms may be suitable to a countryside location. But, the policy is worded to prevent buildings or structures of a location, height and/or mass that may lead to a harmful obstruction of the view, including the potential visual coalescence of two settlements. Careful siting and building/structure design ought to be able to overcome this challenge.



Appendix A: Settlement Boundary Criteria

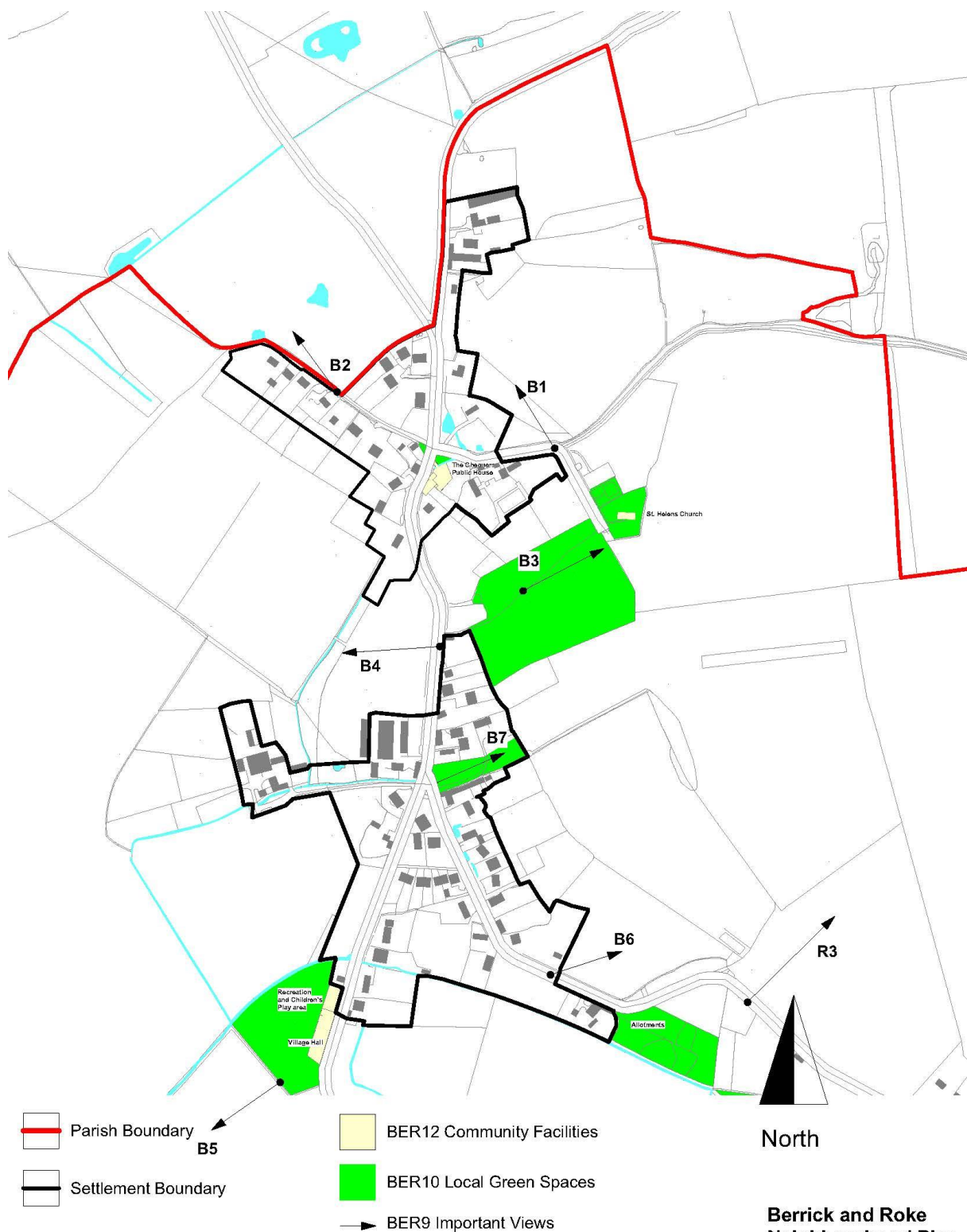
Settlement boundaries reflect plot boundaries where they are clearly defined in the street-scene or within the landscape, e.g. mature trees/hedges, boundary walls/fences. Features that appear visually as part of the open landscape – roads, waterways, large open gardens with no/few built structures – are excluded from the boundary, irrespective of their functional relationship to land within the boundary.

In defining the boundaries on the Policies Map, the reliance on ambiguous historic village names is avoided, with applicants and the local planning authority having certainty when preparing and determining planning applications respectively. This is consistent with a number of Core Strategy and Local Plan policies to encourage sustainable forms of development in the rural areas.

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Appendix B: Important Views

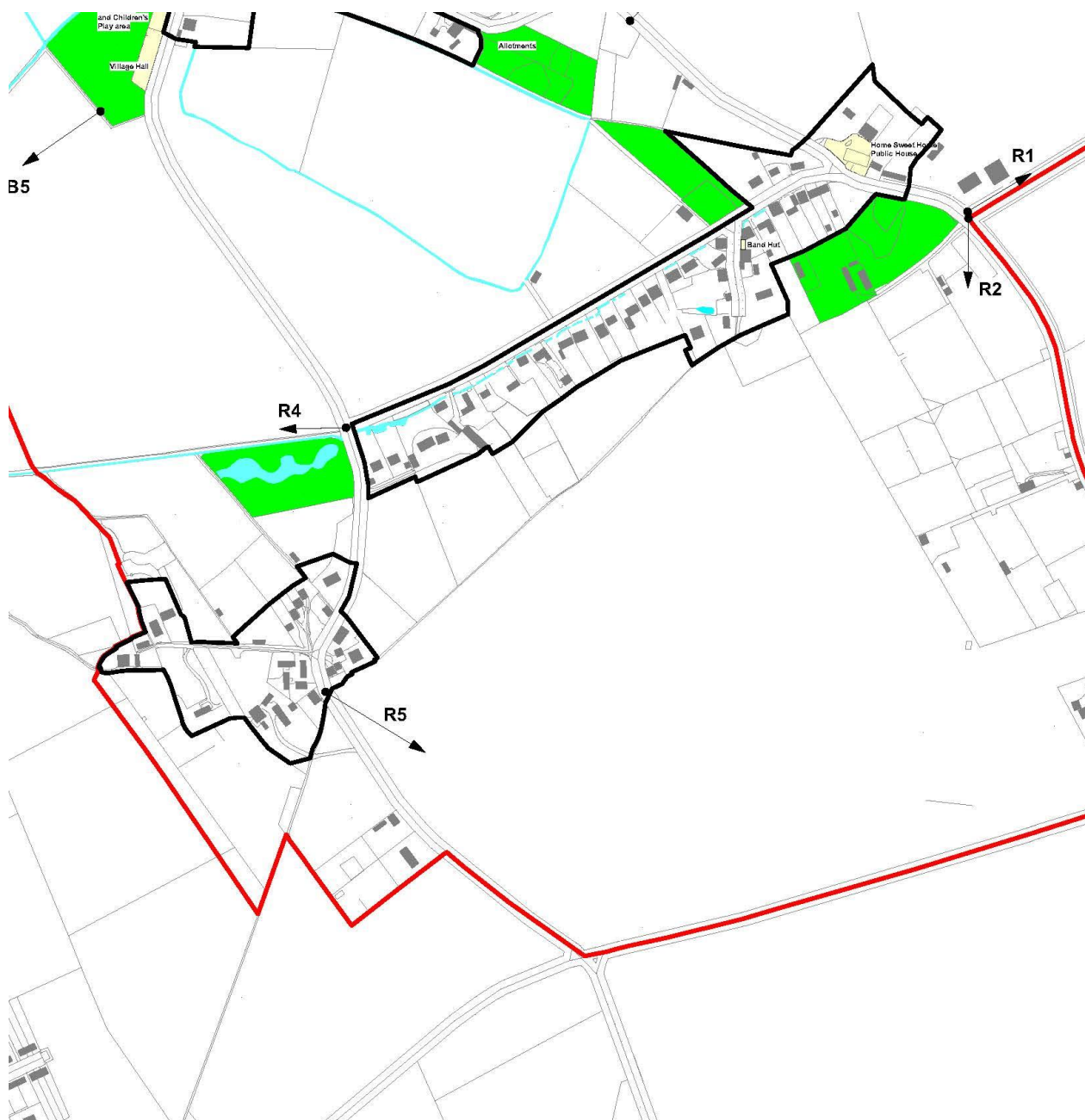
The appraisal has identified a number of important views from the settlements out into the surrounding countryside (see plans below). Also shown below are photos of each view.



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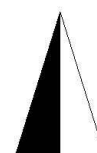
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November 2018**

Views from Berrick Prior and Berrick Salome



-  Parish Boundary
-  Settlement Boundary
-  BER12 Community Facilities
-  BER10 Local Green Spaces
-  BER9 Important Views

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Views from Roke and Rokemarsh

The views from Berrick Prior and Berrick Salome



B1 Berrick Prior: views north and north west to farmland



B2 Berrick Prior: views north and north west to open farm and countryside



B3 Berrick Salome: views in easterly direction from Church Lane towards historic Hollandtide Bottom. An area originally thought to be the centre of the settlement before the plaque and a footpath used by religious travellers en-route to Dorchester Abbey.



B4 Berrick Salome: North Easterly views out from the settlement showing the settlement's connection with the wider farming landscape.



B5 Berrick Salome: Views south westerly across open fields



B6 Berrick Salome: View north easterly across open fields



B7 View north easterly through orchard

The Views from Roke and Rokemarsh



R1 Roke: open farmland



R2 Roke: view of paddocks and stabling facilities



R3 Roke: north easterly views out from the settlement showing the settlement's connection with the wider farming landscape.



R4 Roke: view of open farmland and bridleway



R5 Rokemarsh: view of open farmland with Britwell Hill

Part B: Historic Environment Record

This document records the history of the Parish of Berrick Salome, consisting of the settlements of Berrick Prior, Berrick Salome, Roke and Rokemarsh. The sources of this information are presented within the text and on-line links are also provided to further detail, displayed in the conventional format.

This record forms part of the evidence base for the Berrick Salome Neighbourhood Plan.

All the information provided below is in the public domain.

1 Heritage Data

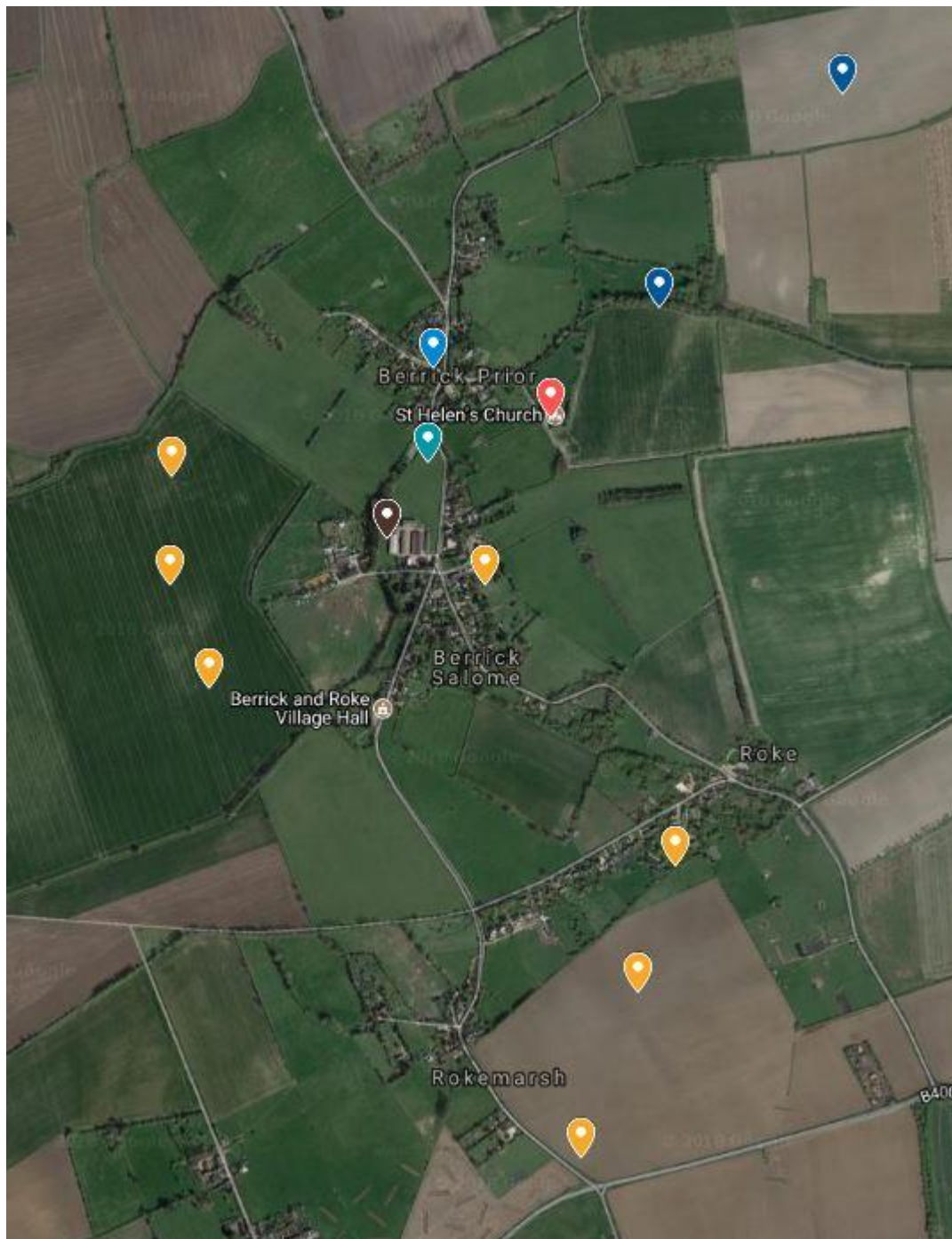
The [Archaeology Data Service](#) (ADS) is the only accredited digital depository in the UK for heritage data.

A search for 'Berrick Salome' yields 9 results, which are tabulated below, verbatim from the original; click in Name column for details. For an accurate position of an entry on an OS map, click on its Grid Ref. Curiously, Ivy Cottage (alone) appears, as well as being included in the listed buildings list in the next section.







Name	Grid Ref	Period	Subject	Description
Ivy Cottage	SU62109438	MODERN; POST MEDIEVAL; 1600 - 1799; 1901 - 1982;	EXTANT BUILDING; HOUSE;	Cottage
Lower Icknield Way	SU6260094520	ROMAN	ROAD	Roman Enclosure
Berrick Salome	SU6222093900	EARLY MED. OR LATER;	ROMAN ENCLOSURE	Excavation took place during the construction of a gas pipeline - 1995
No title (Parsonage Farm field)	SU62099417	MEDIEVAL	EARTHWORK; MOAT	Possible Medieval moat seen as earthworks
No title (Field south of Roke)	SU62459263	EARLY MED. OR LATER;	EARTHWORK; FIELD BOUNDARY;	Possible Medieval or later field boundary seen as earthworks.
	SU62659328			
	SU62579300			
No title (Field west of Lower Farm)	SU61529389	EARLY MED. OR LATER;	CROPMARK; FIELD BOUNDARY;	Possible Medieval or later field boundary seen as cropmarks
	SU61529413			
	SU61619366			
No title (Hollandtide Bottom)	SU6395	ROMAN	FINDSPOT; TILE	Many fragments of old tiles 'much like Roman tiles' found between Berrick and Brightwell Baldwin in March 1719. It is doubtful if they were Roman.
No title (Field behind Parsonage Farm)	SU6294	IRON AGE	COIN; FINDSPOT;	British coin
St Helen's Church	SU62369427	MEDIEVAL; POST MEDIEVAL; 1000 - 1100;	CHURCH	Founded 1000 AD

These locations can all be viewed on the map below.

Map of Parish Heritage Sites



Key to Map

-  EARLY MED. OR LATER; (7)
-  ROMAN (2)
-  IRON AGE (1)
-  MEDIEVAL (1)
-  MEDIEVAL; POST MEDIEVA... (1)
-  MODERN; POST MEDIEVAL; ... (1)

2 Village History

This section is essentially a direct transcript, with some updates, of the section headed "A Village History" contained in the Berrick Millennium Book. This was prepared by Susan Radice in Sept 1999 and is also [on-line](#) in Wikipedia.

Introduction

Historical records present data from various sources, including censuses, which apply to main villages such as Berrick Salome and Benson. The smaller outlying settlements of Berrick Prior, Roke and Rokemarsh are mentioned mainly in association with the larger villages, and rarely get an item to themselves. It was only in 1993 that Berrick Salome's boundary was rationalised to include the whole of Roke and Rokemarsh (previously largely in Benson's parish) and Berrick Prior (previously part of the parish of Newington). The history that follows, then, is largely about Berrick Salome but the interesting facts about the way people lived are nevertheless completely relevant to life in the entire community.

Earlier Village Amenities

During the 1800s, alcoholic refreshment could be found in five locations: The Chequers in Berrick Prior, the Home Sweet Home in Roke and the Horse and Harrow in Rokemarsh were all hostelries, while the Plough and Harrow in Berrick Salome, now Plough Cottage, and The Welcome in Roke were off-licences. Only the first two survive to this day. There were several shops and post offices, and a petrol pump at Woodbine Cottage in Roke, now all closed. It also appears that there was once an infant school at Roke, which had already closed by 1884, but within living memory infant classes were held in the Band Hut.

Parish Boundaries

Some of the boundaries of the parish in a map of 1900 seem impossibly complicated, but on the east of the village it follows the only well-defined natural feature in the area, namely the shallow valley of Hollandtide Bottom. Certain authors have identified this valley with the "Aculfes Dene" mentioned as a boundary in a land grant by Aethelred II in 996. The present boundary along the valley apparently follows that between two ancient pre-Norman manors. The northern of them fell into the hands of King Canute "through forfeiture of a certain thegn". It was begged of the King by his wife, Emma, who passed it to the monks of Canterbury. This transaction swelled the neighbouring parish of Newington which was a peculiar of the Archbishop of Canterbury. Berrick Prior thereafter acquired an administrative status quite different from that of Berrick Salome, for even in the present century directories referred to it as the "liberty of Berrick Prior" which reflected a sometime exemption from the jurisdiction of the Sheriff of Oxfordshire.

Origin of the Name

The name "Berewic" means "corn farm". "Salome" is a corruption of a family name. In the 13th century Aymar de Sulham held the manor; Sulham itself near Reading, Berkshire is the "ham in a sull or narrow valley". Successive changes have been Berrick Sallome (1571), Berwick Sallome (1737, 1797) and finally by the time of the 1863 Inclosure Act, Berrick Salome. Berrick Prior means the corn farm belonging to the Prior of Canterbury.

The Local Population

The parish of Berrick Salome has probably at all times been an extremely unimportant unit. In the Domesday Survey the place was returned as worth only £5 a year compared with £30 and £15 respectively for the neighbouring parishes of Bensington (Benson) and Neutone (Newington). Its population amounted to 4 serfs, 10 villeins and 6 bordars who with their families would probably total more than 50. Berrick occupies no strategic position and there is no indication that it ever held any building more important than the little ancient church or was inhabited by any person of importance. As the incumbent reported to his bishop in 1738 "there is no family of note", even the incumbent himself living in Chalgrove, and Berrick church having always been a chapel of Chalgrove.

St Helens Church

A church was established at Berrick probably long before the Conquest, for it is dedicated to St Helen. St Helen has been described as the favourite saint of King Ethelbald of Mercia who took the Benson area from Wessex early in the 8th century. Today the siting of Berrick church seems odd: well outside the village, near, but not on, Hollandtide Bottom, evidently a route since before the Romans came. All that can be said is that a dig north-east of the church on the other side of Hollandtide Bottom might possibly bring to light the remains of ancient buildings that were more than cottages.

The church itself is only about 65 feet long including the bell-tower, which has no access from the nave and rises only about three feet higher than the roof ridge. Part of the fabric has been claimed to be pre-Norman and so has the font, with its interlacing ornament introduced into Anglo-Saxon work from Northumbria in early missionary times. It is unlikely that the little building ever had much stained glass; all that exists is a single diamond-shaped pane, each side about 4 inches long, on which is depicted a golden-yellow butterfly or moth.

Over three hundred and fifty years ago the roof of the nave was replaced by one of typical queen-post type with a complex timber truss. The result is of great functional beauty. Sixty years later, accommodation was increased by erecting a simple wooden gallery at the west end of the nave, with a dormer window opening at each end of it in order to give it light. The tower is remarkable in being framed in timber. A photograph taken just before the restoration in 1890 shows it had then merely been faced with simple weather-boarding carried nearly to the top, whereas now horizontal apertures have been contrived to release the sound of the bells. Contrary to expectation, the tiny wooden tower houses a fine peal of bells, the earliest two that are dated being 1621 and 1622, the latest 1836.

Water Supply

There can be no doubt that the location of Berrick Salome was determined in the earliest times by the accessibility of water. Except for a narrow strip of greensand on the upper edge of the parish, the subsoil nearly all consists of bluish-white gault, enclosing thin streaks of gravel. Close to the junction of gault and greensand, springs of beautiful clear water break out. Probably throughout human history the most important of these springs was that which wells up by the ancient Grove Barn, a quarter of a mile NE of the church, and which flows down Hollandtide Bottom. It passed by but apparently did not feed the village pond, and then ran past the front of the Chequers Inn. Those households that did not have their own well depended upon this flow for their water. A big dipper was kept on the bank just upstream of the Chequers and a short length of railing was sited to help people to lean over and scoop cleanly.

Berrick Salome, along with other Oxfordshire villages, would not have had piped water installed until the 1930s or possibly not until after the Second World War. Sanitation would also have been rudimentary. Each villager had in the garden what was known as a "dunnekan". These simple earth closets are said commonly to have been two-holers with a lower seat and smaller hole for the children of the family. Periodically the contents would have to be emptied and buried in the garden. According to accounts in "Oxfordshire within living memory" most villagers literally celebrated the installation of electricity and piped water in their homes. However, although in the times of using wells and streams the high-water table was an advantage, since the installation of piped water and at least one bathroom in every village home, drainage has been a problem particularly in the winter.

Farming

Right up to the Inclosure Award of 1863 most of the parish of Berrick Salome was still farmed on the ancient open-strip system and field enclosures were few. Nevertheless, Berrick memories that went back to the 1890s retained no impression that village life was gravely disrupted by the Inclosure Award. The probable reason for this is that the proportion of common land abolished was so small, only one ninth of the parish. But the Berrick Salome Inclosure Award did establish two things that were of great importance to the local people. Firstly, 3 acres, 2 roods and 25 poles were allotted "unto the Churchwardens and Overseers of the poor" of Berrick Salome "to be held by them and their successors in trust as a place for exercise and recreation for the inhabitants". To this day the annual cricket match is held there, but it was of far more importance in the 19th century and earlier part of this century when every Saturday afternoon there would be a cricket match.

The second sop to Victorian conscience provided by the Inclosure Award was the allocation of another 2 acres and 10 perches of land to "the Churchwardens and Overseers of the poor" of Berrick Salome "to be held by them and their successors in trust as an allotment for the labouring poor of the said parish". All the Berrick plots were eagerly taken up in those days, for the cottager's bulwarks against privation were his pig, his garden and his allotment.

Over many centuries in Berrick there was virtually no alternative to working on the land. The first Ordnance Survey map from 1890 is reproduced at the end of this history, and it shows a total of six working farms. At Berrick around 1900 the wages for a full-grown "day-man" were about 12 shillings a week, a figure that had not increased much for a long time. However, the rapid spread of mechanisation, beginning with the appearance of the first tractors shortly before the First World War, brought about a steady decline in the number of farm labourers. The first combine harvester was imported from the States in 1928. Two more came in 1930 and one of these was based in

Shillingford. As farms became more mechanised, young men sought other employment. In the thirties many young men in Berrick got jobs at the Cowley car works where they earned three times as much as a farm labourer. They went to work on motor-bikes and purchased their petrol from the shop next to the Chequers which at that time met most of the needs of the villagers.

Village Life Today

Although surrounded by land from peripheral farms, there is now only one working farm left in Berrick - Manor Farm - and that is simply run by the farmer himself and his wife. Today the cottages of Berrick Salome are more likely to be owned and lived in by bankers or businessmen than by farm workers, and the original inhabitants would not recognise their humble homes if they were to walk into them today. But if Berrick Salome had not undergone this evolution it would have died as a place of habitation, the cottages built of clunch leaving no more trace than those made of "muddle-and-dub", as thatch was let go and stones were carted away to use elsewhere. Better by far that the village is still alive and thriving though with a very different population. Indeed, the number of people enjoying life in Berrick has increased. A look at the census figures for Berrick Salome between 1921 and 1991 shows that the population was 104 at the earliest date, took a dip in '31 and '51 to 90, and then began steadily to increase to the 1991 figure of 162. Moreover, between the census of '71 and that of '81 the number of households increased from 35 to 53. Could this have had anything to do with the opening of the M40 motorway in 1974? At the turn of the century even the best of the local roads was appallingly bad, being made of what was euphemistically called "gravel", in effect flints dug out of the local parish pit. Indeed, in 1894 a local coroner informed the Highway Board with some disapproval that in an inquest on a lady a verdict had been returned of "accidentally killed by falling from a tricycle in consequence of it coming into contact with a large flint". But in 1974 London was no more than an hour's journey away in the comfort of your own car.

By the 1980s the inhabitants of Berrick Salome could even consider working from home, for the majority, if not all, of the week, being in touch with the office or with potential clients by telephone, fax or modem. A self-employed villager estimated that roughly 30% of the male population then worked in this way, and that, coupled with the number of retired people in the village, it had greatly enhanced village life to have more people available during the working day. Today, it is estimated that 49% of the working population do so from home.

Many village events and activities have sprung into life in recent years, particularly those centred around the Berrick Church Restoration fund. These include the Progressive Supper in April, Rokefest in May, the Fête and Open Gardens alternating every other year in June, the cricket and rounders matches followed by a Barn Dance in September and the Christmas Fair in November.

Views of residents on the Parish and how they'd like to see it develop were obtained in a questionnaire circulated in September 2017. The response rate was 86% and its analysis can be viewed [here](#).

Appendix 1: Listed Buildings

The [National Heritage List](#) for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings. A search for 'Berrick Salome' on their [website](#) displays 38 assets for the Parish, all being Grade 2 listed buildings (with St Helen's Church as Grade 2*). For detail of any building (with map of its location) click on it.

To view all these buildings together on a map, visit the [English Heritage website](#). This will open with a map of the UK; just enter 'Berrick Salome' within the search box therein to display all the listed building within the parish. To view the detail of any building, click on its marker.

One other asset, classified as a 'Monument', appears as an Oxfordshire Historic Environment Record, [details here](#). It is described thus: Late Bronze Age to Roman settlement at Site 11, Chalgrove to East Ilsley pipeline and is approximately sited [here](#). In views of its significance, its description is provided as Appendix 2 to this document.

[Allnuts](#)

[Cherrytrees](#)

[Church Cottage](#)

[Church of St Helen](#)

[Church of St Helen, Group of Two Chest Tombs and Two Gravestones to South of Chancel](#)

[Grace's Farmhouse](#)

[Hicks Farmhouse](#)

[House Approximately 15 Metres South East of Russetts](#)

[Ivyhouse Farmhouse](#)

[Ivyhouse Farmhouse, Granary Approximately 30 Metres to South East](#)

[Jakemans](#)

[Lime Tree Cottage](#)

[Linscot](#)

[Little Frogs](#)

[Lower Farmhouse](#)

[Lower Farmhouse, Cowhouse Approximately 30 Metres to North West](#)

[Lower Farmhouse, Granary Approximately 40 Metres to North](#)

[Old Farm Cottage](#)

[Parsonage Farmhouse](#)

[Plum Tree Cottage](#)

[Priory Cottage](#)

[Quakers Corner](#)

[Roke Farmhouse](#)

[Russetts](#)

[Shepherd's Cottage](#)

[Tanner Cottage](#)

[Thatched Cottage](#)

[The Chequers](#)

[The Cottage - Cowpool](#)

[The Cottage – Chapel Lane](#)

[The Horse and Harrow Public House](#)

[The Innocents](#)

[The Malt House](#)

[The Old Post Office](#)

[The Thatched Cottage](#)

[Well Cottage](#)

[West Cottage](#)

[Woodbine Cottage](#)

Appendix 2: Description of Monument in Field to the west of the Parish

[Click for full entry](#) [Click for OS Map position](#)

1. Geophysical survey revealed a series of linear features that have been interpreted as enclosure ditches extending over 300m of route and a group of pit-like features extending over 150m. Thought to relate to a settlement site investigated during the Chalgrove to Didcot pipeline in 1995. Low or medium significance of impact.
2. Ten evaluation trenches revealed a multi period settlement covering a large area. Archaeology was present in all ten trenches in this plot. Included ditches, pits and structural evidence such as beam slots, post holes and masonry walls. Evaluation results correlate closely with geophysical survey results. Site appears to have two min elements, an unenclosed prehistoric settlement and an enclosed Romano British settlement. Not all features were examined in the evaluation and a grave found in 12.10 was left in situ. *NB: no evaluation areas noted on Map Link because excavation covered approx. same area.
3. Results indicated small-scale and sporadic activity occurring in the Neolithic and again in Early Bronze Age, but became more intensive and widespread in the LBA or EIA. From this point residential and agricultural activity appears to have continued without break until the end of the Roman period and for an unknown period beyond it.
4. Analysis of the features suggests three sites along this part of the route with the main focus of settlement occurring during the middle Iron Age. Early Bronze Age activity on the southern part of the site is attested to by a single pit but residual finds from other features suggest to the presence of more ephemeral occupation. Settlement evidence from the late Bronze Age to the Early Iron Age was mostly limited to a small area on the northern half of the site with the main MIA settlement further south. Late Iron Age activity is only seen in the ceramic record 50 years before the Roman invasion.
5. MIA settlement defined by 3 distinct periods of occupation, characterised by construction of 2 roundhouses, then digging of series of ditches, then construction of 4 larger roundhouses. Appears to be a "buffer zone" between two areas (N and S) that was unused during the life of both settlements.
6. Roman settlement evidence was attested to by the presence of wells and drains pits and a small number of burials but suggests that the settlement was close but not on the site. A late Roman corn drier was also recorded within an enclosure ditch. Following this phase of activity, the site is used as ridge and furrow agriculture.

Part C Consultation Report

To be supplied

DRAFT



Neighbourhood Plan Questionnaire Results

The Neighbourhood Plan for the Parish of Berrick Salome was initially discussed at a Parish Council meeting in 2016, when it was decided to begin the process of producing a Neighbourhood Plan. Subsequently, ten parishioners, signatories below, volunteered to join a Neighbourhood Plan Steering Committee to manage the process of producing it.

It was important to us that the Neighbourhood Plan represented the views of all those who live and work in our Parish. To do so we created a Questionnaire to gather this information.

While the Neighbourhood Plan will be written under the auspices of the Parish Council, it will be based on the views of all those who live in the settlements of Berrick Prior, Berrick Salome, Roke and Rokemarsh. As was made public at the beginning of the process, all parishioners received the Questionnaire to gauge local views on certain critical issues.

This Questionnaire was delivered to all homes in the Parish. The Neighbourhood Plan will be a document for the future and will reflect the community's wishes for forthcoming decades.

1. Overview of Results

The feedback from the specific responses to questions asked in the Questionnaire and comments made (as invited so to do in the Questionnaire) by respondents can be summarised thus.

There was a very high level of engagement. 172 questionnaires were completed from 110 households representing 85% of the households in the Parish.

The big messages expressed very clearly were:

- 1) Parishioners like living in the Parish very much and wish it to remain very much as it is. We have assumed this to mean 4 distinct settlements with clear open country between them but acting and behaving as one as the Parish of Berrick Salome. While recognising the need for some modest development, 101 comments from 70 separate households expressed this view; 70% of the respondents to the questionnaire replied that they liked living in the Parish enormously (5 on the scale of 1-5) and 29% gave the same question a score of 4. Only 1% were unhappy about life in the parish.
- 2) There is serious concern about worsening traffic speeds and volumes along the lanes in the Parish and the negative effect from developments in Chalgrove and Benson on the current situation in this regard. The responses collated from the question on page 6 of the questionnaire "in the context of traffic flows in the Parish, how important are the following?" clearly underline the importance attributed to this element of life in the Parish (see 3 below).
- 3) Parishioners value the ability to walk (and to a lesser extent) ride cycles and horses around the Parish but are very concerned about the safety of so doing. They want the infrastructure that supports such activity

to be improved, as they see the dangers involved in such activities as very significant. Provision of pavements and footpaths were mentioned by many.

- 4) A surprising number (43 in number) of comments received referred to the lack of facilities (particularly low-cost starter housing) for young people to live in the village in the context of saying that this situation should be remedied. This was not a question specifically raised in the questionnaire. Perversely (as mentioned below) the comments made are inconsistent with the answers given to the question on page 6 of the questionnaire which did not call for more high-density starter homes.
- 5) Parishioners value very much the rural nature of the Parish and seek to retain the green spaces in and around it and the link to agriculture.

In terms of the detail of the responses.

The households who responded lived predominantly (90%) in owner occupied houses. 90% were detached properties and 84% had between 3&5 bedrooms.

48% of the respondents were over 55 years of age and 26% were 35-55 years old. 26% were under 35.

Many (29%) had lived in the Parish for over 30 years and (42%) for between 10 and 30 years.

Every respondent owned at least one car -- mostly 2. This is underlined by the fact that 92% of respondents use their car to shop, mostly in Benson.

Most (92%) respondents were happy with their houses and those that were not, were split between down sizers (40%) and those looking to move to larger premises (60%).

The vast majority (90%) envisaged staying in the parish for the foreseeable future.

As many responders walked around the Parish as drove and, surprisingly, they walked about as regularly as they drove. Unsurprisingly most commuters drove.

A surprisingly large number (23) of responders have travel difficulties and wish for better public transport facilities.

34% of respondents would welcome a shop in the Parish but apart from that, the majority were fearful of housing (64%) developments or developments of light industrial units (80%).

The vast majority were very fearful of large-scale housing developments (85%) or commercial developments (90%) close to the Parish.

Most (70%) were against housing development in the Parish. If there were to be any such development there was no clear direction as to what sort of housing was preferable with " large family homes in their own land" and " homes suitable for the elderly " being more acceptable than " high density starter homes" or "homes available for rental". It is noteworthy that the response to this question conflicts with the strong message reflected elsewhere that facilities for the young to live in the village should be encouraged (see 4 above).

The current community facilities in the Parish were all valued equally with a slight bias to the pubs but there was a strong message that the rural and farming nature of the Parish was very important to respondents.

There was considerable concern expressed about the effect of development proposals in Chalgrove and Benson on traffic in the lanes through the Parish and also the fact that commercial vehicle weight limits did not seem to be being enforced.

Attached to this section of the plan is a series of graphical representations of the actual answers received from the questions asked in the questionnaire together with a note summarising the comments made by respondents (not all of which are reflected in this summary).

2. Neighbourhood Plan Questionnaire History

Date	Event	Text (in italics) from Minutes or Email, plus other milestones
Sep 01 2016	PC Meeting	<i>Derek Shaw is arranging a meeting on 29.9.16 when an expert from SODC will talk to us about how to produce a plan and its advantages and disadvantages.</i>
Sep 29	NP Introductory Meeting	Simon Rowberry (SODC) introduced NPs and an NP team was established from parishioners.
Jan 12 2017	PC Meeting	<i>The parish will convene and start work on Jan 31st. This start has been delayed to allow SODC to recruit suitable staff to help us.</i>
Mar 09	PC Meeting	<i>We have now obtained the necessary mapping software, so should very shortly be in a position to prepare maps for discussing with the two neighbouring parishes.</i>
May 11	PC Meeting	<i>We have formally submitted our NP application to SODC and await their response. NP team members are drafting out sections of the plan and a consultation document is being prepared. The latter will be distributed to everyone in the Parish and the results used to help the NP team formulate the plan to represent the views of parishioners.</i>
7 to 14 July	Draft questionnaire sent to SODC for comment; encouraging feedback received	
July 13	PC Meeting July 13 2017	<i>We are preparing a questionnaire for issue to all parishioners in the autumn. Responses to this will serve as a basis for our developing Neighbourhood Plan.</i>
Aug 27	Email to all parishioners	<i>To get the process under way, we'll be asking for your views shortly via a questionnaire, which will be delivered to every home in the parish. Your answers to this will be used to help us construct a Neighbourhood Plan which will reflect the wishes of the parish. Please help us by ensuring that you complete the questionnaire.</i>
Sep 01	Distribution of Questionnaire forms to all in parish	
Sep 13 to 30	Display boards set up throughout the parish (see next page)	
Sep 20	Email to all parishioners	<i>Please don't forget to complete the Parish Questionnaire. Only 30% of households have returned their envelope so far. The Neighbourhood Plan will be designed to reflect the views of all parishioners. To be valid, the questionnaire must be taken seriously by all. If you have mislaid your form, you can download a copy from this link.</i>

Sep 28	PC Meeting	<i>The NP team have applied for a grant and produced a questionnaire, for which responses are due by end-September. A total of 66 envelopes from the 130 properties in the parish, containing 102 forms have been received to date and it is hoped that this number will increase substantially as the deadline approaches.</i>
Sep 28	Email to all parishioners	<p><i>The Neighbourhood Plan team have received returns from only half the properties in the Parish and the deadline for receiving them is the last day of the month (Sat 31st).</i></p> <p><i>To get an accurate picture of what we all would like the plan to say, we really need a full response. So, if you haven't had a chance to complete the questionnaire, please do so in the next day or two.</i></p> <p><i>Completed forms can be returned to either pub or to a member of the Neighbourhood Plan team; the members can be seen in the copy addresses of this email.</i></p> <p><i>If you have mislaid your form, spare forms will be available at the Parish Council meeting in the Village Hall tonight, starting at 8:15pm. We do hope you can come.</i></p>
Oct 02	Email to all parishioners	<i>We've had an exceptionally good response rate at 84%, by household -- do anyone in the remaining 16% want one last chance to make your thoughts known, so that they can be reflected in the Plan? We'll input any further completed questionnaires received by next Sunday Oct 8th.</i>
Oct 04	Responses from the 130 properties in the parish is 110, giving a response rate of 85%. A few more responses may be received by the extended deadline of Oct 8th.	
Dec 13	Final Results published to all parishioners.	

3. Neighbourhood Plan Questionnaire History—Displays



The Triangle



Entrance to Berrick Salome



Entrance to Roke



Entrance to Rokemarsh

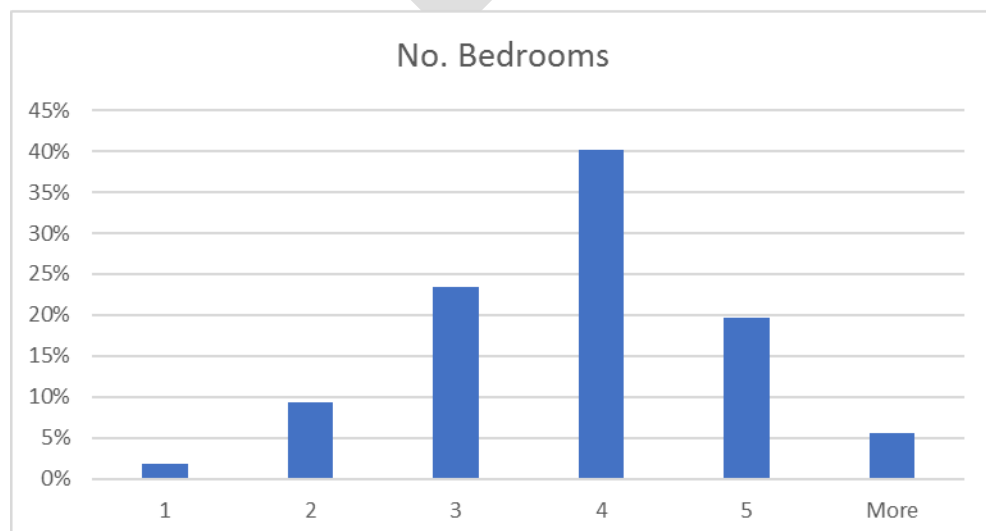
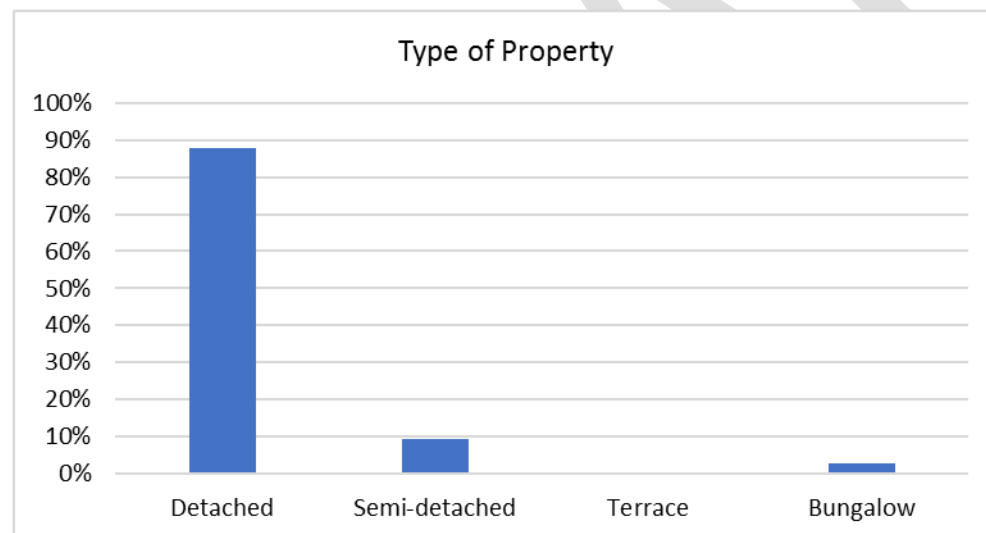
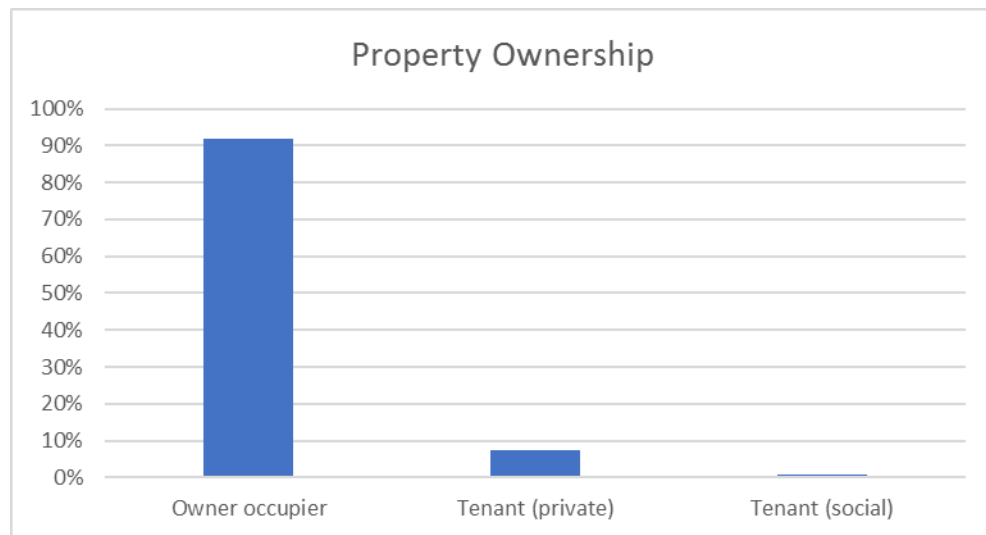
4. Questionnaire Statistics

Number of forms returned 170

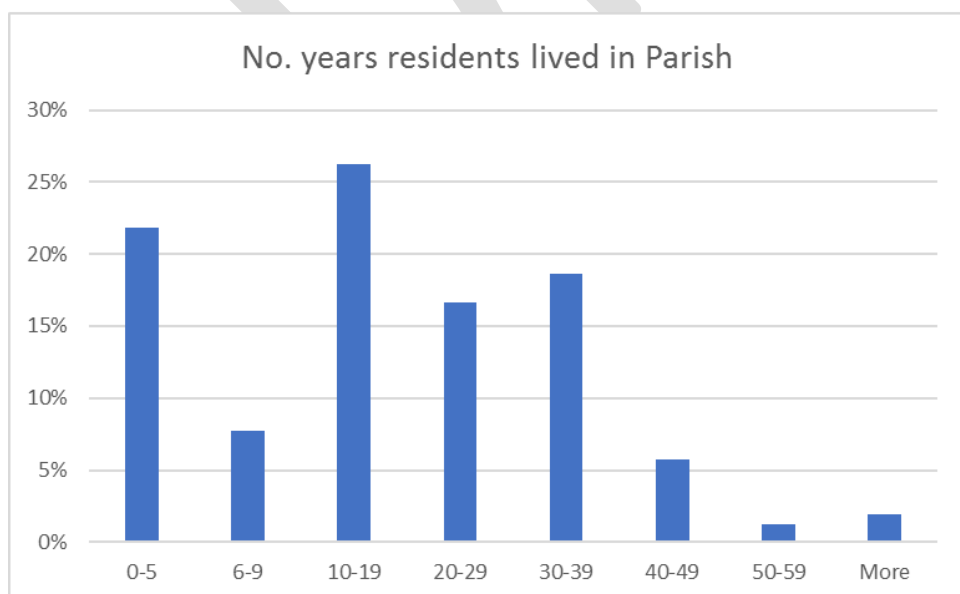
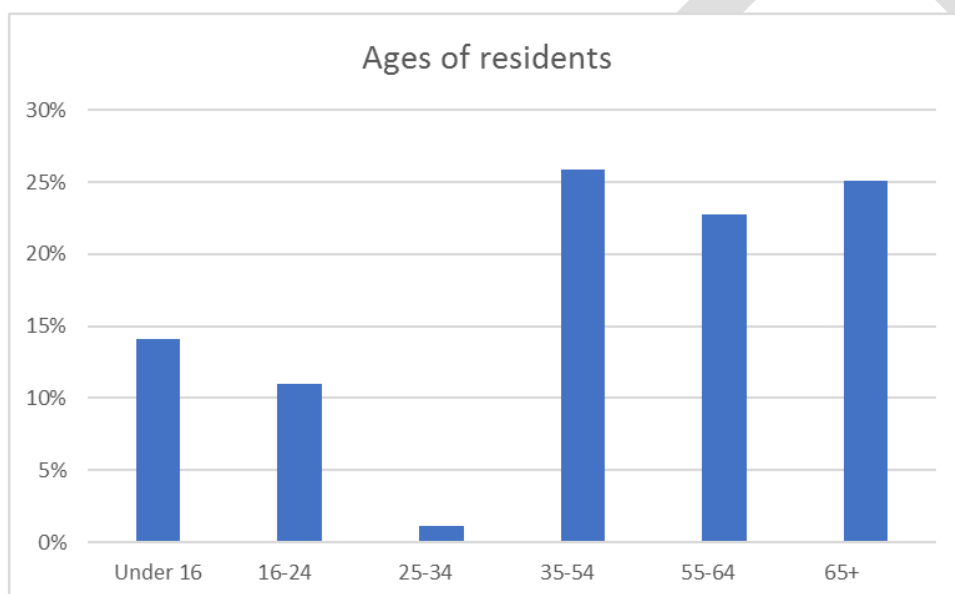
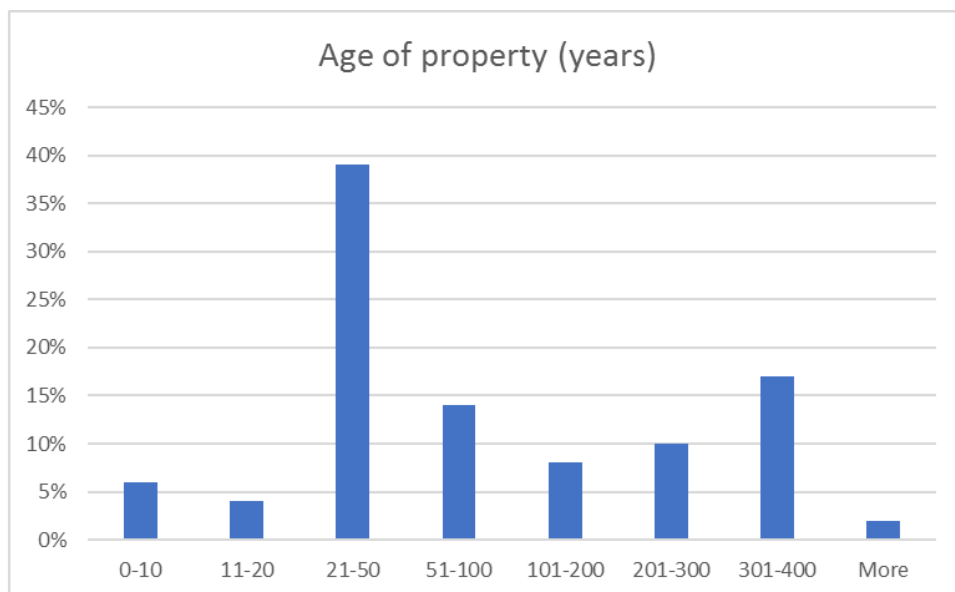
Number of envelopes returned 110

Response from properties 85%

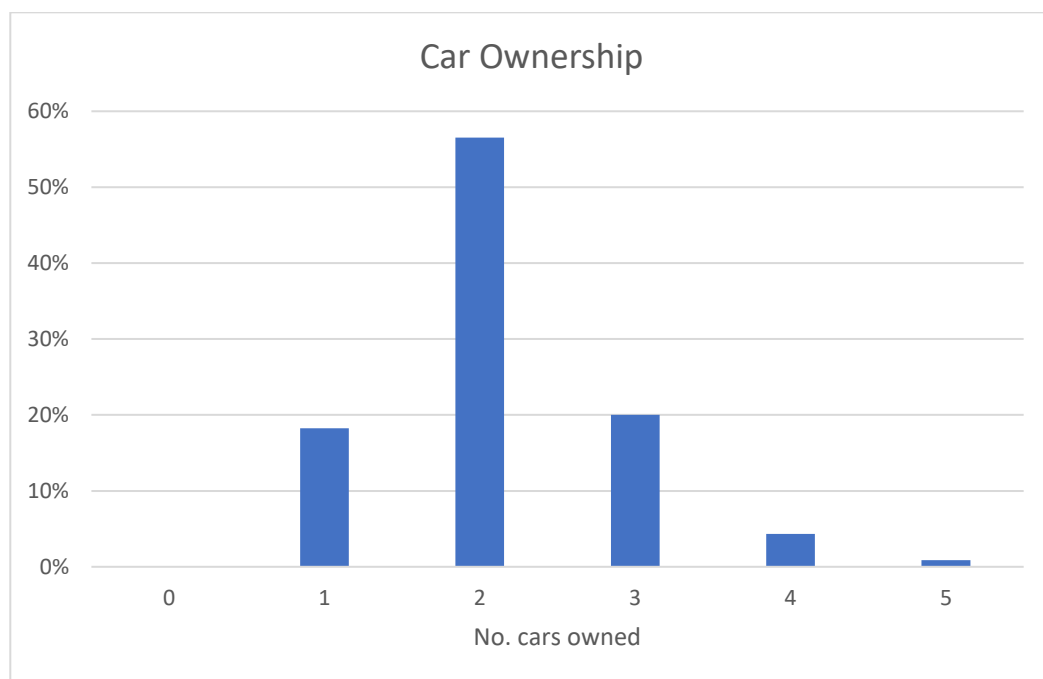
Base Data



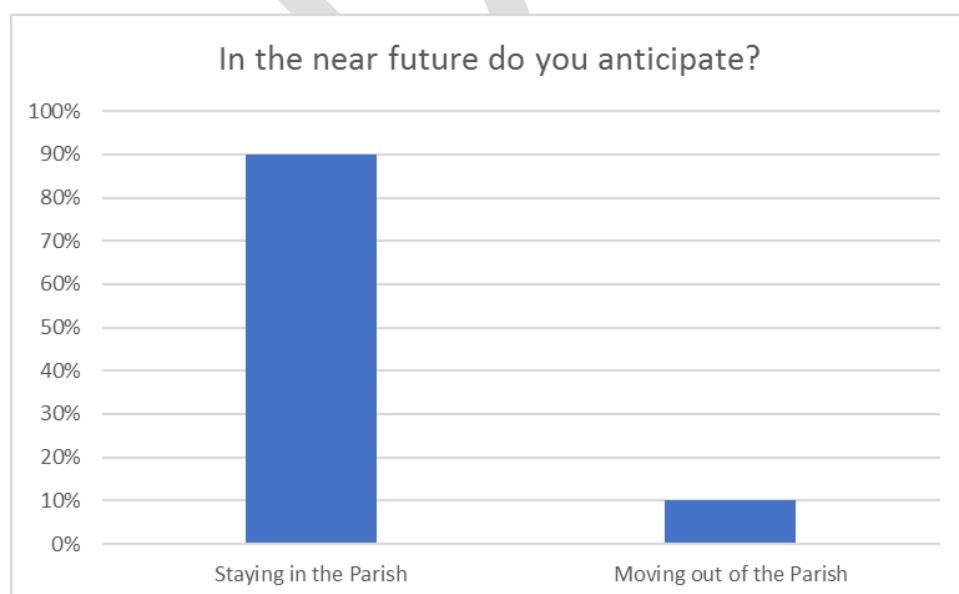
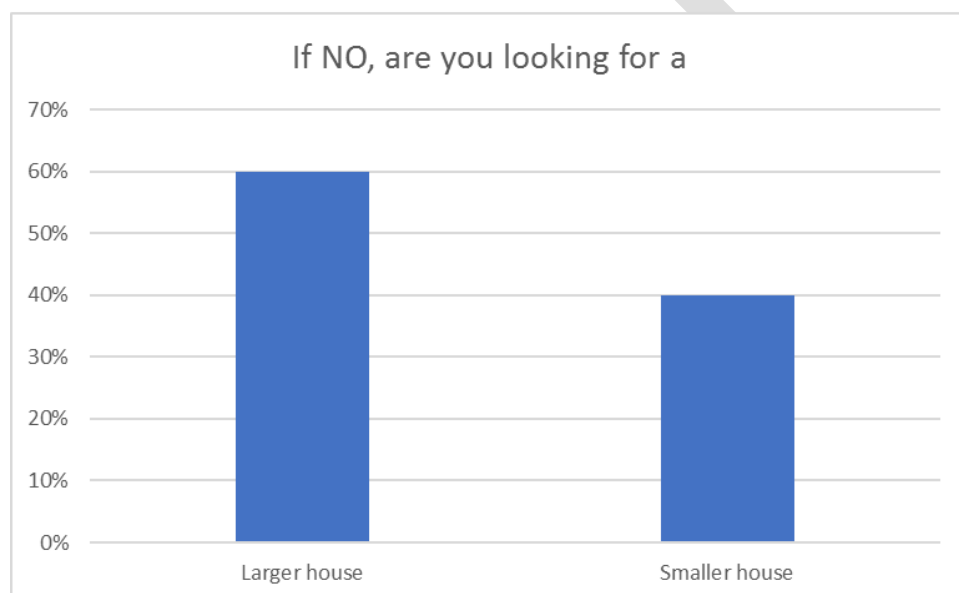
Part C: Base Data (Continued)

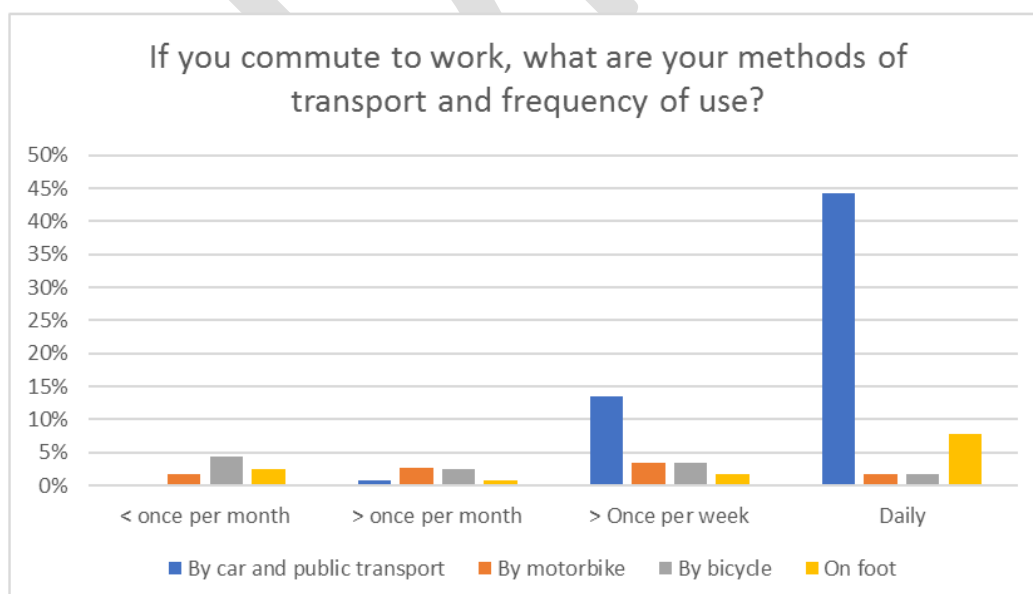
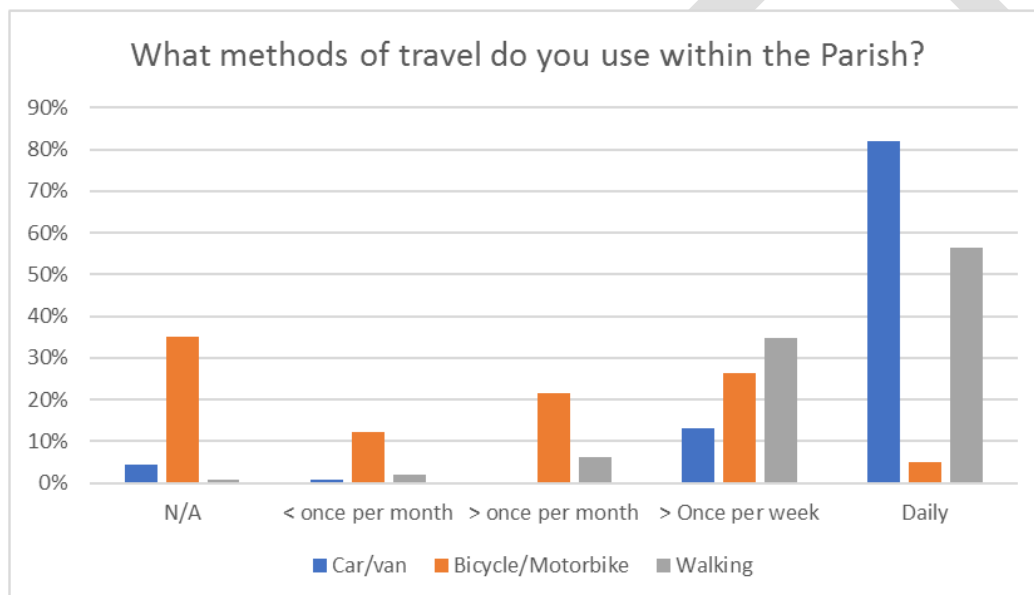
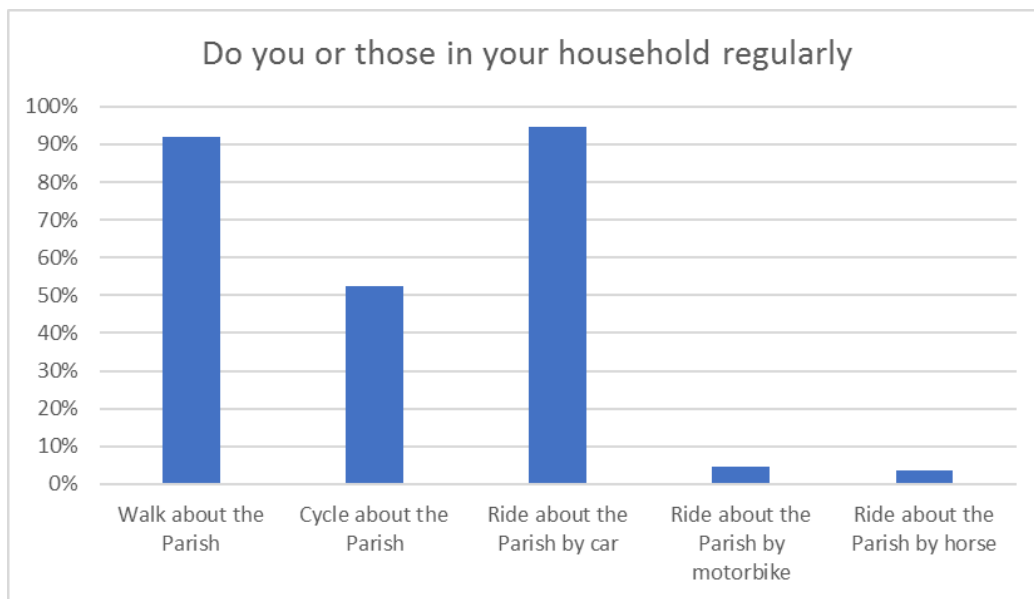


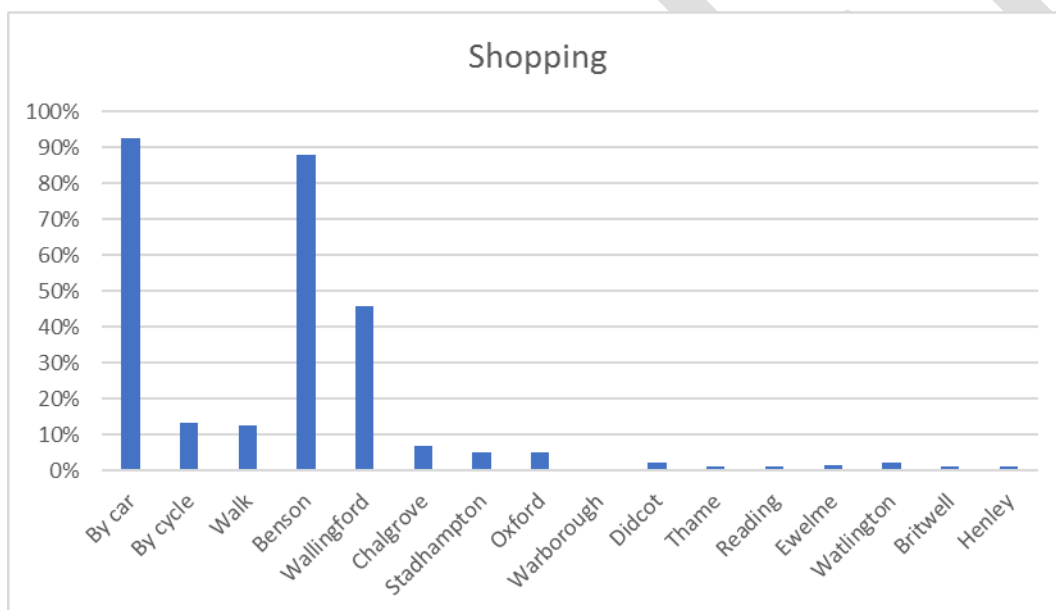
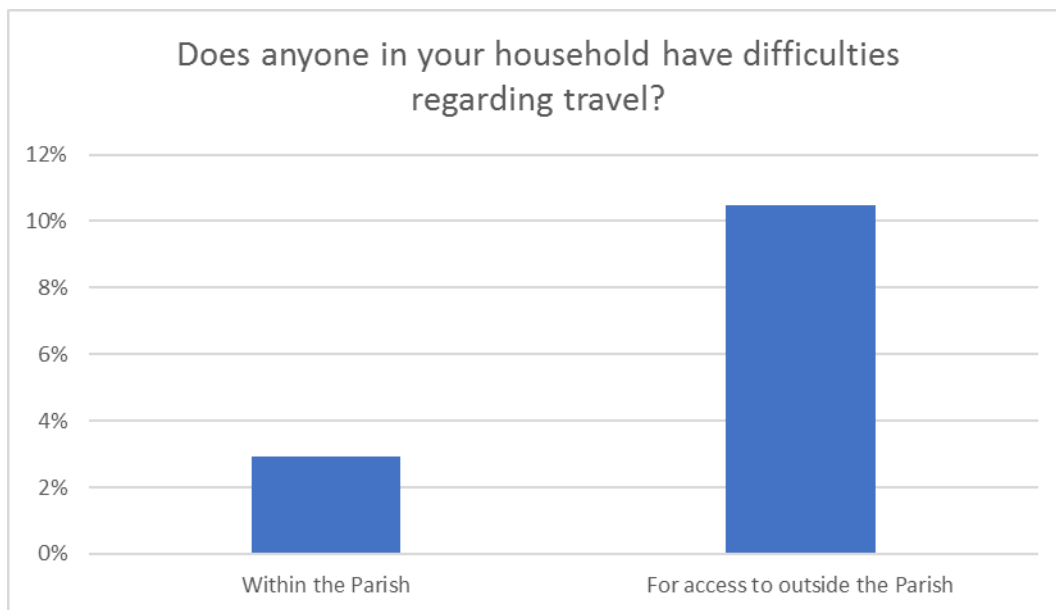
Part C: Base Data (Continued)



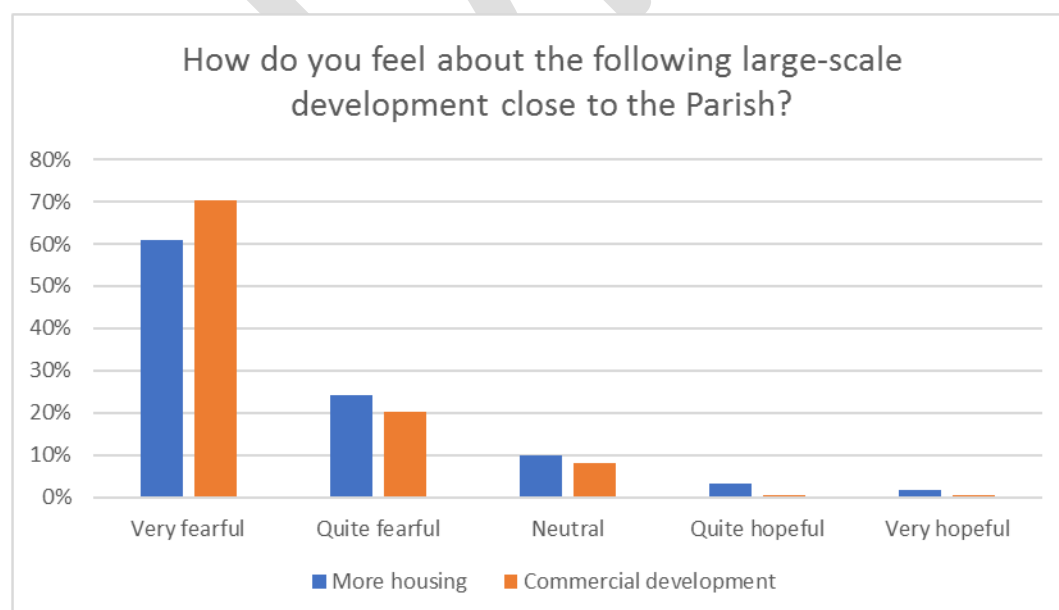
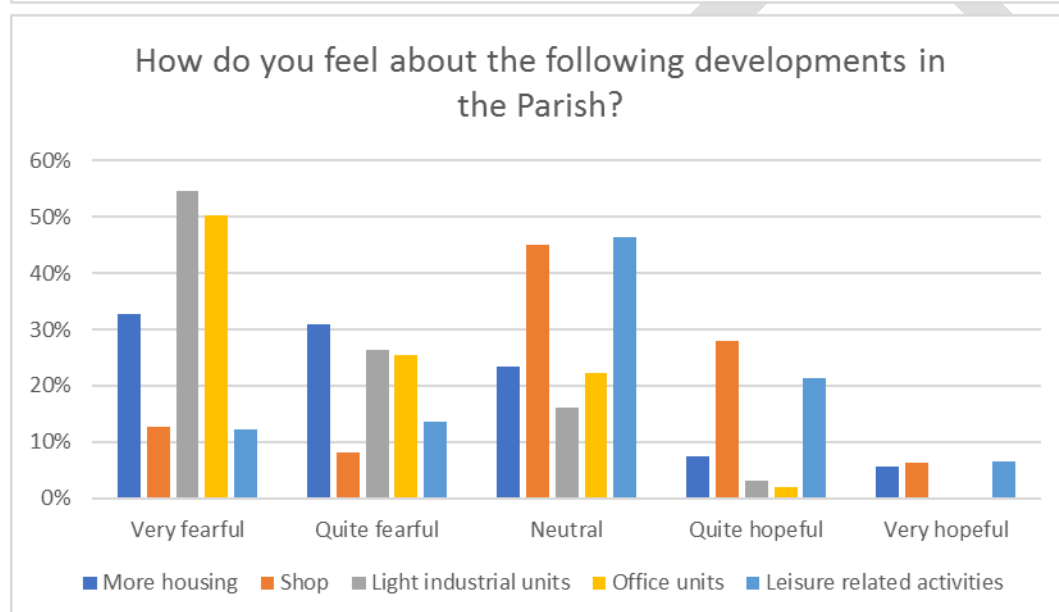
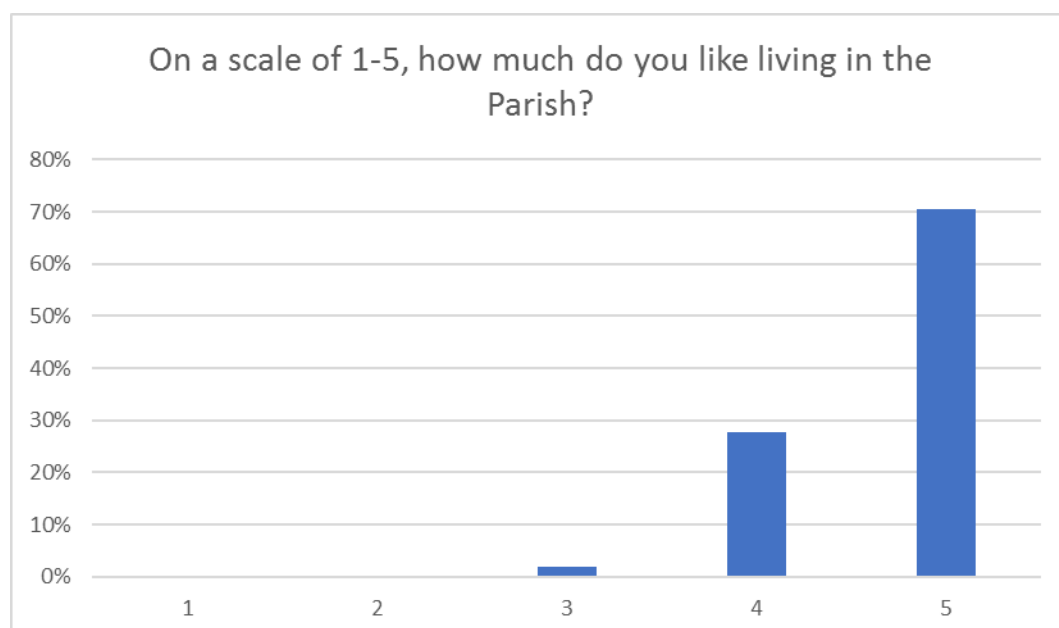
Behaviour



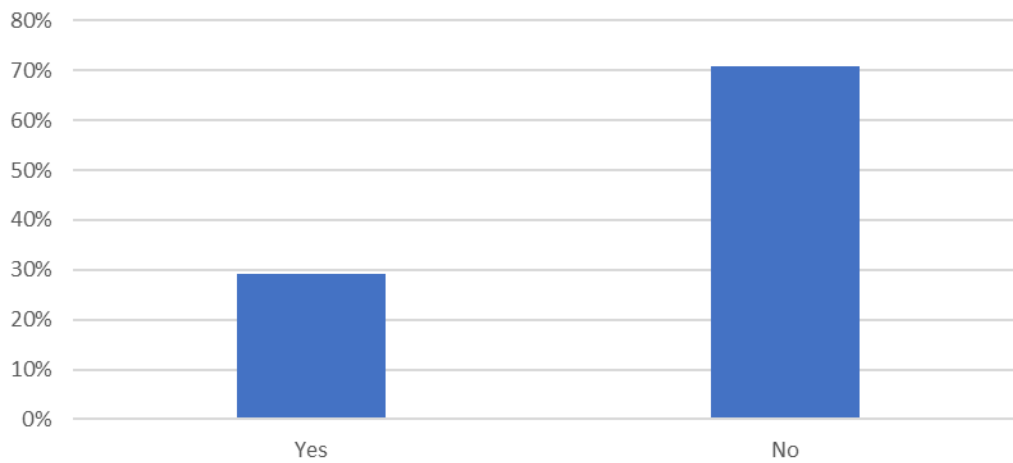




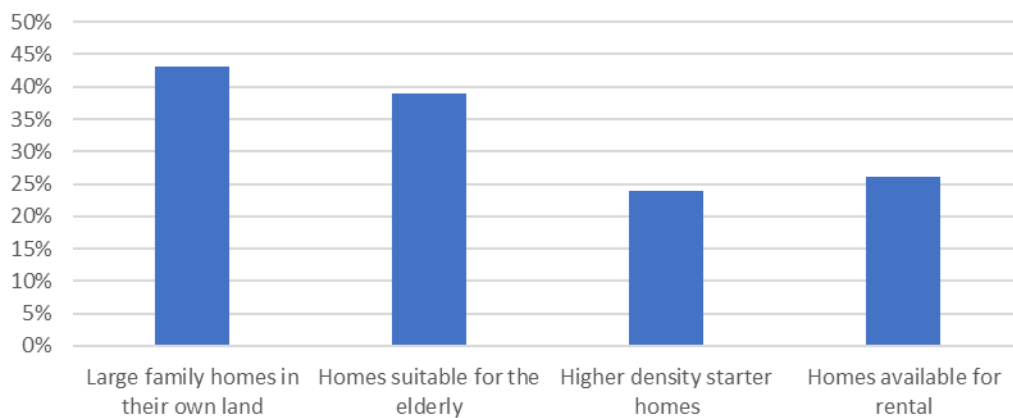
Part C: Views (Continued)



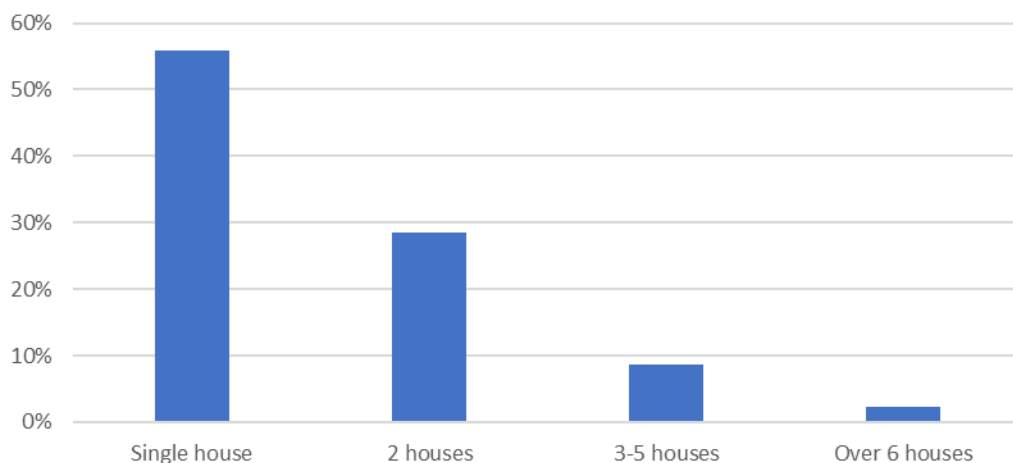
Do you think there is a need for new development in the Parish?



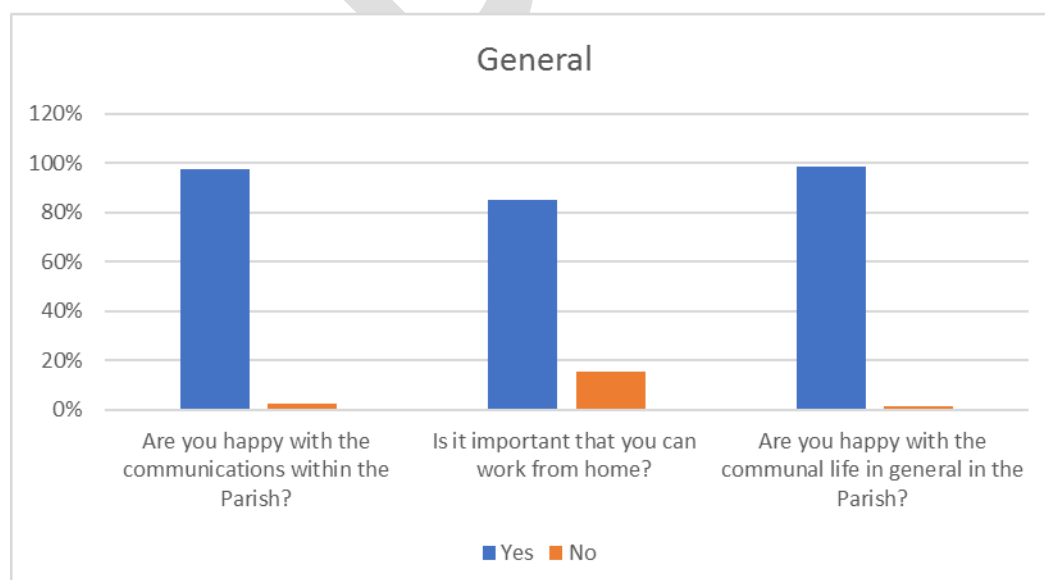
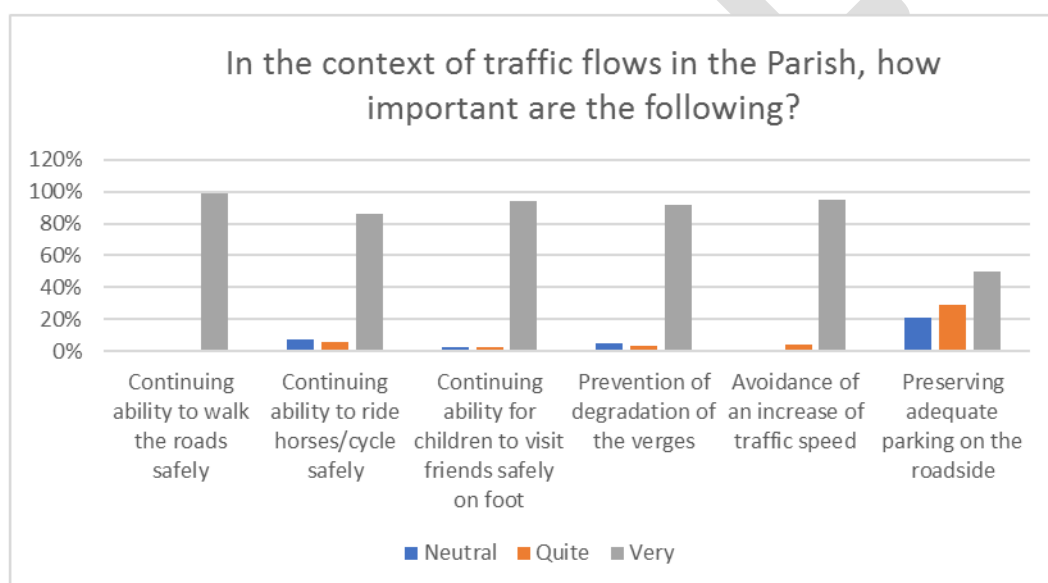
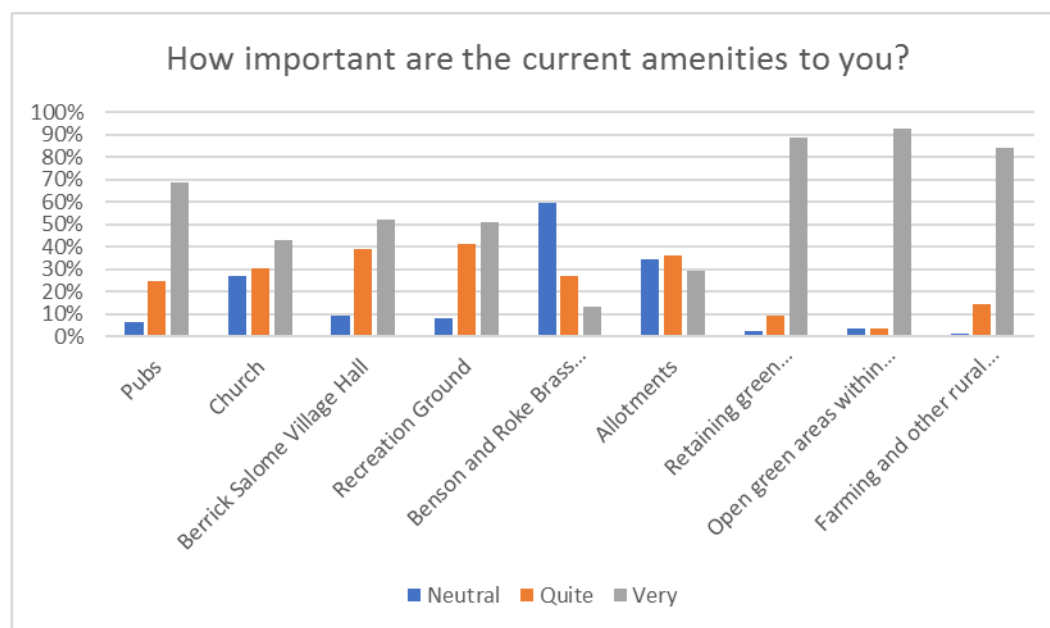
If there were to be development, what sort / type of housing development would improve life in the Parish?



What type of development would you like to see every year for the next decade?



Part C: Views (Continued)



Summary of Individual Comments

In terms of methodology for this summary, comments made from all respondents (rather than all properties) have been taken. Where there are duplicate comments made from the same person, but in answer to different questions, then they are removed. That means, to the extent that there is agreement and accord within a household and both parties have responded with similar comments, then the views expressed here may be exaggerated.

Not all respondents made comments -- some relied on their replies to the questions to give their views.

MAIN MESSAGES (MORE THAN 10 COMMENTS)

1) Stay as is--we love it--we understand there will be small developments	101
2) Concern about traffic speeds and volumes	47
3) More facilities for young people particularly low cost and starter homes and shared ownership opportunities	43
4) Better footpaths and pavements to make walking safer	22
5) Better public transport/ bus services	22
6) Concern about Benson and Chalgrove developments on our doorstep	21
7) Importance of rural environment and farming on our doorstep	24
8) No more houses allowed at all	11

OTHER MESSAGES (WITH 10 OR FEWER COMMENTS)

More medium sized family houses	10
Houses to downsize to in the parish please	9
Sort out the potholes	9

Design of new houses is important	8
Can we have a local shop?	8
No development till sewage sorted out	8
Keep settlements separate and distinct	7
Enforce weight limit on lorries in parish	7
Affordable rental properties in parish	7
No developments on paddocks/ green fields	5
Overflying helicopters from Benson	4
Different and more events please	4
Keep it safe for horse riding	3
Self-build plots would be nice	2
Communication could be improved	2
Too many old people in parish	2
Not safe for kids	1
Improve mobile coverage	1
Stop cycle races through village	1
No bonfires before 6 pm	1
Street lights	1
No kerbs/ pavements	1
No parking on roads	1
Not safe for kids	1

Improve mobile coverage	1
Stop cycle races through village	1
No bonfires before 6 pm	1
Street lights	1
No kerbs/ pavements	1
No parking on roads	1
Preserve parking for Weller Close	1
Sort out parking near band hut	1
Remove tyre from Parsonage Farm	1
More potholes to slow traffic	1
No social housing	1

Of the families who responded re travel to school, 16 use a car exclusively, 11 use buses (some take the car to the bus stop and 1 makes every possible effort to walk or cycle subject only on weather).

We were surprised by the strength of feeling re the young, the lack of public transport, and the desire to have pavements as much as we were surprised by the apparent apathy about Benson and Chalgrove. Maybe the concern about those two developments is expressed in the issue of traffic calming which, here, gets appropriate prominence.

We were also struck by the number who were keen to express their contentment and the high proportion of those who said that " nothing stands still"-- endorsing modest change. Only 9 respondents (from 8 individual households) said " no more houses at all".