



Sunningwell Parish

Neighbourhood Development Plan – 2026-41

Regulation 14 Pre-submission Consultation

Appendix 6 – Non-Designated Heritage Assets



July 2026

Prepared by: Neighbourhood Plan Steering Group on behalf of Sunningwell Parish Council

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1. Introduction

1.1 The National Planning Policy Framework (NPPF) defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

1.2 Heritage assets are of two types: ‘designated heritage assets’, and ‘non-designated heritage assets’.

1.3 Designated heritage assets are largely designated nationally under the relevant legislation (listed buildings, scheduled monuments, registered historic parks and gardens and registered battlefields), but also include world heritage sites, which are designated by UNESCO, and conservation areas, which are designated locally under relevant legislation. Designated heritage assets, with the exception of conservation areas and World Heritage Sites, are listed in the National Heritage List for England (NHLE). Designated heritage assets receive a greater degree of protection within the planning system than non-designated heritage assets; works to some assets, such as listed buildings and scheduled monuments, are subject to additional consent regimes. Information on conservation areas can be found on local planning authority websites.

1.4 Non-designated heritage assets are locally-identified ‘buildings, monuments, sites, places, areas or landscapes identified by planmaking bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets’ as defined in the Planning Policy Guidance (PPG).

2. Assessment Criteria and Site Nomination

2.1 The four criteria that must be met for inclusion on Sunningwell’s Non-designated Heritage Asset list follow those defined by Historic England (incl. reference) and are:

- Criterion 1. Be capable of meeting the government’s definition of a heritage asset
- Criterion 2. Possess heritage interest that can be conserved and enjoyed.
- Criterion 3. Have a value for the neighbourhood or community beyond personal or family connections, or the interest of individual property owners because of its heritage interest
- Criterion 4. Have a level of significance that is greater than the general positive identified characteristics of the local area.

2.2 The site nomination form, and the accompanying introduction, are reproduced in the Appendix.

3. Designated Heritage Assets

3.1 Although the Neighbourhood Plan does not necessarily change the level of protection for assets which are already designated, as there are only seven within the parish it is appropriate to list them to provide context.

3.2 The designated heritage assets within the parish are listed below, and their location shown on Map 1.

Ref	Name	Designation
1	St Leonard's Church, Sunningwell	Grade II*
2	The Old Manor, Sunningwell	Grade II*
3	Beaulieu Court Farmhouse, Sunningwell	Grade II
4	The Old Rectory, Sunningwell	Grade II
5	Church Farmhouse, Sunningwell	Grade II
6	The Thatched Barn, Sunningwell	Grade II
7	Sunningwell House, Sunningwell	Grade II

Table 1 – Designated Heritage Assets



Map 1 - Location of Listed Buildings in Sunningwell village



Figure 3.2 - St Leonard's Church, Sunningwell village © Lucy Roberts Photography



Figure 3.3 - St Leonard's Church (left), Church Farm House (centre), the Thatched Barn (right), and The Old Rectory and Wellingtonia (right), Sunningwell © Historic England



Figure 3.4 - The Old Manor – Sunningwell © Google Maps



Figure 3.5 - Sunningwell House © Google Maps



Figure 3.6 - Beaulieu Court Farmhouse, Sunningwell Village



Figure 3.7 - The Thatched Barn, Sunningwell

4. Non-Designated Heritage Assets

4.1 The Neighbourhood Plan has the power to add to the designated heritage assets which are subject to protection.

4.2 The neighbourhood plan has identified a series of non-designated heritage assets across Sunningwell Parish. Non-designated heritage assets are locally identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated assets’ (PPG, paragraph: 039).

4.3 The identified Non-Heritage Assets are listed in Table 2, and their locations shown on Map 2.

Ref	Name	Type	Location
1	Pond	Landscape	Sunningwell
2	Pond Cottage	Dwelling	Sunningwell
3	Old School House	Dwelling	Sunningwell
4	Old School	Establishment	Sunningwell
5	Hollytree & Rowan Cottages	Group	Sunningwell
6	Old Post Office	Establishment	Sunningwell
7	Red Phone Box	Monument	Sunningwell
8	Arts & Crafts Houses	Group	Boars Hill
9	Terrace of Cottages	Group	Boars Hill
10	Church Farm Complex	Group	Sunningwell
11	Beaulieu Court Complex	Group	Sunningwell
12	Cricket Field	Landscape	Sunningwell
13	Cricket Lane	Group	Sunningwell
14	Houses on Dark Lane	Group	Sunningwell
15	Village Green	Landscape	Sunningwell
16	Old Berkeley Golf Course	Landscape	Boars Hill
17	Bayworth Triangle	Landscape	Bayworth
18	Bayworth Manor	Archaeology	Bayworth
19	Roman Kilns	Archaeology	Boars Hill
20	Flowing Well	Public House	Sunningwell
21	Stone House	Dwelling	Sunningwell
22	Church Farm Wood	Landscape	Sunningwell

Table 2 – Non-Designated Designated Heritage Assets

1	Sunningwell Pond The Pond is the oldest thing in Sunningwell. It was the ‘well’, meaning a spring, which attracted the Saxon warlord Sunna and his tribe (his ‘inga’) to settle here. The water still flows in at the back of the pond, fed by underground aquifers beneath the Corallian ragstone of Boars Hill and ever so slightly warmed by its passage (as can be detected by the vapour it generates on a frosty morning). Over the centuries the Pond remained a focal point of the village, though its precise shape and extent may have varied. It was present the time of the visit to Sunningwell in 17889 by artist JMW Turner, whose uncle and aunt lived just behind the Pond, and it is believed he sketched it. More recently it hosted arts festivals for several years, transforming the tranquil waterside setting into a vibrant cultural venue. These open-air concerts drew residents and visitors alike, celebrating community spirit through music in a picturesque natural environment. The pond contributes significantly to the character of the Sunningwell village in the Parish. Ecologically, it sustains a diverse array of wetland species, including amphibians, dragonflies, and waterfowl, which thrive in its clean, spring-fed waters. It also supports water vole populations from time to time. This biodiversity makes the pond a vital habitat within the parish, supporting both common and rare species. Its relatively undisturbed environment and natural water quality make it especially valuable as a refuge for wildlife in an increasingly developed landscape. Ongoing maintenance by the Parish Council ensures that both its heritage value and ecological function are preserved for future generations. Its age, rarity, largely unchanged character over centuries and value to the community make it special. It also forms part of a valued view in the parish, namely that of the pond, willow tree and church. Historic and archaeological interest.	   Photo by Bob Evans © www.sunningwell-pc.gov.uk
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SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

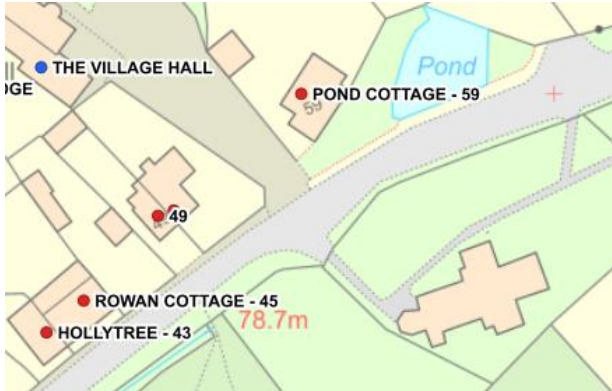
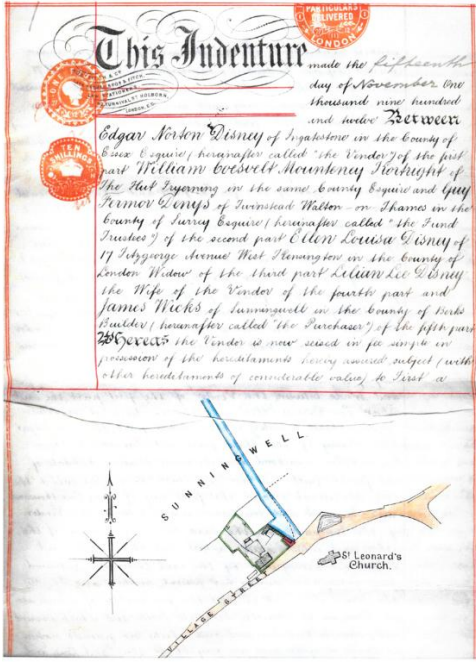
2	Pond Cottage	
	Historic location just west of the Pond, between the spring of water and the path up Boars Hill, as indicated on the tithe map of 1838. Much restored, most recently after a fire in the 2000s. Historic interest.	 

3	Old School House, Sunningwell	
	Home of the headmaster of the adjoining school (q.v.) until the latter moved to a new site in the 1970s. It dates from much the same period, c1871, replacing earlier buildings on the north side of the Pond, one of which had been occupied by James and Mary Marshall, the uncle and aunt of JMW Turner, who stayed with them in his youth and remained in affectionate touch with them throughout their lives. The house belongs to the long-established village charitable body, Sunningwell Poor's Land Charity and School Foundation. Historic and architectural interest.	

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

4	Old School, Sunningwell	
	Premises built in 1871 to house the village school, established or reconstituted like many others as a result of the Forster Education Act which transformed the provision for local schooling (though compulsory attendance came a little later). Teaching went on here till the early 1970s, when the school moved to its present site in Dark Lane. The vacated building was then occupied, at first on a temporary basis, by what has grown into the Sunningwell School of Art, now a free-standing and autonomous charitable foundation with a high reputation and a widely-spread catchment of tutors and pupils from across the Abingdon and Oxford area. The historic schoolroom has been faithfully preserved. Architectural and historic interest.	

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

5	Hollytree and Rowan Cottages, 43-5 Sunningwell	
	Half-timbered house, probably 17C: rubble infill in place of original wattle and daub; tiled roof in place of original thatch.	
	Long occupied by the family of the village builder, which surely helped its survival, as similar properties in the village were abandoned and replaced.	
	The bread oven on the street frontage suggests an earlier function.	
	The western third of the site (Hollytree) is a modern replica.	
	Architectural and historic interest	

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

6	Old post Office, 36, Sunningwell	
	One of Sunningwell's best known properties, having served for decades in the 20th century as the parish's post office and community shop. Formed of two stone cottages, the oldest parts of which are believed to be around 250 years old. Historic and architectural interest.	 

7	Red Phone Box, Sunningwell	
	Sunningwell's red phone box is a classic example of Britain's iconic 20th century kiosks, being of the K6 design by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of George V in 1935. Decommissioned around 2009–10, it was acquired for the parish through BT's "adopt a kiosk" scheme and repurposed first as a book exchange, then as a defibrillator station, and now once again serving as a community box for sharing books, plants and seedlings. Historic and architectural interest.	

8	Arts & Crafts Cluster Boars Hill is very fortunate in having, not just one or two, but a whole group of surviving houses which were built well over 100 years ago in the Arts & Crafts style. The vast majority of these are clustered together, often sitting side-by-side. The Arts and Crafts movement emerged in the late 19th century in reaction to the Industrial Revolution. It celebrated craftsmanship, local materials and functional design, positioning itself in contrast to the arrival of mass production and machine-made goods. The movement was inspired by the ideas of writer John Ruskin and the work of artist, poet and textile designer William Morris. They believed that industrialisation had cheapened the quality of goods and reduced the value of labour. They thought that mass-produced objects could not achieve the same level of individuality and artistry as those made by skilled human hands. To quote Historic England: <i>The Arts and Crafts movement was one of the few international trends to have originated in the British Isles, and the private house lay at its heart. The movement is not just a style. At the turn of the 20th century, the use of vernacular - local - materials and traditions was popularised by architects who 'made' houses working with local craftsmen to create traditional works of art.</i>	  Robinwood and neighbours, Foxcombe Road  Windrush, Hamels Lane
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In addition to buildings created by architects of international repute, those of some local designers are now protected by the National Heritage List for England because of their detailing and the careful planning that went into their construction.

Each house has architectural interest and value in its own right (some have historic interest as well); but the grouping of so many houses self-consciously built in this style within a relatively small area adds considerably to their value as a cluster and to the way in which they contribute to the unique character of this part of Boars Hill. Most of these properties are visible from public access roads and paths, and it is important, therefore, to protect their appearance from those viewpoints; but both their intrinsic importance and the value of the cluster as a whole makes it important to preserve even those properties which are not visible from the road.

Many have associations with notable residents, including meteorologist Gordon Dobson (ozone measurements are recorded in Dobson Units), the composer Sir Lennox Berkeley., and the Assyriologist Oliver Gurney.

While by no means identical, this group of houses is united by deliberate and easily recognisable resemblances in style inspired by the work of the Arts and Crafts architect and decorative artist C.F.A. Voysey (1857-1941).



Woodside Gables, Foxcombe Road



The Spires, Foxcombe Road



Hill House, Hamels Lane



Brackenhurst, Foxcombe Road

The dwellings in the cluster display typical Arts and Crafts features, including asymmetrical layouts, bold diagonal lines, steeply pitched gabled or hipped roofs, prominent tall and often decorative chimneys, exposed timber beams, overhanging windows and gables, light painted pebbledash facias and informal interior layouts linking to outdoor areas.

The cluster includes:

Antrim, Foxcombe Rd
 Bayworth Corner, Foxcombe Rd
 Brackenhurst, Foxcombe Rd
 Brumcombe Cottage, Foxcombe Rd
 Danesfield, Foxcombe Rd
 Green Cottage, Foxcombe Rd
 Greenwood, Hamels Lane
 Hamels Court, Hamels Lane
 Hill House, Hamels Lane
 Melfort, Hamels Lane
 Larkfield, Foxcombe Rd
 Peggy's Cottage, Foxcombe Rd
 Robin Wood, Foxcombe Rd
 The Spires, Foxcombe Rd
 Springfield, Foxcombe Rd
 Thorns, Foxcombe Rd
 Windrush, Hamels Lane
 Woods End, Hamels Lane
 Woodside Gables, Foxcombe Rd
 White Lodge, Hamels Lane

Architectural and historic interest



Thorns, Foxcombe Road



Brumcombe Cottage, Foxcombe Road



Antrim, Foxcombe Road



Hamels Court, Hamels Lane



Springfield, Foxcombe Road



Greenwood, Hamels Lane



Melfort, Hamels Lane



Larkfield, Foxcombe Road

9	Brickworker's Cottages, Boars Hill	  
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Terrace of five cottages, originally known as 'Rose Cottages', built at the site of the historic brickworks.

The present houses date from 1903 but preserve something of the layout of the 1838 map, including the side accessway and intricate layout plots to the rear, now gardens but once the actual brickworks.

The terrace presents a symmetric 3-gabled design with lower exposed brick and upper white render.

The terrace comprises:

Bayford
Crescent Cottage
Latimer Cottage
Midsummer Cottage
White Rose Cottage

Historic and architectural interest.

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

10	Church Farm Estate	   (Extract from Plot No. 1 and 2). "CHURCH FARM" Situate in the Parish of SUNNINGWELL. CONTAINING 199 a. 1 r. 4 p. or thereabouts. Comprising a very substantial old-fashioned brick and stone-built and Tiled FARMHOUSE, containing DRAWING ROOM, SITTING ROOM, Kitchen, Dairy, Celler, Tool House, Wash-house with copper and sink, Six Bedrooms, Large Nursery, and Three good Attics. With Front and Back Stables. THE BUILDINGS, which are substantially built of brick, stone and timber, include:- Granary, 30 ft. by 11 ft., Coach House and Cart Shed, 65 ft. by 21 ft., Carriage Stable, 68 ft. by 12 ft. 6 ins., Cow House, 117 ft. by 12 ft. 6 ins., Cow Shed, 40 ft. by 10 ft. 6 ins., Bull House, Pigeon, Implement Barn, 30 ft. by 30 ft., Tree and Lamb Sheds, Small Barn, and other Buildings. With Large and Small Cattle Yards. Also FOUR COTTAGES Numbered 3, 4, 16 and 17 (Estate Numbers). Averaging Four Rooms and Outhouse, brick and stone built, tiled and thatched, with Gardens attached. The bulk of the above, with two of the Cottages, comprising 188 a. 27. 7p., is in the occupation of Mr. A. STARRIDGE, on a Yearly Michaelmas Tenancy, the apportioned Rent being £191 per annum. Mr. Starridge pays in addition £5 10s. a year for a third Cottage. Cottage No. 17 is let to Mr. C. GEMMY at £6 10s. a year. The remainder, comprising 10 a. 1 r. 22 p., is in the occupation of Mr. THOMAS WICKES on a Yearly Michaelmas Tenancy. The apportioned Rent being £14. The Total Rental being per £215 8s. ann. All the Tenants are under Notice to Quit at Michaelmas, 1913. The right of way reserved out of Lot 14 is included in this Lot. A right of way is reserved to the Vendor and all persons authorised by him along the roadway on the South-West side of Field No. 64, and thence along the Eastern side of Field No. 65, to the Land marked Watershed on Plan No. 1, for all purposes connected with the use of such land in connection with Water Supply. A right of way is also reserved for all purposes over the roadway on Field No. 64 from the Public Road to the North end of Lot 14 for the use of that Lot. Estimated Title £39 14s. 7d., value in 1911, £43 8s. 7d. This Lot is sold and will be conveyed subject to a Fee Farm Rent of 10s. a year (not payment in 1912 being 13s. 6d.) now charged on the Estate, and the Purchaser shall covenant with the Vendor, his heirs and assigns, to pay the whole rent in future.
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Church Farm House is an early C18 Grade II listed building. The Thatched Barn is Grade II listed in its own right and The Granary and Church Farm Cottage are curtilage listed.

Originally part of the substantial Disney Estate, Church Farm land and buildings changed hands at auction in 1912.

The Cecil Pilkington Trust owned the farm until the 1996 when the Farm House, Cottages, Cow and Lamb Sheds, Coach House, Stables and other farm buildings were sold off in lots and sympathetically redeveloped into residential properties, retaining the layout and much of the farm's style and structure as can be seen by comparing the present and historic images.

Church Farm Barn remains owned by the Cecil Pilkington Trust.

The estate includes:

Church Farm House
The Granary
Stickleback House
The Old Dairy
Dairy Cottage
The Barn House
The Old Stall
Church Farm Cottage
The Thatched Barn
Church Farm Barn

Architectural and historic interest.

11	Beaulieu Court, numbers 1,2,3,4,5,6 & cottage	
	Beaulieu Court Farmhouse is an early C17 Grade 2 listed building, forming the hub of the estate dating from the dissolution of Abingdon Abbey in 1538. Set at the edge of Sunningwell Village, the farm remained in operation until the second half of the twentieth century, latterly owned by the Cecil Pilkington Trust. In the 1970s the largely C18 out-buildings and barns were sensitively developed for residential use. While many traditional Oxfordshire farmyards have been redeveloped or substantially altered, at Beaulieu Court the farmhouse and barns still form an enclosed courtyard that clearly reflects how the working farm (bottom image) once functioned over its more than 300-year life. Much of the original agricultural character has been maintained in the conversion to residential use, with large timber roof trusses, stone walls, cart openings, and the overall layout remain intact. This gives the development a sense of authenticity that is often lost in conversions. The buildings are constructed from local materials with brick and limestone foundations, brick and rubblestone walls with typical Berkshire barn wood overlay with traditional roofs and timber detailing that blend naturally into the surrounding landscape. They remain in black cladding as before the conversion. Including the pond by the entrance, the dwellings retain their original architectural character from their previous agricultural use and collectively comprise a relatively rare architectural example of a complete C18 century farmstead. Architectural and historic interest.	    

SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

12	Cricket Field, Sunningwell	 
	Sunningwell Cricket Ground sits within the village of Sunningwell, and is one of the parish's most enduring assets, with origins dating back to the establishment of Sunningwell Cricket Club in 1869. The cricket field forms part of this historic village setting and contributes to its cultural identity. The land on which Sunningwell Cricket Ground sits was presented in trust to the village during the First World War in memory of a young man from the parish who was killed in the conflict. As was common in rural Oxfordshire at the time, the Churchwardens of the parish were the trustees. The trust continues to own the land today, with the Cricket Club operating under a lease. A key term of the trust was a stipulation that the land may only ever be used for recreational cricket. This unusual legal protection has preserved the field's original purpose for more than a century and represents a rare example of early-20th-century community stewardship. Today it remains an important part of village identity, valued for its heritage, continuity of use, and role in community life, now also accommodating the parish children's playground alongside the cricket facilities Historic interest.	

13	Cricket Lane, Sunningwell Numbers 15, 17, 21 & 19	
	Although commonly known as Cricket Lane, being the route to Sunningwell Cricket Club, uncertainty exists as to whether the lane has a formal name or not, and there is no known explanation for the non-sequential numbering. These cottages form a cluster of semi-detached early Edwardian dwellings, highly visible on one edge of the Cricket Field. Constructed in the years 1907-1908 for the families of local farm labourers, the houses have all been extended to the rear (north) in keeping with modern needs but have preserved the homogeneous character of their original frontage with an entrance porch and rendered exterior walls. In their early existence some of their inhabitants provided an off-licence service from a stall set up outside for the benefit of those using the lane. During the Second World War the various homes received children evacuated from urban areas, but in the mid twentieth century they were acquired by one landlord, initially as rental properties, before being sold on his death to individual private owners. Architectural and historic interest	   

14	Houses on Dark Lane, Sunningwell	
	Cecil Pilkington (of Glass fame) lived in Boars Hill in the interwar period and founded a trust to serve the people of the area he loved, purchasing land and building properties with them in mind. Dark Lane is one such development, consisting of two red-brick terraces in an L-shaped arrangement with a handful of smaller bungalows between. A fully detached property stands at the entrance of both the lane and the village and used to function as an engineering forge for local farmers and motorists. The name Dark Lane originates from the preponderance of elms that used to heavily shade this part of the village until cut down by Dutch elm disease in the late 1960s. The design is one of frugal functionality combined with an appreciation for air and light. The windows are wide looking south but restrictive and cosy to the north where the stairs are unwastefully placed. Upstairs the wide windows are set high at chest level serving privacy and throwing in the light from the big Oxfordshire skies. The gable ends are marked by a slit for ventilation, the ceilings are a generous 8 feet and the stairwell serves for effective ventilation and is atrium like in providing a small home with a feeling of volume of air and light. Each terrace is equipped with a shared chimneyed outhouse and long generous gardens lead up and away from the dwellings front and rear. Dark Lane is physical evidence of the human link between Boars Hill philanthropists and Lancastrian industrialists to cottagers fixing corduroys and growing salad. Architectural and historic interest.	 Map showing Dark Lane, a residential area with a Cricket Ground to the east. The map highlights the L-shaped arrangement of houses and a distance of 78.3m to the Cricket Ground.  Northern terrace  Eastern terrace

15	Village Green, Sunningwell	HOUSE OF LORDS Session 1998-99 Publications on the Internet: Judgments Judgments - Regina v. Oxfordshire County Council and Others Ex Parte Sunningwell Parish Council HOUSE OF LORDS Lord Browne-Wilkinson Lord Steyn Lord Hoffmann Lord Hobhouse of Woodborough Lord Miliett OPINIONS OF THE LORDS OF APPEAL FOR JUDGMENT IN THE CAUSE REGINA v. OXFORDSHIRE COUNTY COUNCIL AND OTHERS (RESPONDENTS) EX PARTE SUNNINGWELL PARISH COUNCIL (APPELLANTS) ON 24 JUNE 1999 LORD BROWNE-WILKINSON My Lords, I have had the benefit of reading in draft the speech to be delivered by my noble and learned friend, Lord Hoffmann. I agree with it and for the reasons which he gives would allow the appeal and direct the Oxfordshire County Council to register the glebe as a village green.
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16	Old Berkeley Golf Course, Boars Hill	  
	The Old Golf Course is a historic landscape and former early-20th-century private golf course, now preserved as open grassland and publicly accessible land managed by the Oxford Preservation Trust. The course was created by Lord Berkeley adjacent to his Foxcombe Hall residence in the early 1900s. When it closed in 1928, the Oxford Preservation Trust purchased the land to prevent development and protect the famous view of Oxford. The site forms part of Boars Hill's long cultural association with poets and artists who celebrated this landscape. Notably, the poet Matthew Arnold, who famously admired the “dreaming spires” of Oxford, is linked to this area, further enriching its cultural and historic significance The land illustrates both early leisure history and the early conservation movement that shaped Boars Hill, and has long been a favourite location for tobogganing being the only area of Boars Hill where there is publicly accessible open hillside with long, quite steep slopes. Surviving features of the course, and of the earlier farmland use, remain visible in the landscape. The earthworks of the former fields including significant lynchets of sandy soil are visible. The remains of the golf course (which is a relatively rare survival of the interwar proliferation of private golf courses on publicly accessible land) include tees, greens and bunkers – and very possibly the site of a clubhouse. It contributes strongly to the rural character of the parish, the fields now maintained as unimproved grassland, grazed by sheep and cattle. The area is an environmental and cultural gem and continues to attract and inspire painters, photographers, poets, and occasionally film crews. The site is widely used for walking, recreation and nature appreciation, and supports valuable habitats including grassland and wetland species. Historic and archaeological interest.	

17	Bayworth Triangle	Bayworth Triangle has been at the heart of the hamlet of Bayworth for many years, certainly since the tithe map of 1838 and probably much longer. Although the adjacent dairy store has been lost, the Triangle has remained a valuable gathering and recreational space for locals used for games, and celebrations. The two memorial benches are used at Remembrance Day service. Now surrounded by housing on all sides, the Triangle adds to Bayworth's rural character by providing a green space in the centre of the community. Historic interest   
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18	Bayworth Manor Earthworks	The map shows the Bayworth area with various landmarks. 'Manorial Earthworks' is located at the top. 'Bayworth Manor Earthworks' is marked with a purple dot. 'Bayworth Triangle' is also marked with a purple dot. Roads shown include 'BRUNCOMBE LANE' and 'QUARRY ROAD'. A 'Path' is indicated on the right side. The area is labeled 'Bayworth' in the center. A photograph showing a person wearing a pink shirt and a hat, sitting on a cobblestone path. The path is made of irregular stones and is surrounded by green grass and some small plants. The person is looking down at the path.
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Bayworth manor has extensive earthworks. Many are since the Henry VIII assignment in 1540, but some are earlier.

A partial excavation was carried out in 2003, in advance of the rebuilding of Manor Farm which revealed an intact south-facing stretch of cobbled carriageway and a well, with likewise cobbled precinct.

Much more remains to be discovered about the complex of earlier structures on this site, which dated back into the Middle Ages and included a private chapel.

Image is of likely C17 paving from the 2003 dig.

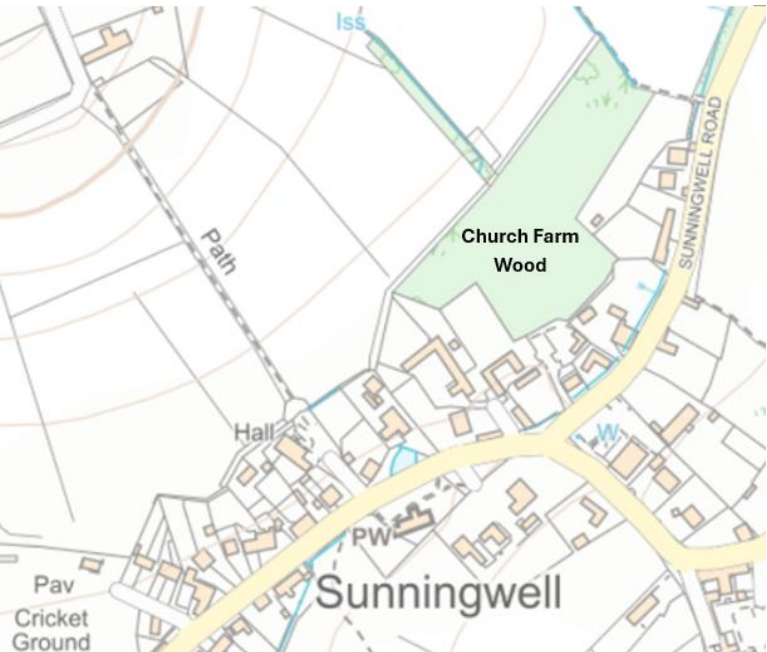
Archaeological and historic interest

19	Roman Kilns, Boars Hill	The soil in the area is suitable for pottery, known to have been practiced since Roman times at several sites across the southern slope of Boars Hill. The image shows an unusual find of a kiln still stacked with a load of pots. The method of stacking directly upon the floor of the kiln shows that the potter had not constructed a floor dividing the oven from the combustion chamber. The majority of the pots in the kiln were wasters, showing a type of fault caused by an error in the firing, which may explain why the kiln was abandoned in its loaded state. Archaeological and historic interest Overdale, Boars Hill : Kiln B, partially loaded. Ph. : J. Clarke OXONIENSIA, VOL. XXXIX (1974) THE 'OVERDALE' KILN SITE AT BOAR'S HILL, NEAR OXFORD
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SUNNINGWELL PARISH NEIGHBOURHOOD PLAN

20	Flowing Well public house, Sunningwell	
	Edifice of c1910 in Tudorbethan style, built as a residence by the then rector of Sunningwell, though it's unclear whether he ever lived in it. Adapted c 1950 as a village pub, saving the walk uphill to the Fox on Boars Hill, a much older hostelry. Architectural and historic interest.	

21	Stone House, Sunningwell	
	Old stone building, of uncertain age, subdivided and much remodelled, on the edge of the historic village where the footpath to Wootton turns off the road to Long Furlong. In recent times, at least, the only structure of its kind in the village, hence its name. Architectural interest.	

22	Church Farm Wood	
	Church Farm Woods are the largest area of undeveloped land still owned by the Cecil Pilkington Trust. Although replanted relatively recently at the time of the 1995 sale of Church Farm led to the removal of cattle pens, the wood has become a much-loved feature of the parish, forming the northern bound of the eastern end of Sunningwell Village. The woods stand as the largest remaining monument to a major land-owner and benefactor of the parish and can still be enjoyed by parishioners for a small annual fee. Historic interest.	 The map shows the location of Church Farm Wood, a green-shaded area, situated north of Sunningwell Village. Sunningwell Road runs along the eastern side of the wood. To the west of the wood is a path, and further west is a cricket ground. The village of Sunningwell is shown with various buildings and roads. The map also indicates the location of the Hall and a pavilion (Pav) near the cricket ground.