

Berrick Salome Parish Evidence Based Report

Planning policy and proposals need to be based on a proper understanding of the place to where 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, 'The Departed Village' [R.E. Moreau, OUP, 1968] and the Oxfordshire Victoria History of England [volume 18]). 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.

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.

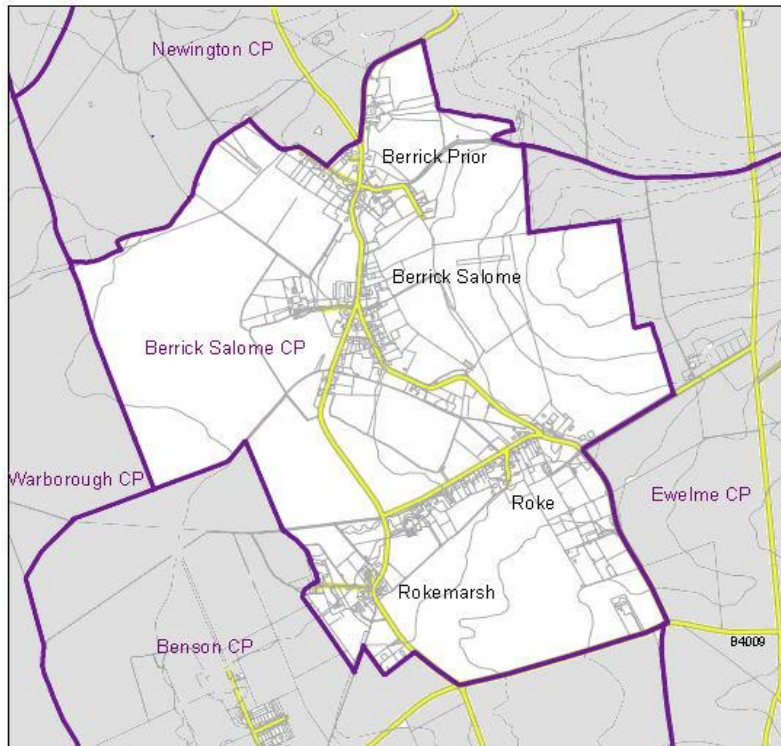
2. A Short Description and History of The Parish

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.

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.



Plan A: The Parish of Berrick Salome

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 Helen’s 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 a small agricultural settlement; the manor of Chalgrove absorbed the manor of Berrick Salome and Berrick's church was and is attached to 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 from the 19th century, 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 enclosed the strips of arable land in the open fields in which up to then the strips of Benson, Berrick and Ewelme had been completely intermingled. Two areas of land were allocated to 'the Churchwardens and overseers of the poor' to administer for the inhabitants; these areas were in place of strips formerly held in the open fields: 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 Helen's 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

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. Helen’s – 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 some variety in the building forms and materials. The majority are large, detached, two storey buildings and all front on to one of the main roads – there is no precedent for backland development or for the sub-division of the large plots. The old ones are of an agricultural and village domestic scale, more 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, but no specific building material is dominant across the village. 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. From within the settlement there are no glimpse views to the countryside as the public realm is well contained by the buildings and mature vegetation.

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 Rokemarsh 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 Most buildings are large, detached and two-storey set within large but irregular plots in shape that front onto a main road. Again, there is no precedent for backland development or for the sub-division of the large plots. 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 are especially prominent in terminating 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. The open space at Apple Orchard is especially important as a reminder of the larger Parsonage Farm farmstead – it also creates a setting to the buildings of rural appearance on its southern side and offers a glimpse view of the roof of Grace's Farm. 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 are two glimpse views between buildings 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.



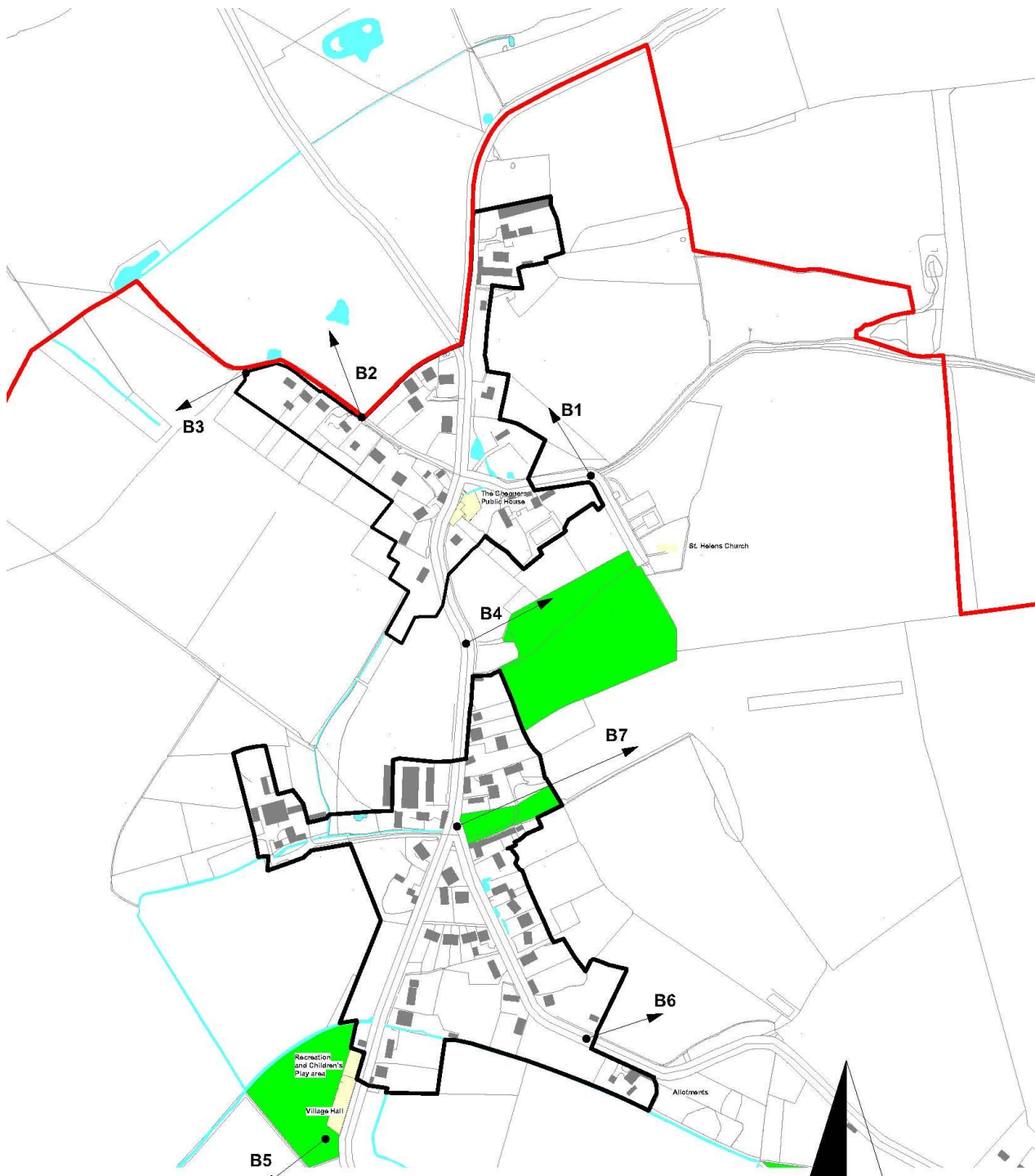
Berrick Salome settlement

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 a 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.



Map: Berrick Salome and Berrick Prior



- Parish Boundary
- Settlement Boundary
- BER7 Community Facilities
- BER5 Local Green Spaces
- BER4 Important Views

North

**Berrick and Roke
Neighbourhood Plan
Inset 1**
Submission
Policy Map
February 2019

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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, but with a smaller scale Chapel Lane group of buildings near its historic centre. 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.

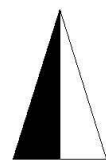
5.9 A much used and well-established footpath links Roke to the Allotments in Berrick Salome; passing open spaces on all sides.

Map: Roke and Rokemarsh



-  Parish Boundary
-  Settlement Boundary
-  BER7 Community Facilities
-  BER5 Local Green Spaces
-  BER4 Important Views

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North

**Berrick and Roke
 Neighbourhood Plan
 Inset 2
 Submission
 Policy Map**



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 erected without permission) 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. It is therefore recommended that the Neighbourhood Plan defines the four settlements on its Policies Map



7.3 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 Policy

7.4 It is also recommended that the Neighbourhood Plan contains a policy that reflects the key characteristics of The Parish, 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 settlement centres, 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

7.5 The Policies Maps will support the policy itself, which 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

7.6 There also appear to be candidates for designation as Local Green Spaces (as per §99-100 of the 2019 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."*

7.7 The candidates are:

Berrick and Roke Village Hall with recreation field: Pivotal to a range of village activities and extensively used by walkers and dog walkers. Important link in to bridleways and footpaths. Provides delightful visual aspect from the Village Hall. Safe Place for children to play and for young people to partake in sporting activities.



Field between The Old Post Office and St Helen's Church: The field encapsulates an important footpath linking the north end of Berrick Salome to the church that serves the community. This footpath has been used by worshipers from Berrick Salome, Rokemarsh and Roke, to access the church on foot over the years, and is now also extensively used by walkers and dog walkers to access Hollantide Bottom. The field itself has attractive views over the adjoining fields and over the rear of two listed buildings. It was the "home" pasture of Ivy House Farm before the farmstead was broken up in the 1990s.



Green space along the path from Roke to the allotments (behind that bordering the road): Wet area adjacent to a watercourse and covered by patches of dense scrub. The larger trees offer nesting sites for birds. The tree cover provides shade and tranquillity to the adjoining public footpath which is ever popular with walkers and dog owners. This forms part of the 'green corridor' from Roke to Berrick Salome.

Green space opposite the Home Sweet Home: Mixed deciduous woodland including an old orchard containing mature fruit trees. The land has been left undisturbed for many years which has encouraged the establishment of a variety of wildlife. The larger trees provide nesting sites for wild birds.

Apple Orchard: Mature Apple Orchard that was once the "home pasture" for Parsonage Farm. The open space separates the buildings of Berrick Salome surrounding it and underlines the historic importance of local farming activities in the core of the settlement of Berrick Salome. Including it supports the comments of several parishioners who promoted it as an important Green Space. It's also adjacent to the location of the Millennium Stone, under which a capsule was buried at the turn of the century, containing time relevant artefacts to reflect The Parish's recent past and current state.



Allotments: parcels of land made available to parishioners for individual, non-commercial gardening or growing of food and flower plants. Viewed from a much used and well-established footpath linking Roke to Berrick Salome; a continuation of the 'green corridor' joining the two settlements.



7.8 In each case, the candidate space is 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 is special for its social value to the whole community and lies in beautiful settings. The other spaces are cherished as reminders of the history of The Parish. In each case, the space is enjoyed for its tranquillity and undoubtedly has some biodiversity value.

Earlier drafts of the Plan extended to Green Space allocated to the Roke Road, by including the adjacent plot that has recently been enclosed behind close boarded fencing. That plot was in a similar state of biodiversity as the Green Space (along the path from Roke to the allotments) now proposed, and including it in, extended the coveted walkway from Roke to Berrick Salome for its full length. Unfortunately, the fact that this plot has been stripped of its vegetation and the natural habitat of wildlife means that it can no longer be included.

Important Views

7.9 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. A full description of the special value of each view, together with a plan and photo, is provided in Appendix A2.

7.10 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'.

7.11 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 A1: Drawing of settlement boundaries

Definition of Settlement Boundary

*In simple terms, a 'settlement boundary' is the dividing line, or **boundary** between areas of built/urban development (the **settlement**) and non-urban or rural development – the open countryside [Wiltshire Council 2014]*

Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form, this is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied.

It must be noted that the settlement boundary is a planning designation only and has no other administrative relevance. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilage of dwellings.

Settlement boundaries guide development to sustainable locations. In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement.

Often the character and form of villages and towns makes the designation of a settlement boundary more problematic. Judgement will need to be used in these cases to assess where there is a more appropriate alternative to define the settlement.

It is key to identify a settlement boundary, or any alternative, by engaging the local community through public consultation. This will help to discuss and designate a settlement boundary which is fitting for a village.

Methods of defining Settlement Boundaries

A set of criteria should be used when defining the settlement boundary and some examples are detailed below. It will be worth considering these whilst defining the boundary, as well as incorporating local circumstances and knowledge in defining the boundary.

- Lines of communication - The boundaries trace the edge of the built-up area, therefore excluding roads, paths, railways and other lines of communications.
- Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.
- Planning History – It may be appropriate to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village.
- Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.
- Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.

- Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.
- Settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.

Note that the Locality Neighbourhood Plans Roadmap Guide does not have any references on how to define settlement boundaries within the production of a Neighbourhood Plan.

Advantages of defining Settlement Boundaries

There are a few generic advantages to having a settlement boundary which are detailed below:

- **Certainty:** with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'. This is the primary benefit to our Neighbourhood Plan
- Locally, settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- A defined settlement boundary will Ensure a more plan-led and controlled approach to potential development in The Parish
- It Protects the countryside from unnecessary development and prevents ribbon development.
- A defined settlement boundary allows a consistent approach to the determination of planning applications
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

Disadvantages of defining Settlement Boundaries

- Has the potential to increase land values within the settlement boundary.
- Has the potential to increase hope values for land adjoining but outside the boundary.
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.
- Settlement boundaries can be crude and inflexible.
- The character of properties and the village, could be altered if development is allowed within the gardens of these houses within a settlement boundary, although this is one of the reasons that a number of larger gardens have been split by the settlement boundaries

Berrick and Roke Neighbourhood Plan Settlement Boundaries

Methodology

Using the Cheshire East Council Settlement Boundary Assessment Guidance to guide our decisions, the settlement boundaries have been created following a desktop review of The Parish. A desktop study of The Parish assessed the existing settlements; their built form, land-use, landscape character, woodland cover, field pattern and natural features. This enabled a clearer understanding of the potential settlement boundaries. Following this a detailed site visit was carried out by our consultant Neil Homer and a number of persons from the committee. They collected visual data relating to land form, land-use, field boundaries and more perceptual aspects like scale, enclosure and visual unity.

Plans were then prepared to show the settlement boundaries and these were debated over a number of months, testing consistency across the settlements. Particularly testing was the transition between types of openness such as moving from garden to countryside which may be hard to define. However, taking into account the process followed creates a judgement where the characteristics of one are more dominant than the other.

General Rules

Principle 1: Settlement boundaries have been created around the four recognised settlements in The Parish; Berrick Prior, Berrick Salome, Roke, Rokemarsh. The settlement boundaries should be created such that each settlement will continue to be seen as a separate entity within The Parish, separated by fields or open countryside from each other

Principle 2: The boundary will be defined tightly around the built form of each settlement and where possible will follow defined features such as walls, fences, hedgerows, roads and woodland

Principle 3: The settlement boundaries will include:

- a) Existing commitments ie unimplemented planning permissions and implemented permissions
- b) The curtilages of buildings

Principle 4: The settlement boundaries will exclude:

- a) Open spaces, sports and recreational facilities which stand on the edge of the built form of settlements (existing or proposed).
- b) Sections of large curtilages of buildings (including gardens) which relate more to the character of the countryside than the built form. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages.
- c) Important gaps e.g. where a settlement is fragmented, the open gaps between developed areas should be retained.

Berrick Prior

The boundary to Berrick Prior follows the built-up form of the settlement which is centred on the village green at The Chequers and the cross roads with lanes leading to Green Lane and St Helen's Church. The boundary has been drawn through the gardens of a number of properties on these lanes as it is considered that they extend into the open countryside.

Berrick Salome

The boundary to Berrick Salome has been drawn to reflect the physical characteristics of the built form. The settlement has evolved around a triangular fork in the road at Parsonage farm. There is a focus of dwellings around this fork and then a linear line of dwellings on each fork extending to the village hall on the western fork and West End Cottage on the eastern fork. It was important when defining the boundary to ensure that open countryside was maintained between Berrick Salome and Roke.

Roke

Roke is a linear settlement which has developed along the southern edge of the road running east from Rokemarsh to the Home Sweet Home. The settlement is characterised by dwellings on a single side of the road with views over open countryside to the north. Many of these dwellings have large gardens which extend into rear paddocks. It is considered that these are extending into open countryside and the settlement boundary has been drawn 30m from the rear of the dwelling. There is a small concentration of dwellings around the Home Sweet Home pub which is recognised in the boundary.

Rokemarsh

Rokemarsh is a small settlement which has a concentration of houses around a triangle and a number of houses extending down a lane. It is on the edge of The Parish and with planned developments in Benson the boundary has been drawn tight to ensure that there is as much countryside and space between Rokemarsh and Benson as possible so that it maintains its individual identity. Similarly, to the north the boundary cuts through the garden of Ten Trees to maintain a landscape gap between Roke and Rokemarsh.

Sources:

Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries April 2013 - Revised June 2015, Herefordshire Council

Wiltshire Housing Site Allocations Development Plan Document (DPD) Draft Proposals for Revised Settlement Boundaries; Informal Consultation with Parish and Town Councils; Monday 28 July – Monday 22 September 2014

CEC Settlement Boundary Assessment Guidance

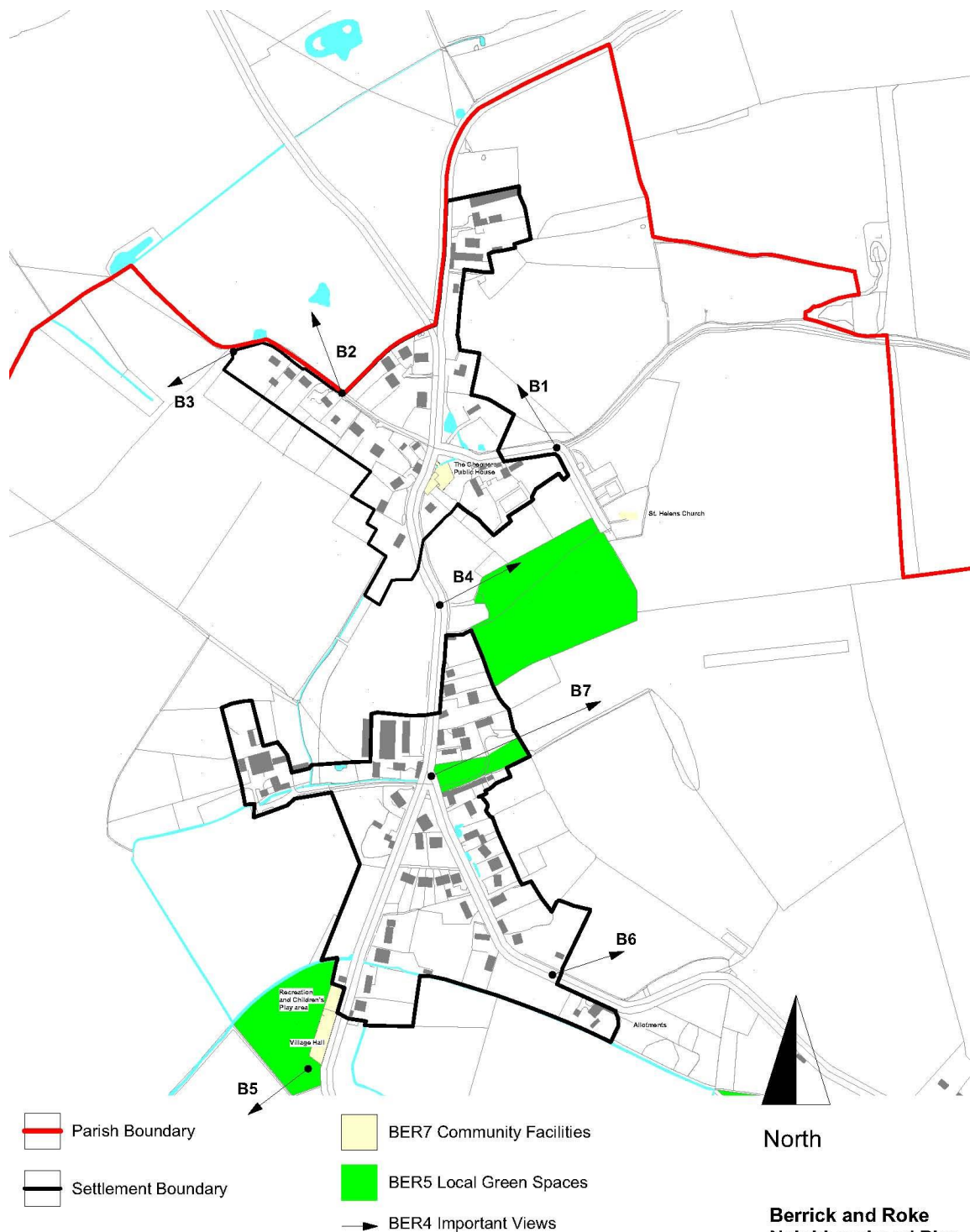
| Settlement Boundaries | | |
|---|---|--|
| The following criteria may be used to assess the existing settlement boundaries in relevant settlements | | |
| <p>a) Extant planning consents</p> <p>Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the settlement boundary, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the settlement boundary.</p> | Site currently outside but adjoining existing settlement boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation) | Site is included within the settlement boundary |
| | Site currently outside but adjoining settlement boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition) | Site excluded from settlement boundary unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d) |
| <p>b) Functional relationship to physical form of built-up area</p> <p>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.</p> <p>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.</p> <p>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the settlement boundary.</p> | Site currently outside but adjoining settlement boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form. | Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(c) and (d) |
| | Site currently outside but adjoining settlement boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form. | Site is not included within the settlement boundary |
| | Site does not adjoin existing settlement boundary and is considered to be physically and/or visually detached from the built form of the settlement | Site is not included within the settlement boundary |

| | | |
|---|---|--|
| <p>c) Functional relationship to use of built-up area</p> <p>The settlement boundary should reflect uses and development that has a clear social and/or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.</p> <p>As such, settlement boundaries should generally exclude:</p> <ul style="list-style-type: none"> - Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement; - Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties; - Designated open spaces and playing fields on the edge of settlements; - Camping and caravanning sites; - Sites which are of nature conservation importance, designated green gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders; - Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary. | <p>Site currently outside but adjoining settlement boundary and has an existing use which has a clear functional relationship with the existing settlement</p> | <p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(b) and (d)</p> |
| | <p>Site currently outside but adjoining settlement boundary and has an existing use which has no clear functional relationship with the existing settlement</p> | <p>Site is not included within the settlement boundary</p> |

| | | |
|--|---|---|
| <p>d) Relationship to permanent physical boundaries</p> <p>Wherever practicable and appropriate, settlement boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside.</p> <p>Those features which are readily recognisable and likely to be permanent include:</p> <ul style="list-style-type: none"> - Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river. - Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries. <p>Those features which represent 'soft' boundaries and lack durability include:</p> <ul style="list-style-type: none"> - Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. - Natural: Field Boundary, Tree line | <p>Existing settlement boundary relates to durable / permanent features.</p> | <p>Retain settlement boundary, subject to assessment against other criteria</p> |
| | <p>Existing settlement boundary does not relate to durable / permanent features</p> | <p>Amend settlement boundary to relate to these features where practicable and appropriate, subject to assessment against criteria 2(b) and (c)</p> |

Appendix A2: 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.







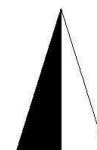
**Berrick and Roke
Neighbourhood Plan
Inset 1
Submission
Policy Map
February 2019**

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Views from Berrick Prior and Berrick



-  Parish Boundary
-  Settlement Boundary
-  BER7 Community Facilities
-  BER5 Local Green Spaces
-  BER4 Important Views



North

**Berrick and Roke
Neighbourhood Plan
Inset 2
Submission
Policy Map**

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Views from Roke and Rokemarsh

The views from Berrick Prior and Berrick Salome

B1: View north, north west across paddock and grazing land towards Manor Farm with listed cottages to the side



B2: View north west across pastureland rising to Ewe Farm and road to Newington



B3: View south west from Green Lane over meadow pasture across to Wittenham Clumps



B4: View north east from footpath across green space to St Helen's Church and towards Hollandtide Bottom. An area originally thought to be the centre of the settlement



B5: View South west from edge of the recreation ground



B6: View east South East across horse paddock towards open pastureland framed by woods



B7: View East North East through old apple orchard/home pasture for Parsonage Farm



The Views from Roke and Rokemarsh

R1: View East North East along lane past Hale Farm flanked by open pastureland



R2: View South across horse paddocks and stabling



R3: View East over arable farmland towards Ewelme



R4: View west from start of footpath to Warborough across pastureland with Wittenham Clumps in the distance



R5: View South East over arable farmland towards Britwell Hill and Swyncombe Down



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

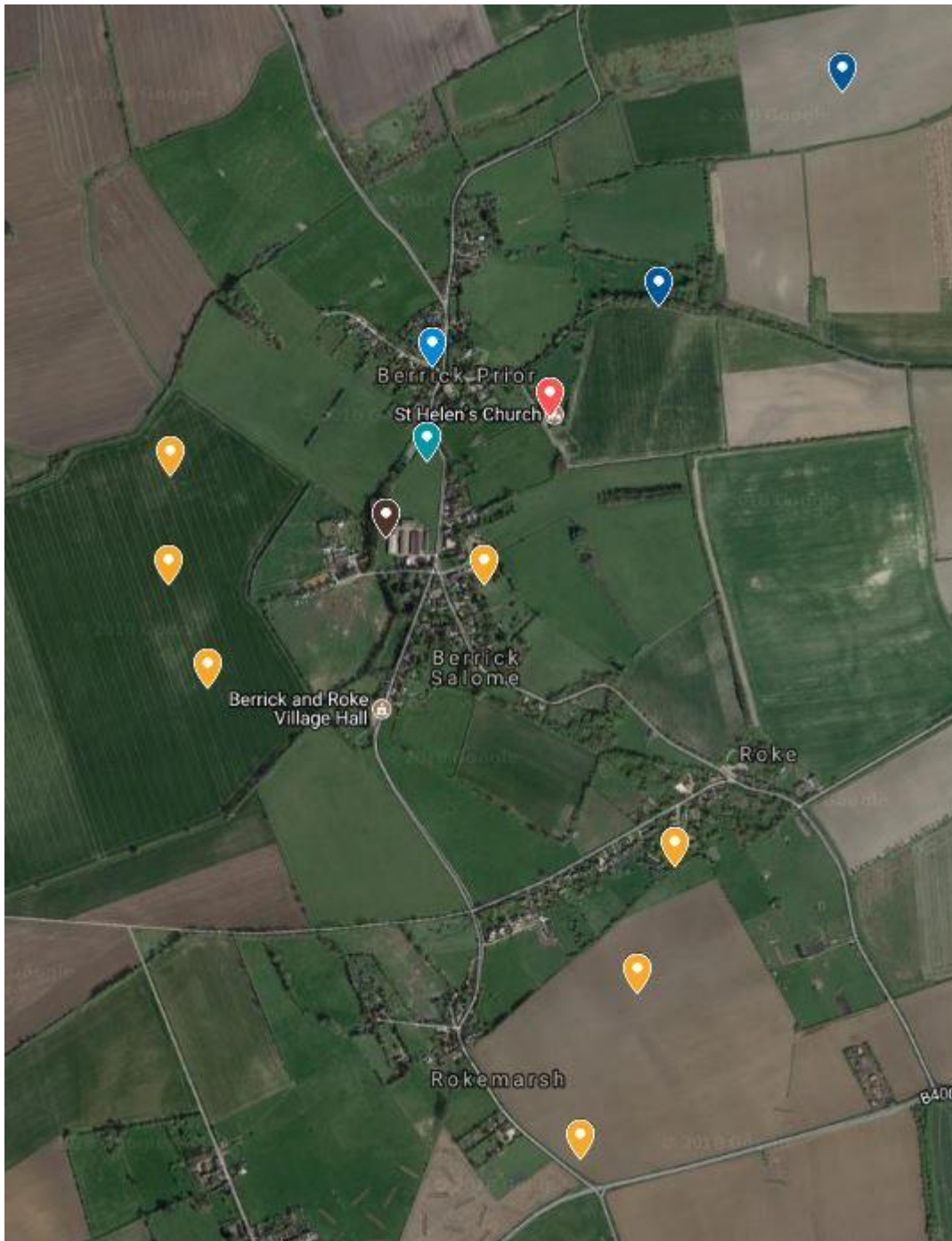
The [Archaeology Data Service](#) (ADS) is the only accredited digital depository in the UK for heritage data.

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 overleaf.

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

The history of The Parish is comprehensively covered in volume 18 of the Oxfordshire Victoria County History, which was published in 2016. Additional detail from the 'Departed Village' by Moreau is also included.

In 1993 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

The boundaries of The Parish in a map of 1900 included a number of detached parcels which were a remnant of the enclosure of open fields. Subsequently, the boundaries were rationalised to produce a single parish boundary. On the east of the village, the boundary follows the only well-defined natural feature in the area, namely the shallow valley of Hollandtide Bottom. This is thought to be "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. It was thought that the de Sulhams held the manor, but it is now known not to be the case. Berrick was given the name Berrick Salome from the early 16th century in imitation of Britwell which had a Britwell Prior and Britwell Salome.

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 always been small. 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 chapelry of Chalgrove.

St Helen's Church

There is no evidence of any church before the present one which was built in the late 11th or 12th century. The church is sited outside the village. There appear to be signs of earlier occupation near Hollandtide Bottom much nearer the church, but this has never been explored archeologically.

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 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". These areas were in place of strips formerly held in the open fields. 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 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 are now only two working farms left in the Parish - Manor Farm and Parsonage Farm. 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 (without B Prior, Roke and Rokemarsh) in 1921 and 1991 shows that the population was 104 at the earlier date, took a dip in '31 and '51 to 90, and then began steadily to increase to the 1991 figure of 162¹. 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

¹ The population of the whole parish in 2011 was 326 in the 2011 census.

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.

Appendix B1: 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 B2 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 B2: 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 main 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.