



VCH Oxfordshire Texts in Progress

Chipping Norton

Development of the Town

Origins and Pre-Urban Topography

Prehistoric, Iron-Age and Roman activity in Chipping Norton and Over Norton townships is well attested.¹ In Chipping Norton evidence of Roman settlement has been identified particularly on the east side of the town, including near Glyme Farm, where a probable villa is indicated by finds including wall foundations, pottery, and a near life-size stone head possibly of 2nd-century date.² Half a kilometre to the north-east, fieldwalking revealed numerous Roman finds of 1st- to 4th-century date, including high-status colour-coated ware (but no building materials).³ No archaeological indication of early Anglo-Saxon occupation has yet been found, although one or two metal objects have been discovered.⁴

By the 11th century a significant rural population⁵ was most likely concentrated in the well-watered stream valley near the church, itself established before 1096.⁶ The place-name Norton (recorded in 1086), meaning 'north settlement or estate',⁷ suggests attachment to an estate centre to the south, most likely the royal manor of Shipton-under-Wychwood.⁸ After the Conquest settlement was augmented by (and perhaps reshaped to accommodate) a Norman motte-and-bailey castle, constructed at what is now Castle Banks immediately north of the church.⁹ The castle complex was subsequently expanded, but was apparently seldom used by the 14th century, and before 1500 was replaced by a new manor house in New Street.¹⁰ Houses near the castle, mentioned in the 13th century, may have originated before the town, and were certainly physically separate from it.¹¹

¹ e.g. HER, PRN, 5359; 12558; 10508; 16915; 5988; 1277; 1281-2; 13380-1; 13773; 28004; 28011; *VCH Oxon.* I, 334; Eddershaw, *Chipping Norton*, 9-13; below, Over Norton, landscape (settlement).

² HER, PRN, 3927, mentioning also a nearby oval mound; D.G.T. Eddershaw, 'Roman Remains at Glyme Farm, Chipping Norton', *Oxoniensia* 37 (1972), 242.

³ HER, PRN, 26405. Recent geophysics suggests extensive Roman settlement east of the town.

⁴ e.g. PAS, BERK-B02BA7 (gilded silver terminal, probably 8th-century).

⁵ Above, popn.

⁶ For the church and for possible settlement in Over Norton: below, relig. hist.; Over Norton, landscape.

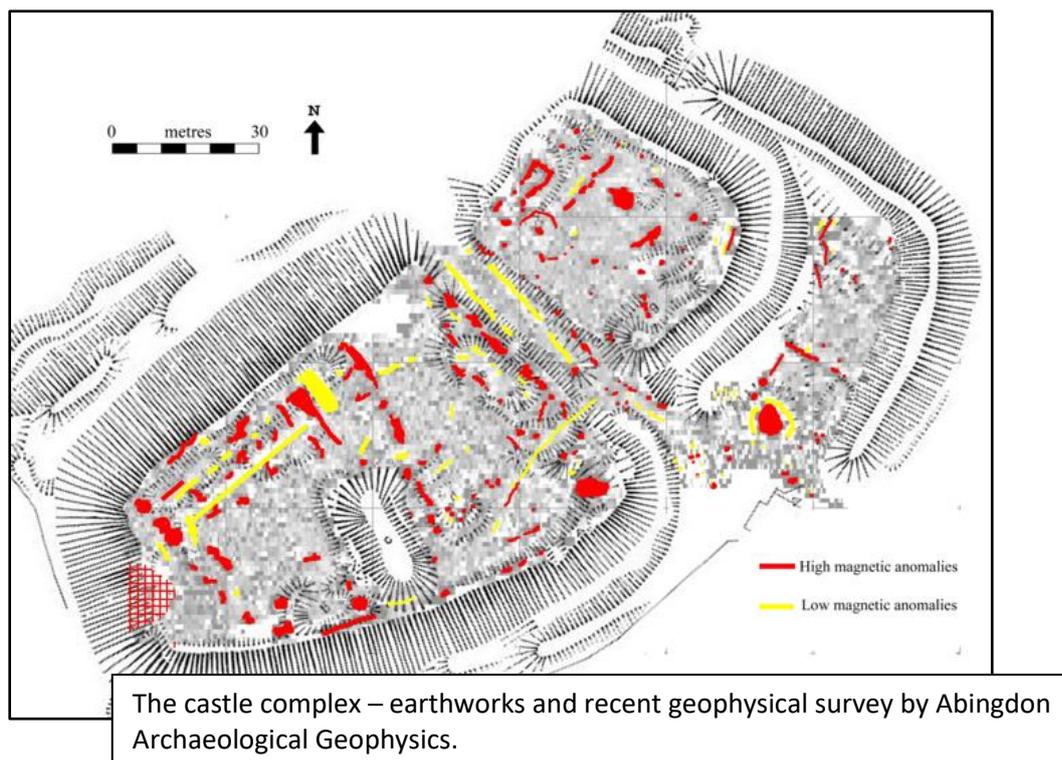
⁷ *PN Oxon.* II, 368; V. Watts (ed.), *The Cambridge Dictionary of English Place-Names* (2004), 444.

⁸ *VCH Oxon.* XIX, 8-9; above, vol. overview.

⁹ Below, landownership (castle).

¹⁰ Below, this section; landownership (manor houses).

¹¹ Below, this section.



The Medieval Town

Planned Layout and Burgage Plots

The town, which lies on a hillside 200 m. south-east of the castle, was presumably established before c.1210 when the name Chipping (or ‘market’) Norton is documented.¹² Modern writers have suggested William Fitzalan (d. 1210) as founder, either c.1204 when he obtained the right to hold an annual fair there,¹³ or at an earlier date in the mid to late 12th century.¹⁴ As he only secured possession of the manor c.1204 he seems an unlikely candidate, however, his fair grant being merely a confirmation of one obtained in 1201 by his predecessor Reginald de Dammartin, count of Boulogne, who briefly held the manor c.1200–3.¹⁵ A more likely founder, given the many changes in lordship between 1160 and 1218, may be William’s father William (d. 1160), acting perhaps with his mother Avelina (d. 1158), who in her widowhood after 1148 founded Cold Norton priory and endowed it with lands from the manor. If the town was founded at that time then pits containing 11th- to 12th-

¹² Magdalen College Archive, Chipping Norton 1; *Pipe R.* 1218 (PRS n.s. 39), 84; *PN Oxon.* II, 368; Watts, *Dictionary of English Place-Names*, 444.

¹³ e.g. Eddershaw, *Chipping Norton*, 24, 27; Brooks, *Pevsner N&W*, 253.

¹⁴ Rosen and Cliffe, *Making*, 17–18.

¹⁵ *Rot. Chart.* (Rec. Com.), 91; below, landownership.

century pottery, found behind the former White Hart inn on High Street,¹⁶ may have been dug to extract stone for the town's first buildings as well as for the castle. Other archaeological features on the same site include a probable drain, also containing pottery of possibly 12th-century date.¹⁷

Whenever it was founded, the town's early core comprised house plots laid out along both sides of a roughly north–south market place, constructed lengthways along the slope.¹⁸ Plots on its east or higher side (now High Street or 'top side', but called 'the upper street' in 1322)¹⁹ may have originally been 1½ perches (c.7.5 m.) wide,²⁰ and extended uphill to a curving back lane (now Albion Street) for up to 120 metres.²¹ Plots on the market place's west or 'lower' side²² (modern Market Place, Market Street and, perhaps, Spring Street) were wider but shorter, probably to avoid encroaching too far into the productive land which lay to the west.²³ Their rear boundaries may have followed a pre-existing field strip, perhaps detectable in the shallow curve of the boundary line behind Spring Street and in Whitehouse Lane behind Market Street. Church Street²⁴ and Church Lane (formerly Clay Street or Clay Lane),²⁵ running alongside those plots to the north and south, possibly both originated as field paths.

The identification of Albion Street as a back lane suggests that the market place initially extended c.500 m. from Cocks Towns End in the north to Burford Corner in the south. If so, that large area was apparently reduced by relatively early infilling or planned encroachment, which besides increasing rents may have helped control access into the market place and so facilitate collection of tolls. At the southern end, furthest from the castle, the building line at the top of West Street was extended westwards in the 13th century or earlier, creating a right-angled corner which survived until 1892–3 when Cattle Market was cut through it: a house on the corner (later called 'Harneplace') was occupied by Robert 'of

¹⁶ E. Simons et al., 'A Late Medieval Inn at the White Hart Hotel, Chipping Norton, Oxfordshire', *Oxoniensia* 70 (2005), 322; 'White Hart Hotel', unpub. OA report (2005); 'An Archaeological Watching Brief at Albion Street', unpub. Worcestershire Archaeology report (2015).

¹⁷ 'An Archaeological Watching Brief at the White Hart Hotel', unpublished JMHS report (2002).

¹⁸ Following paras. based on Rosen and Cliffe, *Making*, 18–23, which draws on an unpublished report by Antonia Catchpole.

¹⁹ Brasenose Archive, Chipping Norton 5 ('superiori vico', containing 'Le Overe Rewe'); and later *Cat. Anct. Deeds*, V, A 11316.

²⁰ A High Street tenement mentioned in 1322 was just 16 feet (1 perch) wide: Brasenose Archive, Chipping Norton 5.

²¹ 'An Archaeological Evaluation at Land West of Albion Street', unpublished John Moore Heritage Services report (2008), 1, 4–6, 13–17; Simons et al., 'A Late Medieval Inn at the White Hart Hotel', 310. Albion St was known as Back Lane until 1886: OHC, BOR1/5/A1/5, 9 Apr. 1886.

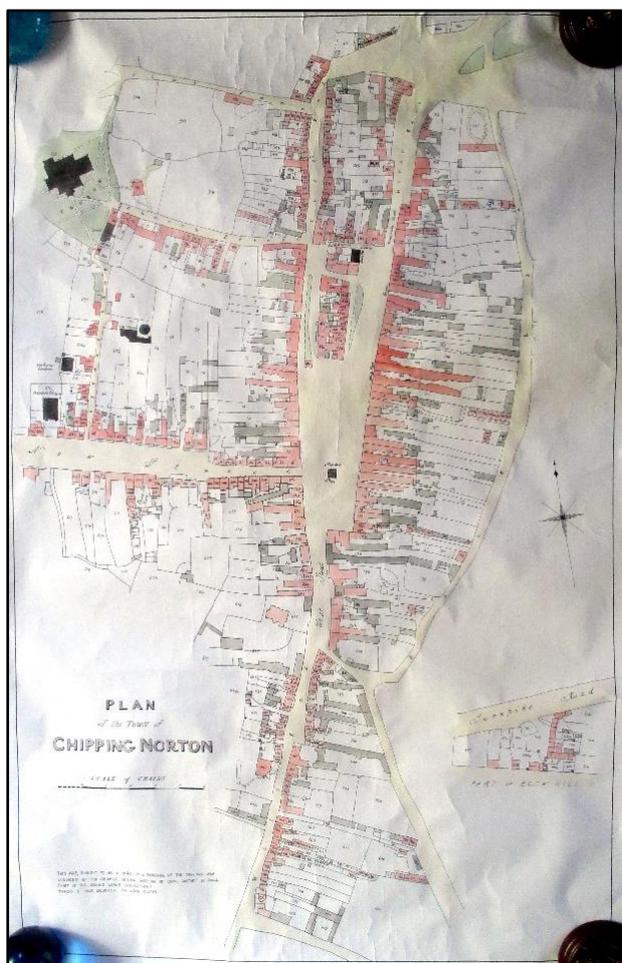
²² For mention of the 'lower street' in 1387: TNA, C 146/8198.

²³ For evidence of medieval cultivation here: below, econ. hist.

²⁴ *Cal. Pat.* 1548–9, 192 and 414 mentions chantry houses in 'Church Street' and 'Church Lane' which were both in fact on Church Street: below, landownership (guild and chantry estates).

²⁵ Brasenose Archive, Chipping Norton 8 ('Cleistrete', early 13th cent., contrary to Hurst); Rosen and Cliffe, *Making*, 13, 23; OHC, MS Wills Oxon. 43/3/25 (John Letch, tanner, 1712).

the corner' (*de la Hurne* or *in Angulo*) as early as 1302.²⁶ In the north, at least a few houses were probably established between Horse Fair and Spring Street north of Goddards Lane, perhaps as that area became less attractive for traders once the nearby castle ceased to be regularly occupied.²⁷ In Guildhall Place a moulded stone archway of probably 13th-century date survived until 1871, possibly marking the site of the predecessor of the substantial farmhouse and outbuildings which existed at No. 4 Goddard's Lane from at least the early 17th century (converted to labourers' accommodation in the 19th century).²⁸



The town c.1840, from a contemporary map in Chipping Norton Museum. The map broadly replicates the town's medieval layout around the marketplace.

Early settlement beyond the market place was limited, albeit New Street was partly built up from an early date. A row of tenements there was mentioned in 1359,²⁹ and the house which William Wale gave to St Mary's chantry in 1286–7 was presumably that named

²⁶ TNA, C 133/104/21, m. 14; Rosen and Cliffe, *Making*, 25; Chipping Norton Local History Society, *Around Chipping Norton in Old Photographs* (1987), 13 (photo).

²⁷ Above, origins and pre-urban topog.; below, landownership.

²⁸ Parker, *Eccl. Topog.* no. 69; C. Kirtland, *Brief Memorials of... Chipping Norton* (1871), 19, 76; M.K. Pearson, *Chipping Norton in By-gone Days* (1909), 25; Chipping Norton Museum, HSBC deeds, bundle 2 (Meads farm); below, improvement and early growth. The nearby Chequers pub has been tree-ring dated to 1444–76: *Vernacular Archit.* 47 (2016), 70.

²⁹ Brasenose Archive, Chipping Norton 21.

as 'Wales house' on New Street in 1423.³⁰ Probably most of the houses were located along the street's upper section, which gave access to the marketplace and was densely developed in later periods.³¹ By contrast, 'New Street end', presumably nearer the Common, still included unbuilt-up land in 1549 and much later.³² North of New Street most of the area west of the 'lower side' plots was retained as agricultural land, while development east of Albion Street was restricted by the presence of a rabbit warren.³³ Possibly there were outlying houses south of the market place around West Street and Burford Road, one of which may be identifiable with the medieval 'Stockewellestrate'.³⁴ An area known as 'the West End' in 1265, lying possibly as far south as the present West End, had at least one house in 1531, although its agricultural character in 1628 is suggested by the presence of a pound for stray livestock.³⁵

Documented houses close to the castle were probably few in number, and do not appear to have formed part of the planned urban development. A row 'near the castle gate' may have been in the same area as a tenement specified as being on 'Clay Street' (Church Lane),³⁶ although the claim that former house plots there may be marked by earthworks appears unfounded.³⁷ Church Street too may have had a few houses by the 13th or 14th century, possibly including the chantry houses mentioned in the early 16th century (if these were existing houses gifted by the founders).³⁸

Late-Medieval Developments

The 15th century saw much rebuilding on existing plots and possibly some limited expansion. In particular there was much rebuilding of houses around the market place, leaving a notable cluster of surviving 15th-century houses on its west or lower side, which was less affected by later re-fronting.³⁹ Infill in the northern part of the market place (south of Goddards Lane) apparently increased, leading to the establishment of Middle Row,⁴⁰ while

³⁰ Bodl. MS Dodsworth 107, f. 146; *Reg. Fleming*, II, p. 44.

³¹ Below, this section.

³² *Cal. Pat.* 1549–51, 82; below, this section.

³³ e.g. PROB 11/744/182 (John Pagett, gent, 1746); below, econ. hist.

³⁴ 'Former Ambrose Garage, Burford Road, Chipping Norton', 5; *SMA* 32 (2002), 41; 35 (2005), 67–8; Brasenose Archive, Chipping Norton 1 (early 13th cent., name mis-transcribed by Hurst); Rosen and Cliffe, *Making*, 24; E. Meades, *The History of Chipping Norton* (1984 edn), 22.

³⁵ Brasenose Archive, Chipping Norton 3; OHC, MS Wills Oxon. 178.46 (Ric. Tanty, 1531); Brasenose College, BO522, no. 1.

³⁶ Brasenose Archive, Chipping Norton 2x and 8 (both early 13th cent., contrary to Hurst).

³⁷ Rosen and Cliffe, *Making*, 176; info. from Adrienne Rosen.

³⁸ Below, relig. hist. (chantries).

³⁹ Below, town bldgs.

⁴⁰ H.O. Coxe and W.H. Turner, *Cal. Charters in Bodleian Library* (1878), 278, deed of 1462 mentioning land lately built upon 'in the end of the Middle Way'; Rosen and Cliffe, *Making*, 125–41; below, town bldgs.

Church Street possibly became the focus of activity around the grammar school founded c.1450 (although the school's early site is uncertain).⁴¹ A new manor house on the south side of New Street was established probably by Richard Croft (d. 1502) in the late 15th century, a little way beyond the backs of the Market Place burgage plots, and with farm buildings and agricultural land beyond.⁴² Modest development in that area may have been encouraged by a southwards shift of the town's commercial activity as the market place's northern part became more built up. Larger-scale growth along New Street seems to have occurred only from the 17th century, however, when the street's broad open thoroughfare still served as a suburban livestock market.⁴³ The early houses by the castle were abandoned probably in the later Middle Ages, and had certainly gone by the 18th century.⁴⁴

The Late Medieval Urban Environment

The large market place at the town's core may have been at least partly cobbled by the late Middle Ages,⁴⁵ and by the 16th century and probably earlier contained several public structures. A stone 'high cross' (at which proclamations were read) stood at its south end near the site of the present town hall,⁴⁶ and an open-sided market house was built nearby before c.1520, a successor surviving until 1842.⁴⁷ A second medieval cross, sometimes also called a 'high cross', stood near the manor house in New Street.⁴⁸ The town prison, replacing one mentioned in the 14th and 15th centuries, stood from the 1560s at the south end of Middle Row, at first in a converted butcher's shop, while at Middle Row's north end was the two-storeyed guildhall, built (or re-built) c.1514–20.⁴⁹

Ranged around the market place were the townsmen's houses, of which some presumably included (as later) a street-front shop or store room on the ground floor.⁵⁰ One or two undercrofts may have been let for use as taverns, in particular the stone-vaulted

⁴¹ Below, education.

⁴² Below, landownership (manor houses); agric. hist.

⁴³ Below (1550–1700); below, econ. hist. (mkt places).

⁴⁴ Brasenose Archive, Chipping Norton 30 (1453, mentioning 'crofts' on Clay Street, possibly associated with earlier houses); Jefferys, *Oxon. Map* (1767).

⁴⁵ R.A. Chambers, 'Excavations at No. 12 Market Place, Chipping Norton, Oxon., 1974', *Oxoniensia* 40 (1975), 213.

⁴⁶ Noted 1607–8: TNA, STAC 8/112/1; STAC 8/162/7; *ibid.* C 21/C34/12; Kirtland, *Brief Memorials*, 22–3; Rosen and Cliffe, *Making*, frontispiece (wrongly dated c.1825 on artuk.org), possibly showing its base next to the mkt ho. Having been placed at the town's N. end in 1842, the surviving weathered stone was reset outside the town hall in 1955, with a pillar from the former mkt ho. set on top: NHLE, no. 1052625 (stone pillar and base of wayside cross); plaque on pillar (shown in J. Grantham, *Chipping Norton Town Hall Past & Present* (1997), 4); undated typescript note in Chipping Norton Museum (Town Hall folder).

⁴⁷ Below, town bldgs (public bldgs).

⁴⁸ Noted in 1608: TNA, STAC 8/162/7 (Mic. Chadwell depon); STAC 8/112/1 (Thos Holton depon).

⁴⁹ Below, town bldgs (guildhall); below, local govt (town property; policing).

⁵⁰ Rosen and Cliffe, *Making*, 62.

example of c.1400 below No. 20 High Street, while by the 15th century two or more inns supplied accommodation and stabling for visitors, including the later White Hart on the market place's upper side.⁵¹ Houses were predominantly stone-walled and stone-tiled, although barns and other back-plot outbuildings were probably thatched, as were some at the castle site.⁵² Medieval stone structures identified behind the White Hart and No. 8 High Street were most likely animal shelters,⁵³ while further back from the street were gardens or orchards, and quarries for stone.⁵⁴ As later some larger homesteads on the town's fringes had the appearance of farmhouses rather than urban tenements, amongst them the late 15th-century parsonage house (now called the Manor House) in West Street and probably the Brasenose house at College Place.⁵⁵

As later the market place was presumably filled with stalls and sheep pens at market and fair time,⁵⁶ the manor court enforcing removal of filth and other nuisances, and the bellman's duties (at least by the later 16th century) including sweeping the market place.⁵⁷ The town's lower part, including houses on the market place's lower side, lay in the path of water and sewage flowing down the hill,⁵⁸ but this did not preclude the erection of substantial houses in Market Street.⁵⁹ Water supply on the town's north-western edge came from a spring in Spring Street (or 'Tite End'), which flowed down Church Lane.⁶⁰ The lane's less healthy atmosphere was probably accentuated by the establishment of a tannery there by c.1500.⁶¹

Town Development c.1550–1700

In 1673 Richard Blome described Chipping Norton as 'a large, but straggling town, yet well compacted about the market place.'⁶² His description reflected the traveller's impression coming into the town along still sparsely occupied approaches such as London Road or New

⁵¹ Below, town bldgs.; econ. hist.

⁵² TNA, SC 11/33; Rosen and Cliffe, *Making*, 27, 37.

⁵³ 'An Archaeological Watching Brief at the White Hart Hotel', 4, 7; 'An Archaeological Watching Brief at Albion Street', 16 and plates 7–8.

⁵⁴ 'An Archaeological Evaluation at Land West of Albion Street', 16–17; *SMA* 33 (2003), 61; *Cat. Anct. Deeds*, V, A 11316.

⁵⁵ Rosen and Cliffe, *Making*, 41; above, this section (Guildhall Place); below, town bldgs.

⁵⁶ TNA, STAC 8/162/7; STAC 8/112/1; below, econ. hist. (mkts and fairs).

⁵⁷ Below, local govt.

⁵⁸ As it did until the mains sewerage was installed: *Oxon. Weekly News*, 20 Dec. 1899.

⁵⁹ Rosen and Cliffe, *Making*, 39; Oriel Archive, 797–9 (Chris. Ashfield's ho. in 'nether row', 1540s); below, town bldgs.

⁶⁰ Rosen and Cliffe, *Making*, 18, 168; Brasenose Archive, Chipping Norton 26 mentions a spring or well in the town c.1380; 'Le Dyce Ende' (1549) may be Tite End (*Cal. Pat.* 1548–9, 192). For the 'horse pool' on Church Street, Rosen and Cliffe, *Making*, 51, 172, 196–7; OHC, MS Wills Oxon. 178.26 (dated 1530).

⁶¹ Rosen and Cliffe, *Making*, 40, 168; below (c.1550–1700).

⁶² R. Blome, *Britannia* (1673), 188.

Street.⁶³ In reality the later 16th- and 17th-century town retained its medieval framework, the main expansion being the development of a small semi-rural suburb on New Street's lower reaches. There a few new houses were erected on the edge of the wide roadway amongst agricultural closes,⁶⁴ roughly as far as the Friends' meeting house (which was built in an agricultural enclosure on the road's south side c.1696).⁶⁵ Another area of piecemeal growth may have been West End, where there were a number of houses by the 1550s, some perhaps close to College Place (an early 17th-century replacement of an earlier house).⁶⁶

In the town itself there were private improvements to existing houses, and population growth was facilitated mainly by sub-division of domestic space.⁶⁷ Backyards were built up with barns, stables and other outbuildings, wells sunk to supply water, and culverts created to divert water running down the town's hillside.⁶⁸ Probably the development of the lower (west) side of Middle Row began in the 17th century through the conversion or replacement of outbuildings attached to premises on the front (east) side.⁶⁹ Development here would have further downgraded the status of Market Street, which no longer faced the market place. In the market area itself, still dominated by its market house, cross, and rebuilt lock-up, trees were planted in the late 16th century, four next to the high cross perhaps intended to enhance its visual impact.⁷⁰

By now the market place included several inns concentrated on the upper side or High Street, and many other houses in the central area (occupied by traders and craftsmen) had 3–5 hearths in 1662.⁷¹ Spring Street had a concentration of poorer households, some of them working in the butchery and leather-working trades associated with the nearby tannery,⁷² though the area also contained some more substantial houses, including a farmhouse at the north end opposite the entrance to Church Lane.⁷³ Other poor occupants were mentioned in West End, where a tannery was established by the 17th century.⁷⁴ Many households were still involved in farming, and the new corporation (established in 1607)

⁶³ Rosen and Cliffe, *Making*, 74.

⁶⁴ e.g. OHC, E442/D/1–2 (1647); Chipping Norton Museum, Dennis Lewis Collection, Baptist chapel deeds, esp. indenture of 4 Nov. 1664; OHC, E442/D/3 (1672). Further west Hawkyard House may have originated as two late 17th- or early 18th-cent. cottages: Rosen and Cliffe, *Making*, 230.

⁶⁵ Below, relig. hist. and town bldgs. (for 17th-cent. rebuilding at New Street's east (town) end).

⁶⁶ *Ibid.* MS Wills Oxon. 181.164 (John Benett, 1557); NHLE, no. 1284046 (College Place); below, landownership (Brasenose estate).

⁶⁷ Rosen and Cliffe, *Making*, 61–2; OHC, O12/26D/1; Bodl. MS. Ch. Oxon. 2766–7.

⁶⁸ 'An Archaeological Watching Brief at Albion Street', 6–8.

⁶⁹ Chipping Norton Museum, deeds (e.g. for No. 23 Middle Row); Rosen and Cliffe, *Making*, 61–2, 77–8, 138–41.

⁷⁰ TNA, C 22/332/42; above (med. urban environment).

⁷¹ Rosen and Cliffe, *Making*, 90–1; TNA, E 179/255/3, mm. 25 and 87.

⁷² PROB 11/104/493 (Wm Busby, 1604); OHC, MS Wills Oxon. 201.77 (Ric. Chaundy, 1641); Rosen and Cliffe, *Making*, 168.

⁷³ Rosen and Cliffe, *Making*, 173–5.

⁷⁴ OHC, MS Wills Oxon. 181.164 (John Bennet, 1557); below, econ. hist.

leased land to townsmen in front of their houses to set up stalls or sheep pens on market days, continuing earlier practice.⁷⁵ Substantial farmhouses built (or rebuilt) on the town's outskirts included several on West Street (Nos. 43 and 44, as well as College Place) and New Street (the Diston family's house at Nos. 63–65 and another on the site of Finsbury Place).⁷⁶

Outlying settlement in the rural part of the township was apparently sparse, although two unoccupied and derelict houses 'in the fields' were mentioned in 1662, one at Primdown and the other at Cotshill.⁷⁷

Improvement and Early Growth c.1700–1835

The 18th century saw the improvement of many houses belonging to well-off and middling inhabitants, notably the addition of smart new classical fronts along High Street c.1720–30, and subsequently along Market Place.⁷⁸ An early 19th-century visitor noted the contrast between the 'wide and handsome' market area and the town's 'humbler' and 'more ancient' parts further down the hill, linked by 'a narrow and ill-shaped thoroughfare' which to him recalled the 'gloomy ... state of English provincial towns in the early part of the 17th century'.⁷⁹ The open-sided market house was rebuilt before 1708 and again c.1723, its hipped roof supported on limestone columns,⁸⁰ and by the mid 18th century a substantial elm tree (perhaps one of those planted earlier) stood alongside it, becoming well-known for its colony of rooks.⁸¹ Periodic clearing of gutters and watercourses and removal of rubbish, dunghills, and other obstructions was enforced by the borough authorities,⁸² who in 1721 also ordered the filling in of a pit dug illegally in the market place.⁸³ By the early 19th century the main streets were minimally paved and lit.⁸⁴ Most encroachments on the market place (and other streets) were minor and often associated with refronting,⁸⁵ though a substantial

⁷⁵ Rosen and Cliffe, *Making*, 92; Bodl. MS. Ch. Oxon. 2770; below, econ. hist. (mkts).

⁷⁶ Rosen and Cliffe, *Making*, 57–9; Chipping Norton Museum, New Street deeds.

⁷⁷ TNA, E 179/255/3, m. 26.

⁷⁸ Below, town bldgs.

⁷⁹ Bewer, *Oxon.* 494–5.

⁸⁰ Below, town bldgs.

⁸¹ Kirtland, *Brief Memorials*, 27–8; Rosen and Cliffe, *Making*, frontispiece.

⁸² e.g. OHC, BOR1/14/MS/1, instrucs to jury; BOR1/3/A1/1–4, field order and presentments; BOR1/5/A1/1–4; below, local govt.

⁸³ OHC, BOR1/5/A1/1, 17 Apr. 1721.

⁸⁴ *Lewis's Topog. Dict.* (1831 edn), III, 417. Street lamps existed by 1813: OHC, BOR1/3/A1/3, s.a. 1813 (order no. 30), 1817, 1819.

⁸⁵ e.g. OHC, BOR1/5/A1/1.

dwelling called the Roundabout House was rebuilt in 1722 just south of Middle Row, close to the 'common gaol'. It was largely demolished by the early 19th century.⁸⁶

The town's physical growth was modest and incremental, and overall it remained small.⁸⁷ Approximately 200 new houses were built between 1768 (when there was said to be c.300), and 1841 (when there were 521).⁸⁸ Growth was partly achieved by the continued building up of back plots, for instance on the lower side of Middle Row and the east side of the market place, creating cramped and insanitary accommodation for poor households.⁸⁹ By the 1730s the crowded character of the west side of Middle Row was reflected in its ironical nickname 'the College'.⁹⁰ New houses built on the town's edges included some on New Street and at Cocks Towns End,⁹¹ supplemented from the 1790s by cottages at Rock Hill/London Road in the north-east,⁹² while infill at West End included a cottage converted from a barn and a new cottage erected in its garden.⁹³ Diston's Lane, originally a track between New Street and the church, probably started to be built up at this time, its name (used from the mid 18th century) deriving from the Diston family's house at its New Street end.⁹⁴ The east side of Back Lane (now Albion Street) was built up in the late 18th and early 19th century,⁹⁵ while a few outlying farmhouses were built in the decades after enclosure in 1770, amongst them Meads Farm (by 1777) and Glyme Farm (before 1799).⁹⁶

The town's social geography at the end of the period is traceable through census returns.⁹⁷ High Street was home to the town's most prosperous tradesmen and professionals, including (in 1841) inn- and shop-keepers, a solicitor, a surgeon, and an engineer. Middle Row, by then densely built-up, had its shop-keepers and publicans but also petty craftsmen and labourers. Other areas were similarly mixed, New Street accommodating a solicitor and an innkeeper (at The George) as well as publicans and mill workers, while craftworkers dominated Diston's Lane, Clay Lane, and Church Street.

⁸⁶ OHC, BOR1/14/MS/1; BOR1/2/4D/1; OHC, BOR1/5/A1/1, ff. 11, 15, 17; below, town bldgs. for poss. depiction.

⁸⁷ Above, popn.

⁸⁸ OHC, MS Oxf Dioc d 558, f. 148; *Census*, 1841.

⁸⁹ OHC, MS Wills Oxon. 114/2/4 (Ric. Arnold, 1722), for Nos. 3 and 4 Middle Row and tenements to rear); Town Map (c.1840); below, town buildings.

⁹⁰ OHC, BOR 1/3/F1/6 (1733); BOR1/3/F1/7 (1735). The name was not mentioned later.

⁹¹ *Ibid.* OHC, BOR1/5/A1/1, ff. 110, 173 (cottages erected on waste at Cocks Towns End, 1738 and 1773).

⁹² Davis, *Oxon. Map* (1797); Bodl. MS. Ch. Oxon. 4193, 4195; Town Map (c.1840), inset (showing 22 houses); below, econ. hist. The name Rock Hill was initially applied to the London Road and the area to the south, from 1886 being more narrowly denoting what had hitherto been called Windmill Lane: OHC, BOR1/5/A1/5, 9 Apr. 1886; OS Map 1:2,500, Oxon. XIV.11 (1881 and later edns).

⁹³ OHC, Far XLV/i/1-2 (1740).

⁹⁴ *Ibid.* Far XXVIII/1-31; D. Lewis, *Diston's Lane, Chipping Norton* (2006 edn).

⁹⁵ Jefferys, *Oxon. Map* (1767) gives a false impression of dense development by an earlier date.

⁹⁶ Chipping Norton Museum, summary of deeds for No. 4 Goddards Lane; OHC, MS Wills Oxon. 159/3/33 (John Wheeler, yeoman, of Glyme Farm, 1799); below, econ. hist.

⁹⁷ TNA, HO 107/879. See also Town Map (c.1840) and schedule (OHC, BOR1/17/F1/6).

Craftwork continued mainly at a domestic scale in houses and backyard outbuildings,⁹⁸ and some shanty outbuildings encroached onto the street.⁹⁹ Higher concentrations of poor households were found on the fringes, in the Black Boy yard (behind No. 14 High Street), Red Lion yard (now Cattle Market), Guildhall Place (where farm outbuildings were converted to cottages c.1823), in the King's Head yard on New Street (in cottages erected by William Bliss I), and at Rock Hill, Tite End, West End, and West Street, the last having also a few farmers.¹⁰⁰



Black Boy Yard

Rebuilding and Expansion c.1835–1914

Changes within the Town

Commercial prosperity and civic pride were reflected in the construction of a substantial Palladian town hall at the south end of the market area in 1842.¹⁰¹ The building, which replaced a much more modest market house and took over from the guildhall as the seat of town government, required the felling of the old elm tree (despite protests) and still ‘dominates the townscape’.¹⁰² The period also saw the updating of many commercial

⁹⁸ e.g. OHC, Far XXVIII/1; Far XXVII/3; Oxf. Jnl Syn. 15 Feb 1772; Town Map (c.1840); below, econ. hist.

⁹⁹ e.g. OHC, BOR1/5/A1/1, ff. 5, 8, 41.

¹⁰⁰ TNA, HO 107/879; Town Map (c.1840); Chipping Norton Museum deed abstracts (Guildhall Place, earlier called Bolton's yard, and King's Head yard); OHC, Far LII/vii/2 (Black Boy yard); below, town bldgs.

¹⁰¹ This section (below, urban bldgs., incl. for challenges obtaining funds); social hist.; local govt.

¹⁰² OHC, BOR1/5/A1/3 (incl. 7 Feb 1842 for sale of guildhall and elm tree); NHLE, no. 1183188 (Town Hall, incl. quote); Pearson, *Chipping Norton in By-gone Days*, 53; below, town bldgs.

premises, notably the department store of Thomas Rolls at 1–3 West Street (then No. 4 Market Place) in 1857 and A.A. Webb's c.1886 glass-fronted addition to his shop at No. 13 Market Place.¹⁰³ Access to the market place was improved by the creation of a new road called Cattle Market in 1892, destroying a 16th- or 17th-century building called 'Harneplace' at the market place's south-east corner in the process.¹⁰⁴

Gas lighting was supplied by a private company from 1837, and in 1852 the town was said to be well lit.¹⁰⁵ The gasworks was located first on back plots east of Diston's Lane, later moving to a site near the Bliss mill and railway station in 1856.¹⁰⁶ Piped water for the town centre and south-west to the railway station was laid on in 1878 when a spring-fed reservoir was built at Tank Farm on the east side of town. A second reservoir was provided in 1896 and by 1903 there was additional supply from Old Chalford (Enstone).¹⁰⁷ The new piped water fed an iron drinking fountain erected in the marketplace.¹⁰⁸ In 1900 mains sewerage was built, along with a bacteria-bed by Hill Farm (Salford), greatly reducing pollution of the common brook.¹⁰⁹ A further sign of modernisation was the appearance of telegraph and telephone poles.

Industrial development near the town centre was restricted essentially to a shoe manufactory set up at Finsbury Place on New Street by Henry Greenwood in the 1840s and a brewery established by William Hitchman on Albion Street in 1850.¹¹⁰ However, residential overcrowding remained an issue in courtyards behind the street fronts.¹¹¹ Minimal slum clearance included the closure of Black Boy yard c.1900 after a fire at the High Street end of the premises.¹¹² New houses on high ground east of Albion Street included Albion Place,¹¹³ Lodge Terrace (c.1866)¹¹⁴ and Coneygree Terrace (built before 1876 by surgeon Thomas Hopgood),¹¹⁵ named from a former rabbit warren close by.

New Street's position as one of the town's principal approaches was strengthened by the opening of the railway station in 1855, and efforts were made to improve its appearance.

¹⁰³ Below, town buildings.

¹⁰⁴ Above, this section and comms.; Rosen and Cliffe, *Making*, 25 (photo).

¹⁰⁵ OHC, BOR1/28/L/1; *Gardner's Dir. Oxon.* (1852); Lewis, *Diston's Lane*, 16–21.

¹⁰⁶ Town Map (c.1840); *Oxf. Jnl* 13 and 27 Sept. 1856; TNA, IR 58/65147, no. 723 (descripn of gas works, 1910).

¹⁰⁷ OHC, BOR1/22/L1/1–7; BOR1/22/C/3; *Kelly's Dir. Oxon.* (1903).

¹⁰⁸ OHC, BOR1/22/C/5 (1878); Chipping Norton Local History Society, *Around Chipping Norton in Old Photographs*, 10.

¹⁰⁹ *Oxon. Weekly News*, 20 Dec. 1899; OHC, BOR1/21/N/4; BOR1/21/D/1; BOR1/21/M/2; BOR1/21/Y/3.

¹¹⁰ Below, town bldgs.; econ. hist.

¹¹¹ OHC, BOR1/25/C/4 (1919); Rosen and Cliffe, *Making*, 121–2; below, town buildings.

¹¹² CN Museum, Black Boy yard abstract, plan, letters and cutting.

¹¹³ OS Map 1:2,500, Oxon. XIV.11 (1881 edn).

¹¹⁴ *Sale Cat., Chipping Norton... Stone-Built Dwelling Houses* (1893): copy in OHC; TNA, RG 10/1457 (1871).

¹¹⁵ Chipping Norton Museum, summary of deeds.

Tree-planting from the station was paid for by H.F. Wilkins and William Bliss II in 1856,¹¹⁶ but the road was still regarded as being too narrow and the state of the footpath ‘a reproach to the town’. Limited funds precluded the widening of the town end (which would have required demolition of a row of houses). Instead, the roadway in the rest of the street was improved by covering an open drain and establishing a footpath on either side next to iron fencing which property owners erected to enclose ground in front of their houses. Much of the impetus (and financing) came from William Bliss who was then rebuilding his own house on the south side of the street and owned many properties on the north side.¹¹⁷

Suburban Growth

Chipping Norton, like Burford and (to a lesser extent) Witney, experienced only limited suburban development before the First World War.¹¹⁸ The first major addition outside the town’s historic core was a substantial union workhouse established to the north-east in 1836 which housed paupers mainly coming from surrounding rural settlements.¹¹⁹ From the 1850s housebuilding was concentrated mainly to the south-west, close to the new railway station and the expanding lower Bliss tweed mill.¹²⁰ Existing streets such as West End and The Green became more densely populated, and new houses were going up on the west side of Churchill Road at Alfred Terraces, Blenheim Terrace, Paradise Terrace/Alexandra Square, and Providence Cottages, and on its east side at Sunnybank.¹²¹ Nevertheless, in the 1920s much open space remained between the new clusters of housing, including allotments between Alexandra Square and Blenheim Terrace.¹²²



The union workhouse at Chipping Norton.

¹¹⁶ Typed slip in Chipping Norton Museum.

¹¹⁷ *Oxf. Jnl*, 14 Feb 1863; BOR1/5/A1/3, 5 Feb., 24 April and 8 May 1863; OHC, NQ3/1/MS2/2; S. Coleman, ‘William Bliss of Chipping Norton’, *Baptist Quarterly*, 45:1 (2013), 41; below, town bldgs. The Town Hall contains an 1861 painting showing the bottom of New Street before railings were erected (reproduced in Grantham, *Chipping Norton Town Hall*, 82).

¹¹⁸ Catchpole et al., *Burford*, 140–1; *VCH Oxon*. XIV, 28; XVI, 40–2; XX, 31–3.

¹¹⁹ Below, town bldgs.; social hist. (welfare).

¹²⁰ Eddershaw, *Chipping Norton*, 87; TNA, RG 9/911 (1861); below, town bldgs.

¹²¹ TNA, HO 107/1732 (1851); RG 9/911 (1861); RG 10/1457 (1871); OHC, BOR1/25/C/4 (1919); OS Map 1:2,500, Oxon. XIV.11, 14, 15 (1881 edn); D. Eddershaw, *Chipping Norton Street Names* (1999), 7, 8, 22.

¹²² TNA, RG 12/1179 (1891); OS Map 1:2,500, Oxon. XIV.14 (1881–1922 edns).



An early 20th-century view of The Leys, taken from near the railway station.

Expansion was essentially piecemeal and unplanned, notwithstanding the town council's scrutiny of all new building plans.¹²³ Amongst those selling land for development was farmer and alderman Frederick Guy (d. 1908),¹²⁴ while in 1875 the ironmonger William Adams laid out building plots along The Leys (running from Churchill Road to the station), which became a public highway in 1893.¹²⁵ William Bliss built or purchased up to a hundred houses for his workers, including 27 on Diston's Lane,¹²⁶ but much work was commissioned by small-scale speculators or individual owner-occupiers.¹²⁷ Blenheim Terrace and Churchill Terrace at West End, for example, were apparently erected by solicitor and town clerk Weston Aplin (d. 1873).¹²⁸ Small builders were active along the Worcester road near the parish boundary where a few houses were appearing by the 1860s in the recently enclosed western part of Chipping Norton Common, the cluster acquiring its own public house.¹²⁹ Nearby a new municipal cemetery was built north of the Worcester road in 1881–2,

¹²³ Below, local govt (town govt 1835–94).

¹²⁴ OHC, Far. LIV/1. See also *Sale Cat., Valuable Freehold and Tithe Free Properties* (1898): copy in Chipping Norton Museum, for bldg. plots offered by him which remained undeveloped.

¹²⁵ Chipping Norton Museum, notes and summary of deeds relating to 10½ a. close called 'the Leys'; *Sale Cat., Properties of Wm Bliss Execs.* (1889): copy in Chipping Norton Museum.

¹²⁶ *Reports on the Paris Universal Exhibition, 1867*, Volume VI (Parl. Papers 1867–8 (3969), xxx), 60, saying c.75; *Brit. Trade Jnl*, 1 May 1877; *Sale Cat., Properties of Wm Bliss Execs.* (1889); Lewis, *Diston's Lane*, 17.

¹²⁷ OHC, Far. LIV/1 (plot in Alexandra Square, 1886); *ibid.* BOR1/5/A1/5, 14 Feb. 1890; BOR1/25/Y/34; below, town bldgs. (e.g. for Coneygree Terrace).

¹²⁸ *Evesham Standard & West Midland Observer*, 7 May 1892. For Aplin: below, town politics and local govt.

¹²⁹ OHC, Far LI/3–7 (three cottages erected by mason Caleb Buckingham c.1864); TNA, RG 9/911; OS Map 1:2,500, Oxon. XIV.10 (1881 edn); Eddershaw, *Chipping Norton Street Names*, 11–12; below, econ. hist.

incorporating a lodge and mortuary chapel,¹³⁰ while further west large kennels were erected for the Heythrop Hunt. A few houses were also built in the north-east on London Road and Rock Hill (formerly Windmill Lane).¹³¹

Town Development since 1914

Town Centre Developments

Chipping Norton's town centre saw little new building in the first half of the 20th century, and an emergency stone water tank erected in the marketplace in 1941 was demolished in 1955.¹³² Cars were already being parked in the market place by the 1920s and the mid-century provision of formal parking spaces there affected the town centre's atmosphere.¹³³ So too the modernisation of shop frontages and later the conversion of some to residential accommodation and offices.¹³⁴ Rising traffic led to the controversial demolition of old houses at the New Street junction in 1969, prompting the establishment of a conservation area the following year.¹³⁵ In the 1980s vacant former industrial plots were developed for housing at Finsbury Place on New Street and at the former Hub iron foundry east of Albion Street.¹³⁶ The conservation area was extended in 1989–92 (bringing in Bliss Mill), and in 2013 it was altered to include The Leys and exclude areas west of the Over Norton Road and east of Albion Street.¹³⁷ Minor changes made to the town centre in 1999 included the conversion of Topside to a one-way system, reducing car parking in the market area, and creation of raised walkways.¹³⁸

¹³⁰ OHC, BOR1/5/A1/5, 10 Dec. 1880 and later; OS Map 1:2,500, Oxon. XIV.10 (1881 and 1900 edns); J. Grantham, *The Regulated Pasture: A History of Common Land in Chipping Norton* (1997), 37–41.

¹³¹ OHC, Far XLI/13 (3 cottages lately erected in cottage garden, 1873); OS Map 1:2,500, Oxon. XIV.11 (1881 to 1922 edns).

¹³² Grantham, *Chipping Norton Town Hall*, 29; Chipping Norton Local History Society, *Around Chipping Norton in Old Photographs*, 22–3; J. Howells et al., *Images of England: Around Chipping Norton* (1999), 19.

¹³³ W. Burson, *Jog-Trot Days: Chipping Norton in the 1920s* (1980), 41; Chipping Norton Local History Society, *Around Chipping Norton in Old Photographs*, 11; Howells et al., *Images of England: Around Chipping Norton*, 10; *The Borough of Chipping Norton, the Official Guide* (1961 edn), p. 8 (photo).

¹³⁴ Chipping Norton Local History Society, *Chipping Norton through Time* (2009), 42; B. Morris and A. Watkins, *Images of England: Chipping Norton, Volume II* (2003), 83 (1977 photo); below, town buildings.

¹³⁵ *Chipping Norton: Conservation Area Character Appraisal* (2013); above, comms.

¹³⁶ Chipping Norton Museum, summary of deeds for Finsbury Place; OHC, Far XLVI/3; OS Map 1:2,500, Oxon. XIV.11 (1881 and later edns); *Chipping Norton News*, Nov. 1980 and July 1983; *Oxford Mail*, 27 Dec. 1985 and 6 Feb. 1987; Eddershaw, *Chipping Norton Street Names*, 17, mis-dating Finsbury Place to 1970s.

¹³⁷ *Chipping Norton News*, July and Nov. 2013; *Chipping Norton: Conservation Area Character Appraisal* (2013).

¹³⁸ *Banbury Gazette*, 9 Sep. 1999.



Cars parked for market day in Chipping Norton c.1961.

Slum Clearance and New Suburbs

Council house building was initially stimulated by the 1919 Housing and Town Planning Act and pressure from William Bliss and Co.¹³⁹ In the 1920s modest demand was satisfied by 40 council houses built on the Burford and Churchill Roads,¹⁴⁰ but demolition of older unfit houses under the 1930 Housing Act – notably in Guildhall Place, Blue Anchor Court, and Balham Place – created additional local need.¹⁴¹ The borough council response from the late 1930s to the mid 1950s was to build further council houses on former allotment land south of the Churchill Road bought from the vicar of Hailey.¹⁴² Private housing on Walterbush Road (initially an unmade track) was built on land sold by Col. G.H. Mytton of Chadlington Downs Farm, developers there and at The Green including J.G. Walker Ltd.¹⁴³ By the mid 1950s there were 1,218 houses and flats in the borough, including 316 council houses.¹⁴⁴ The new housing developments had been connected to mains water and sewerage, and a 58-foot high concrete water tower was built at the Tank Farm reservoir in 1950.¹⁴⁵ Old houses

¹³⁹ OHC, BOR1/25/C/4. For bad housing in 1919: BOR1/25/A1/2.

¹⁴⁰ Ibid. BOR1/25/C/5, 7; BOR1/25/E/1; BOR1/25/C/7.

¹⁴¹ Ibid. BOR1/25/N/3–7; BOR1/25/C/9–10; Chipping Norton Local History Society, *Around Chipping Norton in Old Photographs, A Second Selection* (1989), 46. In 1935 there were 88 unfit houses occupied by 280 people: *Banbury Advertiser*, 11 July 1935.

¹⁴² OHC, BOR1/25/C/10; BOR1/25/Y/31–2, 36 (Churchill Road, late 1930s); BOR1/25/R/5 (Cotswold Crescent, Walterbush Road, 1947–54, Hill Close, 1955–6, and Hailey Ave, 1956–7); BOR1/25/A/4/6 (Hailey Ave and Rd, 1946–9); BOR1/25/R/9 (Hailey Ave, Marshall Close); BOR1/5/A1/17 (46 hos. Walterbush Rd, 1957); BOR1/25/R/11 (displacement register); BOR1/24/2M/2 (allotment maps); *Oxford Times*, 20 April 1962.

¹⁴³ OHC, BOR1/21/C/20; RDC9/5/A3/1; photo of Walterbush Road in Chipping Norton Museum. For 1957 housing at Lord's Piece, Churchill Rd by H.A. Bennett & Sons Ltd: BOR1/5/A1/17.

¹⁴⁴ Ibid. BOR1/25/R/4. For layout: OS Map 1:10,560, SP32NW (1955 edn).

¹⁴⁵ OHC, BOR1/22/Y/7–9.

continued to be demolished or converted, including on Albion Street, Diston's Lane, Finsbury Place, and West Street,¹⁴⁶ and piecemeal additions continued along Over Norton Road and elsewhere on the town fringes.¹⁴⁷

The 1960s brought further council house building between Churchill Road and Burford Road, including at Cornish Road in the far south. Closer to town flats were built at Fox Close in 1960, and on Burford Road in 1962 (replacing a row of eight decayed three-storey houses).¹⁴⁸ After 1974 Cornish Road was completed by the district council (the new housing authority), which also built the Dunstan Avenue estate between New Street and The Leys (mainly c.1978–85).¹⁴⁹ The latter scheme, initially for 86 houses and designed to serve surrounding villages as well as the town, had been delayed in 1976 by a government ruling that West Oxfordshire was not an area with special problems of housing stress.¹⁵⁰ In 1981 there were 664 council properties in the town (37 per cent of the total);¹⁵¹ ten years later (following a national trend) the reduced local authority stock included 283 houses, 184 flats and 110 bungalows.¹⁵² Private developments took place on former allotment land in the angle of the Over Norton and Banbury Roads (c.1967),¹⁵³ on land sold by the Co-op around Tilsley Road south of The Leys (1960s),¹⁵⁴ and at Rock Hill (1980s).¹⁵⁵

Subsequent development was mainly private with social housing elements, leaving a shortage of affordable housing for young families and the elderly.¹⁵⁶ In the 1980s gaps were filled west of West Street (including Cross Leys, and 29 houses in William Bliss Avenue by D.G. Carpenter Ltd), and east of Albion Street (Hitchman Drive, Cooper Close, Rowell Way and Shepard Way, the last of these council accommodation).¹⁵⁷ Homes built in the 1990s included those by Prowting Homes west of the Over Norton Road close to the castle site (despite local opposition), and Edward Stone Rise, a housing association development

¹⁴⁶ Ibid. BOR1/25/R/4 and 11.

¹⁴⁷ e.g. Ibid. BOR1/25/A2/3 (1936–46); BOR1/25/C/11 (Sandels & Smith, builders, 1933).

¹⁴⁸ *The Borough of Chipping Norton, Oxfordshire, The Official Guide* (1961), 14; *Oxford Times*, 20 April 1962, incl. photos.

¹⁴⁹ *Chipping Norton News*, Oct. 1977, April 1978, July 1979, July 1980, June 1983, April 1985.

¹⁵⁰ *Oxford Times*, 8 Oct. 1976.

¹⁵¹ *Census*, 1981.

¹⁵² *Shaping Chipping Norton: Town Appraisal Report* (1991), 11. For council house sales: *Chipping Norton News*, June 1979.

¹⁵³ Chipping Norton Museum, Over Norton cutting and site plans; Chipping Norton Local History Society, *Chipping Norton through Time*, 24.

¹⁵⁴ *Oxford Times*, 20 April 1962; Eddershaw, *Chipping Norton Street Names*, 30.

¹⁵⁵ *Oxford Mail*, 6 Feb. 1987 (Barratt's).

¹⁵⁶ *Chipping Norton News*, March 1985; *First Options: An Initial Study into the Re-Use of the Cotshill Hospital Site for the Community of Chipping Norton* (1986); *Oxford Mail*, 22 Jan. 1990.

¹⁵⁷ *Sale Cat., William Bliss Avenue* (1985): copy in OHC; *Oxford Mail*, 27 Dec. 1985, 9 Apr. 1986, 6 Feb 1987, 9 Apr. 1988; *Shaping Chipping Norton: Town Appraisal Report*, 10: copy in OHC; OS Map 1:2500, SP3126 and 3127 (1988 edn).

which replaced earlier council houses on Churchill Road.¹⁵⁸ Conversion to residential accommodation took place at the former Bliss tweed mill (completed in 1992) and the former Cotshill Hospital (in 1996), where new houses were also built and green space retained.¹⁵⁹

By the early 21st-century Chipping Norton had become one of west Oxfordshire's planned centres for development.¹⁶⁰ New housing in the north-east, where medical and retail facilities were also established (but locally desired industrial use failed to materialise),¹⁶¹ included George Wimpey's 133 homes at Parkers Circus (c.2006–8) on the site of the former Parker Knoll factory.¹⁶² Nearby Watson Place (McCarthy Stone, 2018) is a block of 59 retirement flats.¹⁶³ The Pillars is a Bloor Homes development of 100 houses south of the Banbury Road c.2020.¹⁶⁴ South of the town, off Walterbush Road, Bellway Homes' 228-house Cotswold Gate development (based around Evans Way) was completed in 2019.¹⁶⁵ Future plans centred around the Tank Farm area on the east side of town (outside of the Cotswolds AONB) purchased by the county council with the intention of building over 1,000 homes.¹⁶⁶

¹⁵⁸ *Oxford Mail*, 18 Aug. 1988; *Chipping Norton News*, Oct. 1989; *Banbury Gazette*, 6 Aug. and 3 Dec. 1992, 28 Mar. 1996; *Witney Gazette*, 20 Jan. 1994; *Oxford Mail*, 18 Aug. 1998; Eddershaw, *Street Names*, 16–17.

¹⁵⁹ *Property News*, 4 Dec. 1992; *Witney Gazette*, 9 Nov. 1995; below, town bldgs.

¹⁶⁰ *West Oxfordshire Local Plan 2011* (adopted 2006), available at <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/majorprojects/cogges/statementofcase/8.pdf>. For the 2031 Local Plan (adopted 2018): <https://www.westoxon.gov.uk/media/feyjmpen/local-plan.pdf>

¹⁶¹ Below, town buildings. For local desire for greater employment use: e.g. *Chipping Norton News*, Feb. and April 2004, June 2005, March 2008, April 2015.

¹⁶² *Sale Cat., Blissfield Gardens* (2006): copy in OHC; OS Map 1:25000, sheet 191 (2015 edn); below, town bldgs.

¹⁶³ <https://housingcare.org/housing-care/facility-info-162351-watson-place-chipping-norton-england>; www.mccarthyandstone.co.uk/retirement-properties-for-sale/watson-place-chipping-norton (accessed Sept. 2021).

¹⁶⁴ <https://bloorhomes.com/developments/oxfordshire/chipping-norton/the-pillars-at-chipping-norton>

¹⁶⁵ <https://www.oxfordmail.co.uk/news/17432628.cotswold-gate-chipping-norton-almost-finished/>

¹⁶⁶ <https://www.oxfordmail.co.uk/news/17463069.oxfordshire-county-council-buys-farmland-eventually-build-1-000-homes/>; <https://www.oxfordmail.co.uk/news/17423417.chipping-norton-residents-say-plans-1-200-homes/>; <https://www.westoxon.gov.uk/media/feyjmpen/local-plan.pdf>.