

OXFORDSHIRE STRATEGIC RAILFREIGHT INTERCHANGE, ARDLEY

Archaeological Desk-Based Assessment

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EXECUTIVE SUMMARY

This archaeological desk-based assessment looks at the potential impacts of the proposed new development of a Railfreight Interchange on land south of Ardley in Oxfordshire.

The study site has been assessed for its below ground archaeological potential, and any potential impact on designated archaeological heritage assets. Built heritage assets are the subject of a separate report.

There are no designated archaeological heritage assets within the study site.

There are three Scheduled Monuments within 1km of the study site, namely:

- Ardley Wood Moated Ringwork (SM 1015554), 400m north-east of the study site Area A;
- Cold War Structures at the former Upper Heyford Airbase (SM 1021399), 500m west of the study site Area A at closest.
- Middleton Stoney Castle (SM 1015164), 1km south-west of the study site Area B.

Impacts on the settings of these assets has concluded that their significance would not be affected by the proposed development.

It is evident that the archaeological interest of the study site is firmly focussed on the potential for Prehistoric (mainly Iron Age) and Roman period remains. These are not considered likely to be of more than regional significance. There is a low potential for significant remains of any other period.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Philip Bethell of RPS on behalf of Oxfordshire Railfreight Limited.
- 1.2 The subject of this assessment, also known as the study site, is the site of a proposed Strategic Railfreight Interchange just south of Ardley, Oxfordshire. The study site comprises agricultural fields divided by a number of public highways, and bounded to the north by a railway line. The site consists of two main parts; Area A to the north, a large irregular extent of fields lying between the former Upper Heyford airbase to the west and the B430 to the east, where the railfreight interchange is to be built, and Area B to the south-east, which will be developed as the road link between the main interchange site and the M40 (See Fig. 1).
- 1.3 This report identifies the potential for buried archaeological remains to be present within the study site, and also any potential impacts on the settings of designated archaeological heritage assets (Scheduled Monuments) within the surrounding area. The potential impacts on any built heritage assets and their settings are the subject of a separate report (RPS 2021).
- 1.4 This report makes reference to the relevant legislation contained within both national and local planning policy. In addition, relevant Historic England guidance notably *Good Practice Advice Note 3: The Setting of Heritage Assets*, has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Assessment. The conclusions reached in this report are the result of detailed historic research; walkover surveys of the study site, RAF Upper Heyford, and publicly accessible locations in the surrounding area carried out in November to December 2020; map studies; desk-based historic research; and the application of professional judgement. Due to Covid-19 restrictions, access was not available to Oxfordshire Archives. However, online access to tithe mapping and secondary sources including the Victoria County History (VCH) mean that this is not considered to have adversely impacted the findings of this report to an appreciable extent.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.6 The assessment thus enables relevant parties to assess the archaeological potential of various parts of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.7 The assessment is guided by a Written Scheme of Investigation (WSI) agreed with Richard Oram of Oxfordshire County Council, the archaeological advisor to Cherwell District Council. This WSI is attached as Appendix 2.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Hello
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The site is located within the area of Cherwell District Council.
- 2.15 The Cherwell Local Plan 2011-2031 was adopted in July 2015, and contains the following policy relating to the historic environment:

Policy ESD 15: The Character of the built and historic environment, which states that:

'Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.'

New development proposals should:

Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions;

Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions;

Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity;

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting;

Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged;

Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation;

Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages;

Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette;

Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features;

Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed;

Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space;

Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;

Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation;

Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout;

Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy);

Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people’s health and sense of vitality;

Use locally sourced sustainable materials where possible.

Adopted Local Plan 1996 (Adopted November 1996)

2.16 ‘Saved’ policies of the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan. The saved policies are those that were originally saved on 27th September 2007 and which have not been replaced by policies within the Adopted Cherwell Local Plan 2011-2031 (Part 1). Relevant saved policies relating to the historic environment are as follows.

Policy C 18: Development proposals affecting a Listed Building, which states that:

‘In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will formally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building’.

Policy C 21: Proposals for re-use of a listed building, which states that:

‘Sympathetic consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting and does not conflict with other policies in this plan. In exceptional circumstances other policies may be set aside in order to secure the retention and re-use of such a building’.

Policy C 23: Retention of features contributing to character or appearance of a Conservation Area, which states that:

‘There will be a presumption in favour of retaining buildings, wall, trees or other features which make a positive contribution to the character or appearance of a Conservation Area’.

Policy C 25: Development Affecting the site or setting of a Scheduled Ancient Monument, which states that:

‘In considering proposals for development which would affect the site or setting of a scheduled ancient monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability to maintaining its overall historic character, including its protection, enhancement and preservation where appropriate’

Neighbourhood Planning

2.17 Section 61G of the Town and County Planning Act 1990 (as inserted by Schedule 0 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a neighbourhood area and gives communities the opportunity to play a stronger role in planning for the neighbourhood where they live and work.

2.18 The Site lies largely within the Mid-Cherwell Neighbourhood Area, for which a Neighbourhood Plan was made in May 2019 covering the period 2018-2031. The Mid-Cherwell Neighbourhood Plan (MCNP) contains a number of policies pertaining to the historic built environment, which are reproduced below where relevant. A Heritage and Character Assessment is also contained in Appendix K of the Neighbourhood Plan, which has been referred to is the production of this report.

Policy PD4: Protection of important views and vistas of the MCNP states that:

‘Development proposals within the plan area must demonstrate sensitivity to the important views and vistas described in Table 4 [see below] and illustrated by photographs in the documents referred to in that Table, by including an assessment of the significance of the views and the effect of the proposed development on them. Proposals which cause significant harm to any of these views will only be acceptable where the benefits of the proposal clearly outweigh any harm.

Development proposals must also be designed such that there is no adverse impact on the sensitive skylines identified in Fig. 8 and referenced in Table 4.

Applicants for development in or adjacent to a Conservation Area must demonstrate in a Heritage Impact Assessment that they have taken account of the appropriate Conservation Area Appraisal, and of the Heritage and Character Assessment at Appendix K, and demonstrated that the proposal causes as little harm to an identified view as possible and that any harm is outweighed by the benefits of the proposal. The development should not harm the Conservation Area and its setting, other heritage assets, or historic street and village views and longer distance vistas’.

Table 4: Important views and vistas to be protected lists the following:

‘Views of all church towers in the MCNP area, as seen from numerous viewpoints including those shown in photos referred to in C0 below, and as shown in Fig.8 on p.51 [of the Neighbourhood Plan].

All the vistas and views referred to in the following CDC Conservation Area Appraisals, or in updated versions of these documents:

Ardley 2005: para 4.12 and Table p.11-12; church views on p.27

Fewcott 2008: para 6.11 and Fig.7

Duns Tew 2005: Table 1 and Fig.8

Fritwell 2008: Paras. 6.11, 7.11, 8.7, 9.10 and 10.11 and Figs. 12, 13, 14, 15, and 16

Kirtlington 2011: p.33-34, and Fig.13

North Aston 2015: Para 12.2 and Fig.12

RAF Upper Heyford 2006: Para 6.4 and Figs 9,10 and 11

Steeple Aston 2014: Paras. 8.1.3, 8.1.4, 8.2.1 and 8.3.3, p.26 and Fig.14

Rousham 1996 (in course of being updated)

Somerton 1996 (to be updated)

Oxford Canal 2012: para 6.69 - 6.76

With reference to Appendix K (AECOM Heritage and Character Assessment) [contained within the Neighbourhood Plan], all the vistas and views referred to on p.22, 23, 76, and 90, and those referred to below, together with the relevant photos on those pages:

Fritwell: p.35; Kirtlington: p.43; Lower Heyford: p.51; Middle Aston: p.57; Steeple Aston: p.65, and Upper Heyford: p.72

NOTE: Part 2 of APPENDIX K [of the Neighbourhood Plan] covers only Category A and B villages and Upper Heyford; other Category C villages were excluded from AECOM’s study because of funding limitations affecting the scope of the work’.

Policy PD4: Building and Site Design states that:

'New development should be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment (see Appendix K). Development proposals should have full regard to the following criteria:

Proposals should wherever possible include appropriate landscape mitigation measures to reduce the impact of the built form, to ensure that development is in keeping with the existing rural character of the village, and to provide a net gain in biodiversity.

Development affecting existing traditional stone walls should identify them on proposals drawings, and wherever possible retain and/or repair them using traditional forms and materials.

Proposals for minor development schemes (excluding infill and conversions) of new housing will be required to provide new or improve existing footpaths and cycle ways to ensure that new residents of all ages and mobility have safe access to village amenities such as the school, bus stops, shop and green spaces. Where new routes are proposed to meet this requirement, the development proposals shall contain full details of all associated materials and infrastructure.

The section on Managing Change on p.76 -77 of the Heritage and Character Assessment (see Appendix K), which sets out general principles and specific recommendations for villages highlighted in the document.

Note 1: This policy does not apply to development within the area covered by CDC's policy Villages 5, where site-specific design and place-shaping standards are already set out.

Note 2: Part 2 of Appendix K covers only Category A and B villages and Upper Heyford; other Category C villages were excluded from AECOM's study because of funding limitations affecting the scope of work.'

Policy PD6 Control of Light Pollution states that:

'The design of external and street lighting in all new development should minimise the risk of light spillage beyond the development site boundary. Proposals should ensure that the installation of all external lighting satisfies the following criteria:

Elevations of buildings, particularly roofs, should be designed to limit light spill;

Proposals should not have a detrimental effect on the amenity of surrounding occupiers;

Proposals should not have a significant adverse impact on the character of a village and its setting or of the wider countryside;

Proposals should not be detrimental to an area of nature conservation interest;

Particular care should be taken to avoid light pollution where the development is in a remote rural location, or where it might adversely affecting the setting of the Oxford Canal'.

- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The underlying bedrock is largely composed of Jurassic limestone of the White Limestone Formation. Area B may also contain limestone of the Cornbrash Formation.
- 3.2 No superficial deposits are recorded across the study site.
- 3.3 The soil across the whole study site is described as Soilscape 18 – Freely draining lime-rich loamy soils, in the Landis Soilscales system (landis.org.uk/soilscales)

Topography

- 3.4 The study site lies on the eastern edge of the Upper Heyford Plateau, which forms part of a belt of upland Oolitic limestone, with the landform of Area A dominated by a valley running broadly NNE-SSW through this part of the Application Site. The high western edge of Area A lies at approximately 125 metres AOD, falling to approximately 108 metres AOD in the valley bottom. The land rises again to a height of approximately 115 metres AOD to the east of Area A adjacent to the B430. Beyond to the B430 and to the south there extends a gently rolling limestone landscape occupied by mixed farmlands and woodland interspersed with eighteenth century parkland.
- 3.5 Given the topography of the study site and the surrounding landscape, the availability of views into and from the study site is varied. Views west, particularly from Area A, are limited by the Upper Heyford Plateau and largely take in the edge of the airfield and development just within its perimeter. Despite its closeness, there is also little intervisibility between the study site and the village of Ardley, even from the northern edge of Area A, with the settlement screened by Ardley Woods.
- 3.6 A watercourse forms a small valley running through the site from north to south.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets recorded on the Oxfordshire Historic Environment Record (HER), within a 1km radius of the study site (Figures 2a to 2b), also referred to as the study area, together with a historic map regression exercise charting the development of the study area from the early 19th century onwards.
- 4.3 There were limitations in the available data, as discussed in the WSI (Appendix 2), most prominently in the lack of access to Historic England Archive data and aerial photographs, and older historic maps in the Oxfordshire Record Office. This is as a result of the current Covid-19 access restrictions prevailing at the time of writing.
- 4.4 It is not considered, however, that lack of access to these sources has materially affected the broad conclusions of this assessment.
- 4.5 LiDAR data is only available for a small portion of the study site, and so a LiDAR plot is not included as a figure.
- 4.6 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.7 Within the study site, the following activities are recorded. All but one of these activities relate to the building of a composting facility and an associated pipeline, in the south-east part of Area A.

EOX2025: Watching brief in 2007 during groundworks for an area of hardstanding at the composting facility site. Found a single undated ditch (possibly Saxon or Iron Age) and three undated postholes.

EOX2474: Watching brief in 2009 in advance of extension of the composting facility. No finds reported in HER.

EOX2082, EOX2083, EOX2137: DBA, Aerial photograph survey and watching brief on the line of the Angelinos PS to Ardley mains water pipeline reinforcement project. 2004-05. Identified numerous potential sites along the route, from Mesolithic to Post-Medieval.

EOX2899: A DBA in 2010 for the EFW Grid connection, Ardley. This is located in the south-eastern part of Area B. Nothing specific reported in the HER.

4.8 Other events recorded in the wider study include the following, presented in two parts for ease of reference, and to reflect the differing nature of the two parts of the site, A and B.

Area A:

EOX2137: Watching brief on water mains pipeline, 250m south of the study site A.

EOX2084, EOX2139: Geophysical Survey and excavation on line of water mains pipeline, various locations from 1km south-west of the study site A. Reported Middle to late Iron Age enclosure features.

EOX2480: Watching brief on power line renewal, 1km south-west of the study site A. No finds.

EOX6403: Research investigation of Aves Ditch, 1km south-west of the study site A. Recorded Iron Age features, and possible Saxon re-use. No Roman finds.

EOX6216, EOX6217: Geophysical survey and evaluation at Camp Road, 250m west of the study site A. Possible linear features thought to be geological.

EOX6215, EOX6038: Geophysical survey and evaluation in the Southern Bomb Store, RAF Upper Heyford, immediately to the west of the study site A. No features recorded.

EOX1765: Evaluation 300m west of the study site A. Recorded disturbed ground.

EOX6165: Geophysical survey of area west of the Southern Bomb Store, 400m west of the study site A.

EOX1762: Desk-based assessments of parts of the Upper Heyford airbase, 950m north-west of the study site A. Identified 3 new sites from air photographs.

EOX1766: Evaluation in the Upper Heyford airbase, 300m north-west of the study site A. Recorded disturbed ground and a low potential.

EOX6673: Evaluation at Station Road, Ardley, 500m north-east of the study site A. Potential for Bronze Age, Iron Age, Roman, Saxon and Medieval material, 5 trenches proved blank.

EOX1369, EOX2494: Evaluations in Ardley, 700m north-east of the study site A. Found features related to the sunken Medieval village.

Area B:

EXO5612: Excavation over 1.4ha 450m east of the study site B. Found Neolithic features.

EXO1204: Watching brief on route of M40, adjacent to north-east point of study site B. Nothing was found.

EXO6713: Evaluation 1km south of the study site B. no archaeology found due to modern disturbance.

EXO2126: Watching brief at Villers Park, Middleton Stoney, 1km south-west of study site B. Medieval pits recorded.

EXO6714: Two trenches at Bullmarsh Close, Middleton Stoney, 1km south of the study site B. Medieval features recorded.

4.9 These interventions will be referred to in the text below as appropriate.

Prehistoric

- 4.10 There are no Palaeolithic or Mesolithic finds recorded from within the study site or the wider study area.
- 4.11 There are several non-designated Prehistoric assets recorded within the study site, all of which are located within Area A, the main interchange development area. No Prehistoric features are recorded within Area B.
- 4.12 Two Iron Age banjo enclosures are recorded, one in the south-west of Area A (MOX4867), and the other close to the western boundary (MOX23329). Both have rectilinear enclosures associated with them. MOX4867 is possibly intersected by enclosure MOX4861. A third possible banjo enclosure is recorded on the eastern boundary of Area A (MOX23334), associated with an undated pit alignment.
- 4.13 A possible Iron Age enclosure ditch and associated postholes are recorded in the southern part of Area A (MOX23379), along with a possible Iron Age ditch (MOX23726).
- 4.14 Undated small rectangular enclosures at the southern boundary of Area A may be of Prehistoric date (MOX4862), and a 'vague' cropmark enclosure and linear features close to the western boundary of Area A are also potentially Prehistoric (MOX23331). Another rectilinear enclosure noted from aerial photographs is recorded in the central part of Area A (MOX23330), and this is assumed to be Iron Age in date.
- 4.15 Aves Ditch (MOX4830), a linear earthwork thought to have had its origin as an Iron Age boundary marker, forms part of the western boundary of the study site Area A.
- 4.16 Within the wider study area, Neolithic material has been recorded in the form of a pit cluster 400m east of the northern part of Area B (MOX26660).
- 4.17 A Bronze Age ring ditch (now destroyed) was recorded on the north-west edge of Ardley, 750m north-east of the study site Area A. Another ring ditch is recorded by the HER close to the line of Aves Ditch, 500m north-west of the study site Area A (MOX23333). MOX5631 is another ring ditch located 1km east of Area B.
- 4.18 There is further Iron Age material recorded within the wider study area, notably the boundary earthwork feature Aves Ditch (MOX4830) which runs north-south throughout the whole study area.
- 4.19 Other recorded monuments include a banjo enclosure 500m south-west of Area A (MOX4996), with a further two such features recorded further south-west, MOX 23326 at 700m from Area A, MOX23325 at 1km south-west.
- 4.20 Evidence of Iron Age settlement, including three infant burials, was found at three locations along the line of a water pipeline, 1km and further south-west of Area A (MOX23469).
- 4.21 Another banjo enclosure is recorded 400m north-west of the study site A (MOX4860), just to the west of Aves Ditch. A rectilinear enclosure 250m south-west of this monument may be of Prehistoric date (MOX23332).
- 4.22 A Prehistoric flint arrowhead is recorded 300m to the north of the eastern arm of Area B (MOX4974).

- 4.23 An undated ring ditch is recorded adjacent to the north end of the eastern arm of Area B (MOX4979), which may be of Prehistoric date.
- 4.24 The presence of Prehistoric finds and features within the study site, and the level of Prehistoric material noted in the wider study area, indicates a high potential for further as yet unknown Prehistoric remains to be present within the study site. The focus of Prehistoric finds is in the Iron Age, with evidence of settlement across the landscape. The potential for material from other Prehistoric periods is lower, declining with increasing age. The Iron Age material could include evidence of settlement activity, and so could be of up to Moderate/Regional significance.

Roman

- 4.25 There are Roman remains present within the study site Area A. These include Roman cremations located towards the eastern boundary of Area A (MOX4818). Roman pottery was found along the northern boundary of Area A (MOX 4817).
- 4.26 Within the wider study area, Roman remains include possible settlement evidence recorded within the Upper Heyford airbase, 450m west of the study site Area A (MOX4813). Other Roman-period enclosures are recorded 950m east of the southern arm of Area B (MOX26613). Traces of a Roman building area recorded at Middleton Stoney Castle, 1km south-west of the study site Area B (MOX360). A Roman brooch is recorded to the south-east of Ardley village, 750m north-east of the study site Area A (MOX10903).
- 4.27 The presence of Roman period finds and features within the study site, and the level of Roman period material noted in the wider study area, indicates a high potential for further as yet unknown Roman remains to be present within the study site. Such features could potentially include evidence of settlement and burial practices, and could therefore be of up to Medium/Regional significance.

Anglo-Saxon/Early Medieval

- 4.28 There are no confirmed Anglo-Saxon/Early Medieval finds or features recorded within the study site, although an enclosure ditch in the south-east part of the study site Area A may possibly be of Anglo-Saxon date (MOX23379). This feature is thought far more likely to be of Iron Age date but has not been proven. Similarly, another ditch close to this enclosure may possibly be of Saxon date (MOX23726) but remains uncertain and more likely to be Iron Age.
- 4.29 In the wider study area, the villages of Ardley and Middleton Stoney are recorded in the Domesday Survey of 1086. Ardley, between 500m and 1km north-east of the study site Area A, was established prior to the Norman conquest, as was Middleton Stoney, 1km south-west of the study site.
- 4.30 The Iron Age boundary feature Aves Ditch (MOX4830) appears to have retained some role as a feature in the landscape during the Early Medieval period, with some evidence of recutting of the ditch (EOX6403), 1km south-west of the study site Area A.
- 4.31 Possible Anglo-Saxon burials are recorded 500m west of the central part of the study site Area A (MOX4828). Another possible Saxon cemetery is recorded close to the south-west corner of the study site Area A (MOX12823).
- 4.32 Middleton Stoney Castle (MOX60), 1km south of the study site, is regarded as originally being a Saxon aristocratic residence. An enclosure to the south-east of the castle is dated to the Saxon period (MOX360, MOX4995).
- 4.33 There is strong evidence for the presence of settlement in the two nearest villages to north and south of the study site, and evidence of the use of Aves Ditch as a landmark in the landscape

during this period. There is little or no evidence of activity within the study site during this period, although the possible features from this period are likely to be related to agricultural activity and not settlement. The use of Aves Ditch as a marker in the landscape and a focus for funerary activity is implied by some finds to the west of the study site, but there remains a low potential for such rare finds within the study site, partly because only a short length of Aves Ditch is contiguous with the boundary of the study site.

- 4.34 As a result, it is considered that there is a low potential for hitherto unknown archaeological finds or features from the Early Medieval period to be present within the study site. Any features which are present are likely to be related to agricultural activity between the known settlements, and therefore of only local significance. Any such features are, by their nature, likely to be of only Low/Local significance.

Medieval

- 4.35 There are no Medieval finds or features mapped within the study site, although there are two HER entries located adjacent to the boundary of Area B, and elements of these two assets may be present within the study site Area B.
- 4.36 The remains of Sexintone Deserted Medieval Village (DMV) (MOX4971) are located close to the centre of Area B. The exact location of this asset is not known; its existence is only known from documentary sources. If it is present where mapped (Figure 2b) then it is possible that the village remains could be spread across the study site in this area.
- 4.37 Immediately to the north of Sexintone DMV, a Medieval park is recorded in the HER (MOX4989). If the HER information is correct, then much of the study site Area B could lie within the Medieval boundaries of Bucknell Park. The HER suggests that much of Bucknell parish 'may have been uncultivated and preserved for hunting'.
- 4.38 Within the wider study area, the Early Medieval settlements at Middleton Stoney and Ardley were further developed during the main Medieval period. In Middleton Stoney, 1km southwest of the study site Area B, the motte and bailey castle (MOX60, SM 1015164) was constructed soon after the Norman Conquest, and was embellished with a stone tower, prior to destruction in the early 13th century. Other Medieval assets recorded in Middleton Stoney include traces of another DMV (MOX4963).
- 4.39 There is a Medieval cross (MOX4978) recorded in a field 500m south-west of the study site area B (between the study site and Middleton Stoney). A fishpond of Medieval origin is recorded 500m north of the study site Area B (MOX4975).
- 4.40 The village of Ardley was dominated by a moated manor house, the Ardley Wood Moated Ringwork, now a Scheduled Monument on the south-west fringe of the modern village (MOX318, SM 1015554), 400m north-east of the study site Area A. The other Medieval elements of Ardley, such as the church, lie further to the north of the moated site.
- 4.41 The pattern of Medieval settlement continues that seen in the Early Medieval period. Lying between the villages of Ardley, Middleton Stoney, Bucknell and Chesterton, the study site formed part of the agricultural hinterland of these settlements during the Medieval period. There is little or no evidence of activity within the study site during this period, and any possible features from this period are likely to be related to agricultural activity and park management, and not settlement.
- 4.42 As a result it is considered there is a low potential for the presence of hitherto unknown finds or features from the Medieval period within the study site. Any such features, if present, are likely to be related to agricultural activity, or possibly park management. These features, by their nature, are unlikely to be of more than Low/Local significance.

Post Medieval & Modern (including map regression exercise)

- 4.43 Within the study site, the farmstead at Ashgrove Farm (MOX27753, MOX4868), centrally located within the eastern part of the study site Area A, was developed as a post-inclosure farm in the 18th century. This is representative of the landscape pattern post-inclosure, with strongly nucleated settlement within the established villages and isolated farmsteads across the agricultural land in between the settlements.
- 4.44 There are no earlier Post-Medieval finds or features recorded by the HER within the study site.
- 4.45 Lying between the villages of Ardley, Middleton Stoney, Bucknell and Chesterton, the study site has formed part of the agricultural hinterland of these settlements since the Medieval period. The study site has, on the whole, remained largely unchanged; although the early-1990s saw the construction of the M40 passing through Area B, and the twenty-first century has seen the introduction of quarrying and a green power composting facility within the study site. Several notable changes have also occurred to its surrounds, including the development of RAF Upper Heyford, and the more recent quarrying and construction of the Viridor Ardley Energy Recovery Facility east of Area A.
- 4.46 Mapping from the 19th century onwards has been examined and used to understand the historical development of the site.
- 4.47 One of the earliest maps to provide detail on the history of the study site is a c.1700 map of fields in Ardley (not illustrated, reproduced in the Ardley Conservation Area Appraisal (CDC2019)), which is annotated with the names of the individuals recorded in a *Deed of Inclosure of Ardley Common Fields* dated 12th February 1700. The map shows that a large part of Area A was enclosed at this time. Middleton Stoney was inclosed in 1709, Chesterton in 1768, the remainder of Ardley in 1770, and Bucknell was inclosed in 1780. Ashgrove Farm is first shown in Richard Davis' 1797 map of Oxfordshire (not illustrated, VCH). Bucknell Lodge, which lies adjacent to Area B of the study site, is also shown in Davis' map.
- 4.48 The 1839 Ardley Tithe Map, and the 1841 Middleton Stoney Tithe Map (Fig. 3) show that the study site was agricultural land, divided into a large number of fields. Ashgrove Farm was the main development within the study site at this time. A second cluster of buildings (parcel 73, described as 'cottages, farm homestead, and yards') is shown in the centre of Area A, and a further 'barn and yard' (parcel 75) lay to the south. A track is shown running east-west across Area A, passing immediately north of the buildings at parcel 73, and a 'bridle road' runs roughly north-south through Area A passing immediately west of parcel 73.
- 4.49 The 1st edition Ordnance Survey (OS) map of 1875-1880 (Fig. 4) shows a very similar pattern for the land use within the study site. The only clear changes are that the number of fields within the study site has been reduced, and the construction of Ashgrove Cottages by the B430 to the south-east of Ashgrove Farm. To the south in Middleton Stoney, the development of the formal parkland around Middleton Park is made clearer in this map.
- 4.50 The OS map of 1919-1923 (Fig. 5) shows the same situation, with the exception of the railway running along the northern boundary of the study site Area A. This railway, built in 1910, in its deep cutting provided a very strong separation between the study site and Ardley village.
- 4.51 The subsequent mapping up to the present day (Figs. 6 to 8) show that the study site has remained largely as agricultural land, with a number of significant developments in the surrounding area.
- 4.52 The 1985 OS map (Fig. 6) shows RAF Upper Heyford adjoining the western boundary of the study site Area A. A number of changes are apparent to the boundaries of the field parcels within the study site Area A. Other changes to Area A include: new agricultural buildings at Ashgrove

Farm; the demolition of the farmstead at Scotland Barn; the introduction of tanks towards the north-west edge of Area A; a new caravan park off Chillgrove Drive; and, the construction of a reservoir on the south side of the unnamed lane connecting Camp Road to the B430. Area B of the study site appears broadly unchanged.

- 4.53 In Figs. 7 and 8, further changes to the study site's surrounds are evident, including the construction of the large Viridor Ardley Energy Recovery Facility (ERF) to the east of Area A and a quarrying facility immediately south of the Viridor ERF, with the latter extending up to the eastern edge of Area A of the study site. In more recent years the re-development of RAF Upper Heyford has also begun, which will eventually see more than 1000 homes, a primary school, social facilities and a 'creative city' developed on the former air base. Within the study site itself, a green power composting facility was built adjacent to the reservoir in Area A c.2009, but no other significant changes are apparent.
- 4.54 The development of the Upper Heyford airfield to the west of the study site began in the First World War, and was expanded during the 1920s. At the outbreak of the Second World War in 1939 the airfield consisted of a core of hangars and maintenance buildings, residential buildings, and a grass airfield to the north. RAF Upper Heyford saw service as a training base during WWII and was provided a concrete runway during the winter of 1943-44. However, its present form is owed to its role as a Cold War United States Air Force (USAF) Strategic Air Command base from 1950-1994.
- 4.55 Parts of the Upper Heyford airbase have been designated as a Scheduled Monument (SM 1021399, MOX23278), and comprise the Special Bomb Stores at the north-east corner of the airfield, 600m west of the northern part of the study site Area A; the Quick Response Area in the north-eastern part of the airbase, 1.5km west of the study site Area A, and two isolated buildings, the Avionics building and the Control Centre, 2km and 1km west of the study site Area A respectively.
- 4.56 The mapping evidence indicates that the study site has been agricultural land during the Post-Medieval and most of the modern periods. As a result, it is considered that there is a low potential for hitherto unknown archaeological finds or features from the Post-Medieval and Modern periods to be present within the study site. Any such remains, if present, would be of only Low/Local significance.

Historic Hedgerows

- 4.57 There are some hedgerows within the study site that were present on the 1797 Davis map of Oxfordshire (not illustrated) and mid-19th century tithe maps (Figure 3), and may therefore be considered important under the 1997 Hedgerow Regulations.

Historic Landscape

- 4.58 The Historic Landscape Characterisation (HLC) data contained in the HER (see Figs. 2c and 2d) shows the study site Areas A and B as predominantly 'Enclosure'. The HLC suggests that the enclosure field pattern may have originated in the Post-Medieval period, prior to the 18th century.

Assessment of Significance (Designated Assets)

- 4.59 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.60 There are no designated archaeological heritage assets present within the study site.
- 4.61 There are three Scheduled Monuments within 1km of the study site:
- Ardley Wood Moated Ringwork (MOX318, SM 1015554), 400m north-east of the study site Area A (Plates 17 and 18);
 - Cold War Structures at the former Upper Heyford Airbase (SM 1021399, MOX23278), 500m west of the study site Area A at closest (Plates 19 to 28).
 - Middleton Stoney Castle (SM 1015164, MOX60), 1km south-west of the study site Area B.
- 4.62 There are designated Built Heritage assets within 1km of the study site, including listed buildings and registered parks and gardens. The potential impacts on the settings of these assets are the subject of a different report.

Assessment of Significance (Non-Designated Assets)

- 4.63 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	High, especially for evidence of Iron Age settlement, banjo enclosures within the study site	Moderate (Regional)
Roman	High, cremations and pottery finds within the study site	Low (Local) to Moderate (Regional)
Anglo-Saxon	Low, likely to be agricultural/uncultivated land only	Low (Local)
Medieval	Low, likely to be agricultural/uncultivated land only, possible use as a park.	Low (Local)
Post Medieval to Modern	Low, agricultural use only	Low (Local)

- 4.64 It can be seen that the archaeological interest of the study site is firmly focussed on the potential for Prehistoric (mainly Iron Age) and Roman period remains. These are not considered likely to be of more than regional significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site (Fig. 1) comprises approximately 414ha of land located to the south-west of Ardley, Oxfordshire. It is formed of two main areas, namely: a northern parcel of land in which the railway interchange and associated development is proposed (Area A), and a second parcel of land situated to the south-east for a proposed link road to the M40 (Area B).
- 5.2 Area A comprises an irregularly shaped area of approximately 323ha of agricultural land, currently divided into multiple field parcels and interspersed with belts of woodland. The northern boundary of Area A is formed by the Chiltern Main Line railway, which runs in a deep cutting, and to the east its boundary is formed by the B430. To the west, Area A largely adjoins RAF Upper Heyford, and it extends south towards Manor Farm. An un-named road passes east-west through the site connecting Camp Road to the B430, off which are situated a reservoir and a green power composting facility currently run by Severn Trent Green Power. Ashgrove Farm also lies within Area A, to the north-east of centre.
- 5.3 Area B is centred on the point at which the B4030 crosses the M40, to the east of Middleton Stoney, and relates to the proposed access route to connect the railfreight interchange to the M40. Area B largely comprises parts of agricultural fields and belts of woodland, and traverses Middleton Road and Gagle Brook, running north-west to the B430
- 5.4 Site walkover visits were made on 20th November and 17th December 2020 (See Plates 1 to 28). There were no previously unrecorded archaeological features discerned across the study site, which was seen to be agricultural land comprising a mixture of arable and pasture across its whole extent.

Proposed Development

- 5.5 The proposed development is for a railfreight interchange, comprising new railway junction, new motorway junction and other highways works, and the construction of large storage warehouses with associated hardstanding, access, services, lighting and security fencing.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 No direct physical impacts will arise on the fabric of any designated archaeological heritage asset.
- 5.7 There are three Scheduled Monuments which could potentially be affected by the proposed development, via changes to their settings. These are as follows:
- Ardley Wood Moated Ringwork (MOX318, SM 1015554), 400m north-east of the study site Area A;
 - Cold War Structures at the former Upper Heyford Airbase (SM 1021399, MOX23278), 500m west of the study site Area A at closest.
 - Middleton Stoney Castle (SM 1015164, MOX60), 1km south-west of the study site Area B.

Middleton Stoney Castle

5.8 The monument includes an earthen motte built around a stone tower, enclosed by a deep ditch and, to the south-east, a later bailey with a bank and ditch enclosing a series of buildings, courtyards and other associated features. Only the earthwork motte, sections of the bank and partly infilled sections of the ditch remain visible at ground level. The castle is unusual in being built on the site of a previous Roman building and Early-Medieval enclosure. The earthen motte was raised soon after the Norman Conquest, and the tower with 3m thick walls was constructed on this mound. The tower is believed to have been demolished in the early 13th century. Apart from the tree-covered motte, the monument is visible only as low-level earthworks.

5.9 The monument is significant for the archaeological and environmental evidence it contains, relating to its construction, function and the landscape in which it was built. As one of a restricted range of recognised early post-Conquest monuments, it is considered particularly important for the study of Norman Britain and the development of the feudal system. The Historic England listing goes on to say:

“The complex sequence of development witnessed in and around Middleton Stoney Castle will be of interest in studies of landscape evolution generally, providing evidence for the different ways in which the local inhabitants regarded this site throughout the course of the last 2000 years.”

5.10 The close setting of the monument is tranquil and rural, with the church lying immediately to the south-west of the motte. The motte itself is overgrown with trees, which prevents any views outwards from its summit. The bailey and associated later earthworks extend to the south-east of the motte, and there are trees across the centre of the monument. A limited view of open agricultural land lies immediately to the east and south, but beyond that there are belts of trees/blocks of woodland which enclose the setting, particularly to the north and east, towards the two sections of the study site.

5.11 The wider setting is completed by the urban area of Middleton Stoney to the north and north-east, which prevents views in these directions. More open parkland and agricultural land lies to the north-west, west, south-west and south. There are no distant views to or from the monument, due to the tree cover in the surrounding countryside. The study site does not form part of the setting of the monument.

5.12 The significance of the monument is strongly vested in its surviving earthworks and buried archaeological remains. The setting makes a useful contribution to the significance in that it extends the area of potentially related archaeology beyond the boundaries of the Scheduled area, and maintains the historical association with the church. While the motte and tower were originally built to command views across the immediate area, the removal of the upper tower, and the overgrowing of the motte with trees, have reduced any such views, and this element of the setting has been largely eroded. The setting therefore makes a secondary contribution to the significance.

5.13 In terms of impact from the development, currently there is no visual interaction between the study site and the monument. The nearest parts of the study site (both Areas A and B) lie approximately 1km distant from the monument. There is also no clear association between the study site and the castle. It is considered, therefore, that the development will have no impact on the setting of the castle, and therefore will have no impact on the significance of the monument.

Ardley Wood Moated Ringwork

5.14 The Historic England listing for the monument describes the nature and importance of such monuments as follows:

- *“Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted*

by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.”

- 5.15 The monument is significant because it survives well and will contain archaeological and environmental evidence relating to its construction and the landscape in which it was built. Evidence for the site having been reused as a moated settlement later in the medieval period gives it an unusual dimension.
- 5.16 The monument is overgrown with trees and scrub, although the moat and other earthworks can be traced on the ground (Plate 17).
- 5.17 The setting of the monument is very constrained, as it lies in an area of woodland on the south-west fringe of Ardley village. The only open part of the monument’s setting is on its north-east side, opening on to a domestic rear garden.
- 5.18 The significance of the monument is strongly vested in the physical remains, including both the surface earthworks and the buried archaeology. The setting does not contribute strongly to the significance, except that the woodland acts to prevent any development or other damage to the monument.
- 5.19 The woodland surrounding the monument serves to completely prevent any visual interaction with the study site, even though the study site boundary formed by the railway cutting is only 400m south-west of the monument (Plate 18). As a result, the study site forms no part of the physical setting of the monument. It is possible the study site once formed part of the ringwork’s agricultural hinterland, but this cannot be evidenced.
- 5.20 As a result, it is considered that the proposed development would have no impact on the setting of the Ardley Wood Moated Ringwork, and therefore no effect on its significance.

Cold War Structures at the former Upper Heyford Airbase

- 5.21 The Historic England listing provides the following justification for Scheduling parts of the airbase:
- “The archaeological remains of the Cold War are the physical manifestation of the global division between capitalism and communism that shaped the history of the late 20th century. Of particular resonance are the remains of the Cold War airbases, with their nuclear weapon capability which defined the military strategy of the period. This was based on providing a nuclear deterrent to the perceived threat to Western Europe from the Soviet Union.”
- 5.22 Upper Heyford is representative of the strategic doctrines of the period, and in the 1950s was one of four main American bases in England used for this purpose. The base was used to maintain a nuclear deterrent bomber force up until the early 1990s when it was closed.
- 5.23 Several areas of the base are included within the schedule:
- The Quick Reaction Alert area in the north-west of the airbase, comprising aircraft shelters, security fencing, watchtower, fuel supply point and hardened crew building (Plate 27);
 - The Northern Bomb Stores and Special Weapons Area in the north-east of the airbase (Plates 21, 22);
 - The Avionics Maintenance Facility, close to the western edge of the airbase (Plate 24);
 - The hardened Telephone Exchange (Plate 25);

- The Battle Command Centre (Plate 26). Both of these last buildings are in the southern part of the airbase.
- 5.24 The significance of the monument is strongly vested in the physical remains, both above and below ground, as well as the historical associations to the Cold War. The separate parts of the monument are also strongly associated as constituents of the working airbase.
- 5.25 The airbase as a whole occupies a localised plateau with general wide views across the study site to the east and south-east. While the primary setting of the various Scheduled areas is all contained within the perimeter of the former airbase, the airbase has been subject to increasing redevelopment over a number of years. The three smaller buildings (Battle Command Centre, Avionics Maintenance Building and Telephone Exchange) are all enclosed within built development, and consequently have very constrained settings.
- 5.26 The Quick Reaction Alert area is the furthest Scheduled area from the study site, being between 1.7km and 2km west of the study site Area A. The structures of the area and their associated hardstanding provide their own immediate setting, as the buildings were constructed as a group, and they look inwards towards each other (Plate 27). There are wider views outwards from this area, across the airfield, including the runway and the buildings to the south, which now include a lot of new, non-airbase, development (Plate 28).
- 5.27 The Northern Bomb Stores lie within 500m of the study site at nearest point, where the northern extension of the study site Area A wraps around the north-eastern end of the runway. As with the Quick Reaction Alert area, this area forms its own immediate setting, with the buildings and bunkers relatively inward-looking (Plate 21, 22). This area is also surrounded by substantial fencing which further serve to enclose the area and limit the views outwards. The eastern end of this area is occupied by woodland, and the perimeter fencing of the airbase.
- 5.28 While there are outward views from this area towards the study site Area A, those to the east are partly obscured by the woodland and the perimeter fence, and just glimpsed views of the part of the study site which will be part of the railway connection. Towards the main extent of the study site Area A, to the south, there are very limited views due to the topography, the presence of the extensive Southern Bomb Store structures, and the newly-constructed housing (Plate 23). Currently, there is very limited visual interaction between this part of the Scheduled Monument and the study site.
- 5.29 The setting(s) of the various components of the Scheduled Monument make a very important contribution to the significance of the monument, primarily because the components are contained within the surviving elements of the airbase, including the runway and numerous contemporary buildings. The wider setting of the surrounding countryside does not contribute to the setting to the same degree, as the majority of the structures were built to be hidden within the landscape, and not deliberately to interact with that wider landscape.
- 5.30 For the three smaller elements of the Scheduled Monument (Battle Command Centre (Plate 26) Avionics Maintenance Building (Plate 24) and Telephone Exchange (Plate 25), their enclosed settings mean that they have no visual interaction with the study site, and the study site consequently does not form any part of their settings. As a result, it is therefore considered that the proposed development could have no impact on the setting(s) of these components of the Scheduled Monument, and therefore would have no effect on the significance of these parts of the monument.
- 5.31 For the Quick Reaction Alert area, the distance from the study site, and the intervening buildings and modern developments, combine to remove any visual interaction with the study site. The study site, although it lies in the rural hinterland surrounding the airbase, does not form a part of the visual setting of this part of the airbase. As a result, it is therefore considered that the proposed development could have no impact on the setting of this component of the Scheduled Monument, and therefore would have no effect on the significance of this part of the monument.

- 5.32 For the Northern Bomb Store, there may be glimpsed views of the northern part of the study site Area A. Wider views to the south over the main extent of the study site Area A are obscured by the large bunker buildings of the Southern Bomb Store. The study site is therefore not considered to be a significant component of the setting of this part of the Scheduled Monument.
- 5.33 As a result of the above assessments, it is considered that the study site would have a very limited impact on the setting of the Scheduled Monument as a whole. While the setting of the Scheduled Monument is strongly contained within the boundaries of the former airbase, the airbase does have a very wide connection to the countryside around, on account of its elevated position. The study site forms only a part of this very extensive wider setting, and furthermore is hardly visible from any of the Scheduled Monument component areas.
- 5.34 The introduction of the tall warehouse structures of the Interchange may change the level of intervisibility between the study site and the monument; however, it is still considered that the impact on the setting will be limited, to no more than a negligible to slight negative impact. This will result in a negligible effect on the significance of the monument.

Review of Potential Development Impacts on Non-Designated Assets

- 5.35 The proposed new development could potentially have a below-ground impact on any buried archaeological remains if any are present. The potential for hitherto unknown archaeological remains from the Prehistoric periods (especially Iron Age), and remains from the Roman period, is considered high. Any such impact could be destructive of any buried remains, but it is considered that any archaeological remains present in the study site are unlikely to be of more than local to regional significance, and could be preserved by record.

6 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 There are no designated archaeological heritage assets within the study site.
- 6.3 There are three Scheduled Monuments within 1km of the study site, but it is considered that their significance would not be affected by the proposed development.
- 6.4 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	High, especially for evidence of Iron Age settlement, banjo enclosures within the study site	Moderate (Regional)
Roman	High, cremations and pottery finds within the study site	Low (Local) to Moderate (Regional)
Anglo-Saxon	Low, likely to be agricultural/uncultivated land only	Low (Local)
Medieval	Low, likely to be agricultural/uncultivated land only, possible use as a park.	Low (Local)
Post Medieval to Modern	Low, agricultural use only	Low (Local)

- 6.5 It can be seen that the archaeological interest of the study site is firmly focussed on the potential for Prehistoric (mainly Iron Age) and Roman period remains. These are not considered likely to be of more than regional significance. There is a low potential for significant remains of any other period.
- 6.6 The development has the potential for adverse impacts on known features of Prehistoric and Roman date, as well as hitherto unknown remains, within the study site.

Sources Consulted

General

Oxfordshire Historic Environment Record (HER)
Historic England Archive, Swindon (HEA) (online only)
National Heritage List England (NHLE)
National Planning Policy Framework (NPPF)
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Internet

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Cartographic

1797 Davis' map of Oxfordshire

1839 Ardley Tithe map

1841 Middleton Tithe map

1875 Ordnance Survey map 1:10,560

1898 Ordnance Survey map 1:10,560

1923 Ordnance Survey map 1:10,560

1954 Ordnance Survey map 1:10,560

1981 Ordnance Survey map 1:10,000

2001 Ordnance Survey map 1:10,000

2010 Ordnance Survey map 1:10,000

2020 Ordnance Survey map 1:10,000

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Sources Consulted

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Historic England Archive, Swindon (HEA) (online only)
National Heritage List England (NHLE)
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British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

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Cherwell District Council, *Ardley Conservation Area (draft)* (2019)

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1898 Ordnance Survey map 1:10,560

1923 Ordnance Survey map 1:10,560

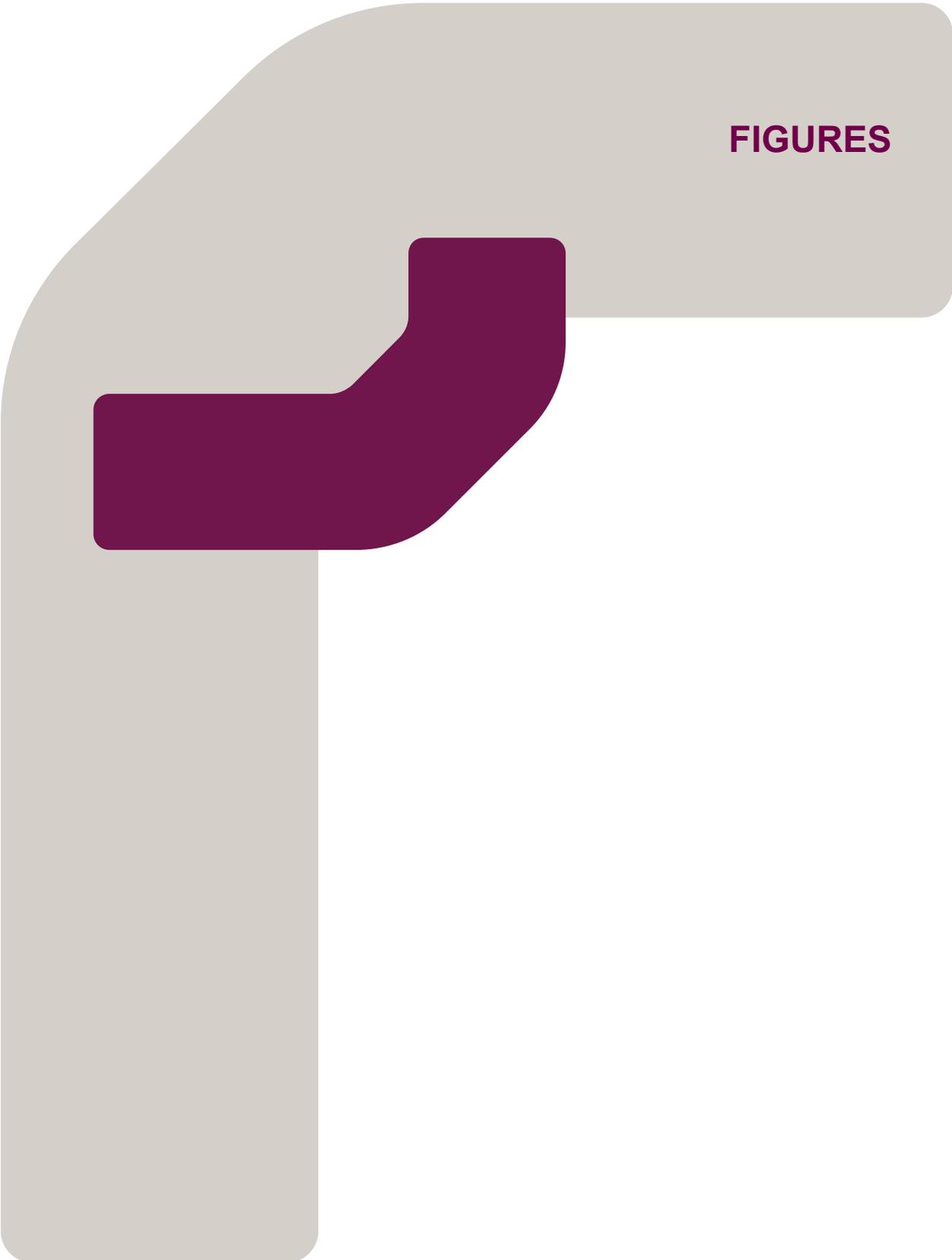
1954 Ordnance Survey map 1:10,560

1981 Ordnance Survey map 1:10,000

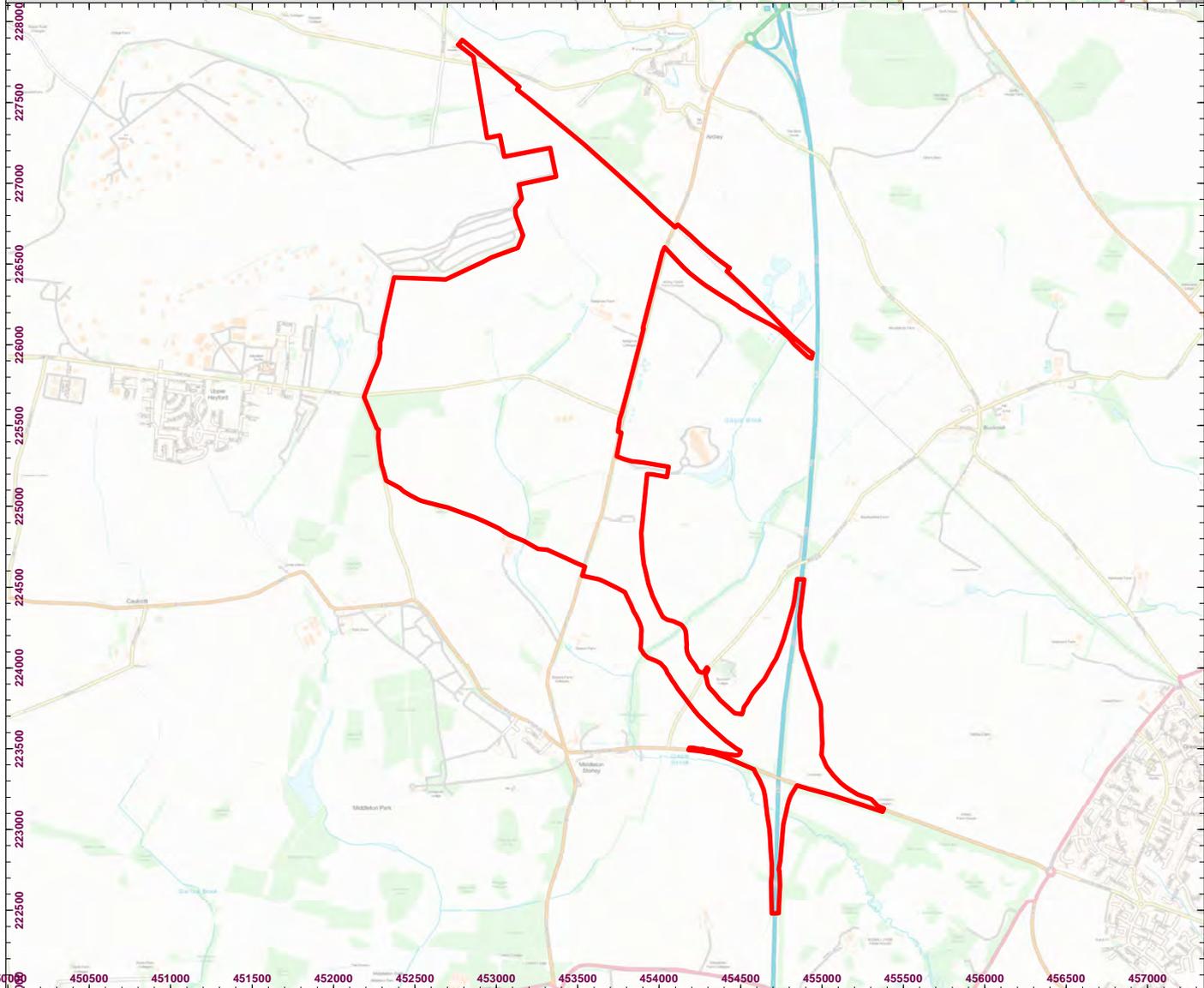
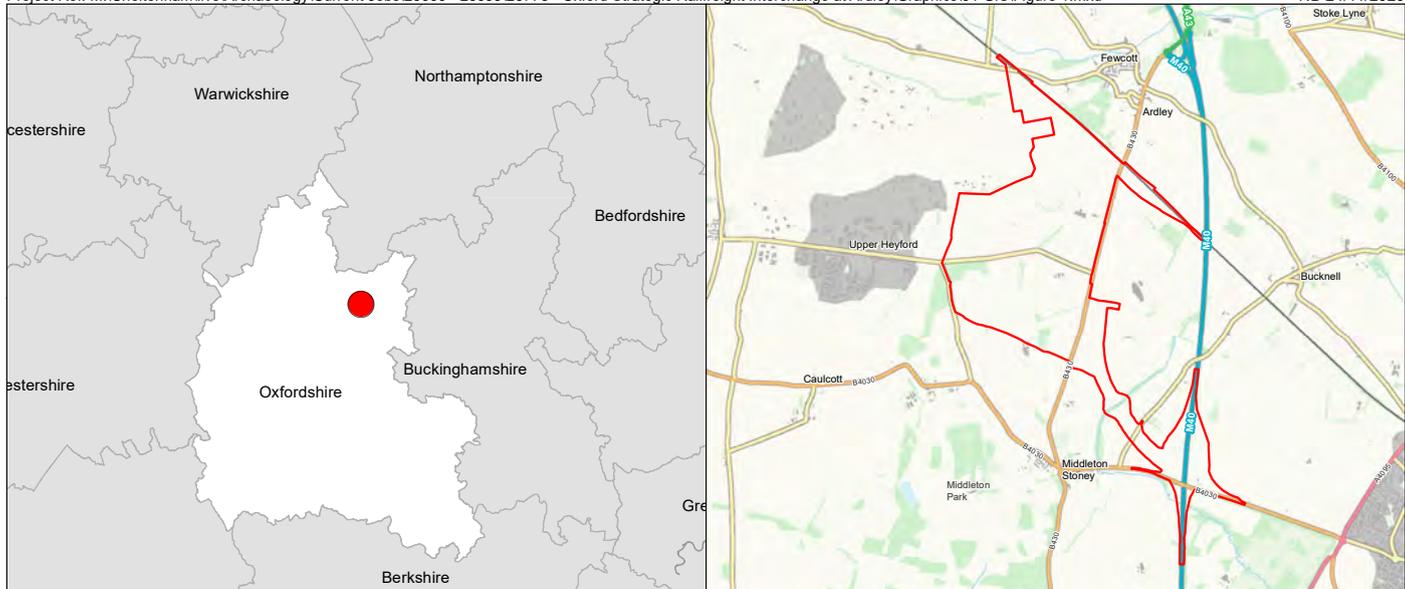
2001 Ordnance Survey map 1:10,000

2010 Ordnance Survey map 1:10,000

2020 Ordnance Survey map 1:10,000



FIGURES



 Site Boundary

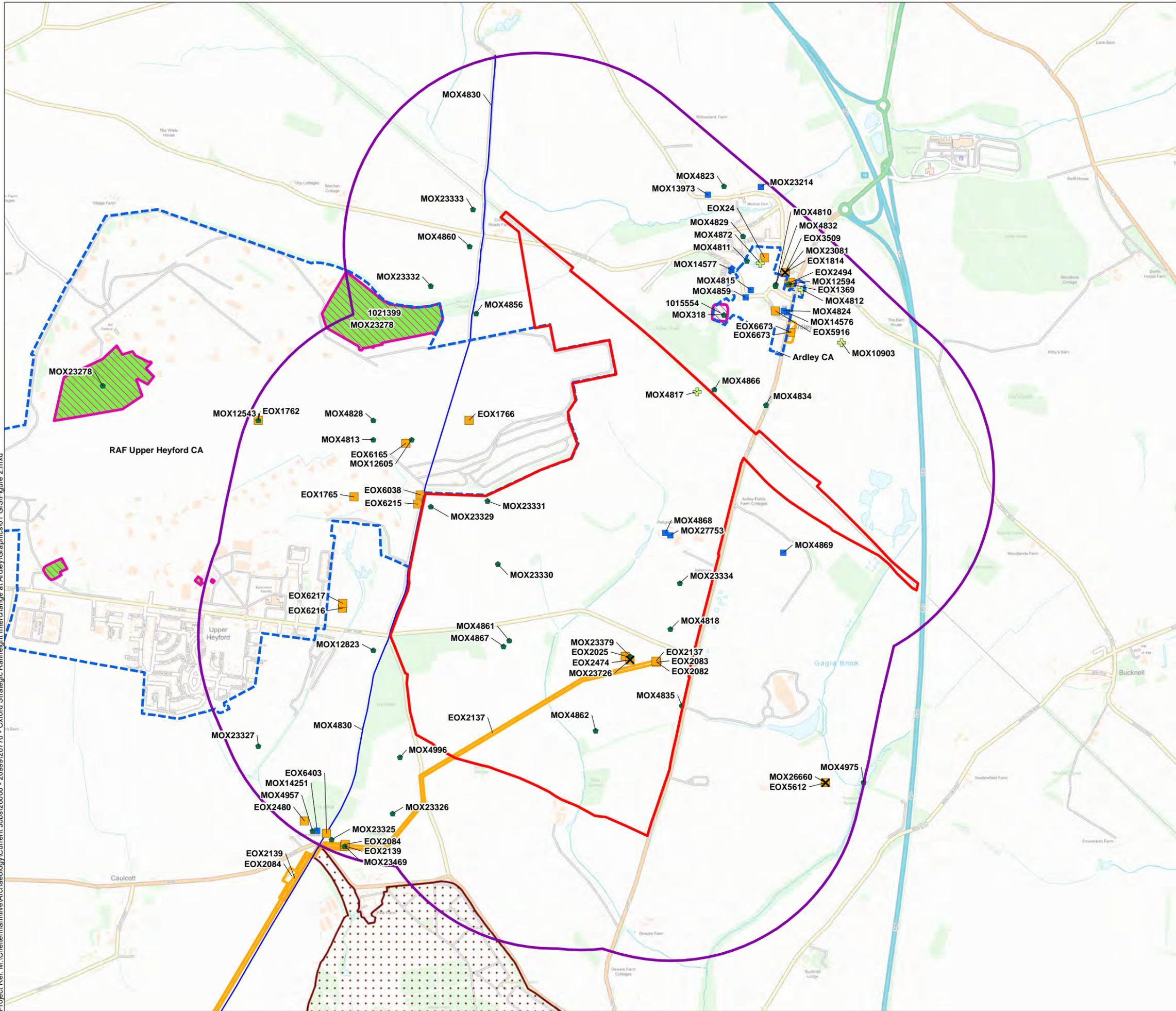


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Figure 1
Site Location

Project Ref: M:\Cheltenham\live\Archaeology\Current Jobs\26000 - 26999\26776 - Oxford Strategic Rail\Interchange at Ardley\Graphics\01 GIS\Figure 2.mxd



Legend

- Site Boundary
- 1km search radius
- Designated Heritage Assets:**
- Conservation Areas
- Scheduled Monuments
- Registered Parks and Gardens
- Non-designated Heritage Assets:**
- HER Records Points**
- ◆ Monuments
- Buildings
- ✕ Element
- + Findspots
- HER Records Lines
- HER Records Polygons**
- Monuments
- Previous Archaeological Work:**
- HER Events Points
- HER Events Polygons

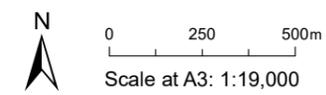
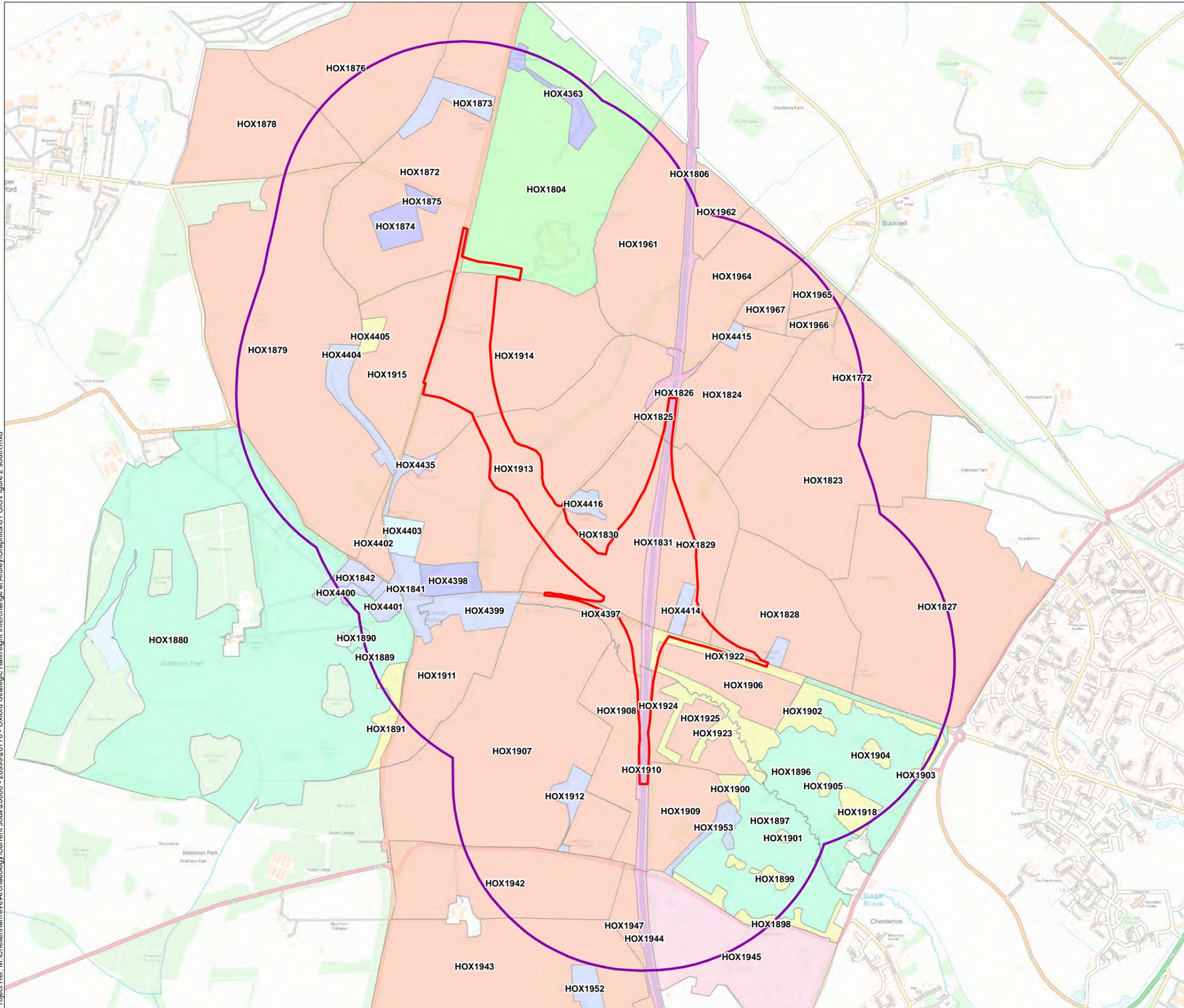


Figure 2a
HER Data Plot, study site
Area A

Project Ref: M:\Cheltenham\live\Archaology\Current Jobs\26000 - 26999\26776 - Oxford Strategic Rail\freight Interchange at Ardley\Graphics\01 GIS\Figure 2 south.mxd



Legend

- Site Boundary
- 1km search radius

Historic Landscape Characterisation:

- Civic Amenities
- Communication
- Enclosure
- Industry
- Orchards and Horticulture
- Ornamental
- Recreation
- Rural Settlement
- Woodland

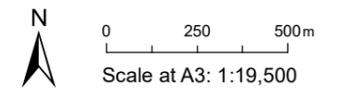
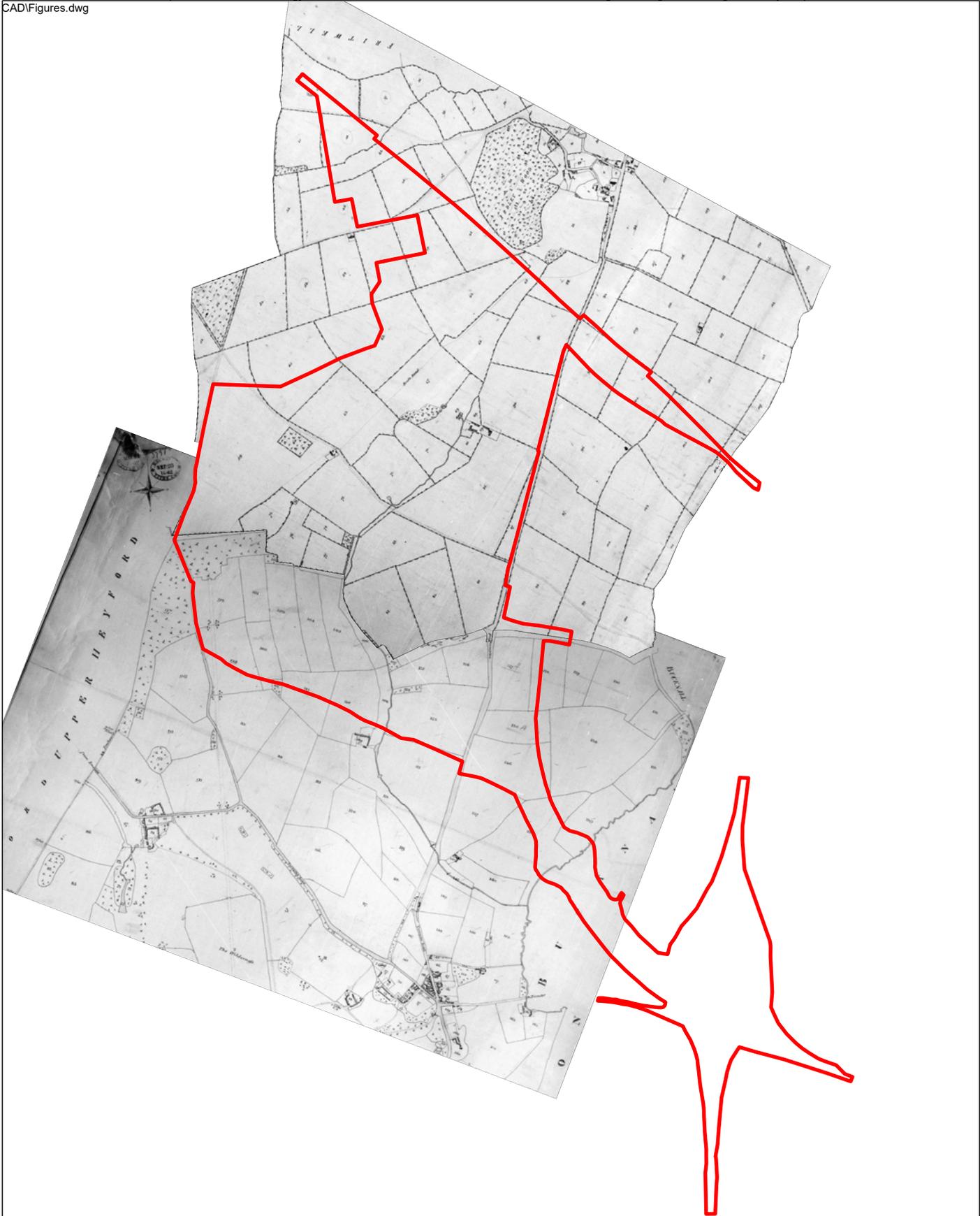


Figure 2d
 Historic Landscape Characterisation data plot, study site Area B



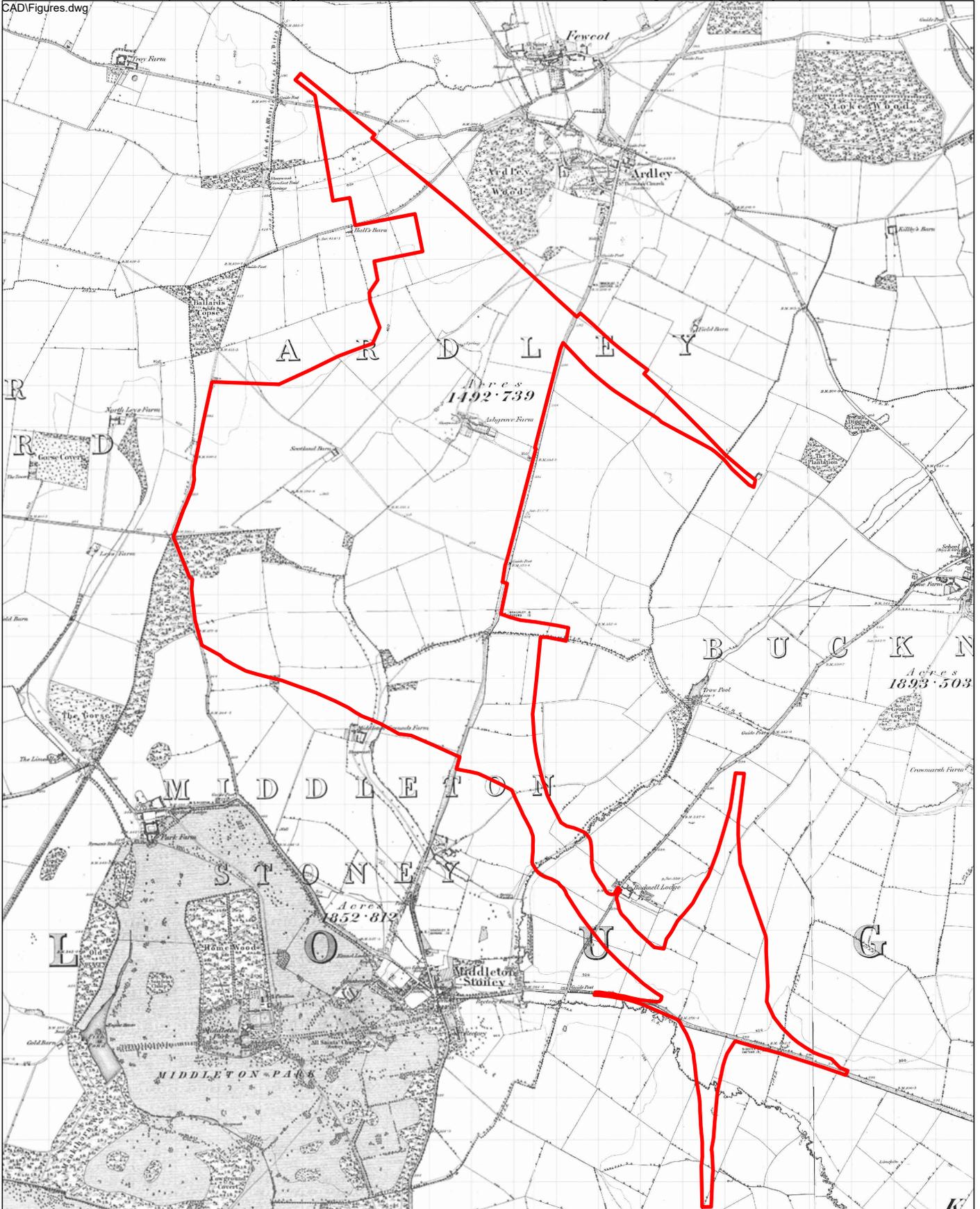
 Site Boundary



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Figure 3
1839 Ardley Tithe Map, and 1841
Middleton (Middleton Stoney)
Tithe Map



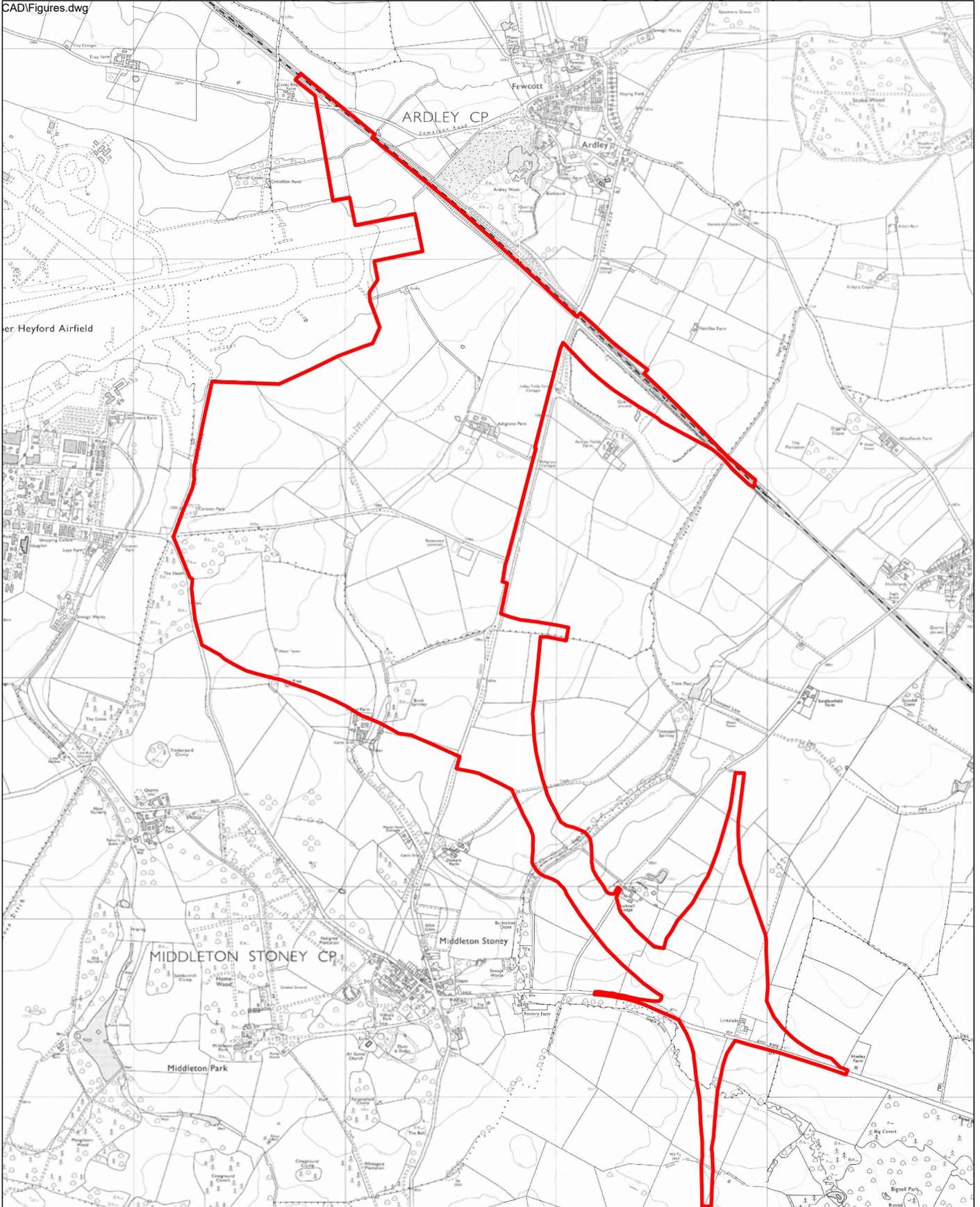
 Site Boundary



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Scale at A4: 1:25,000



Figure 4
1875-1880 Ordnance Survey Map



 Site Boundary

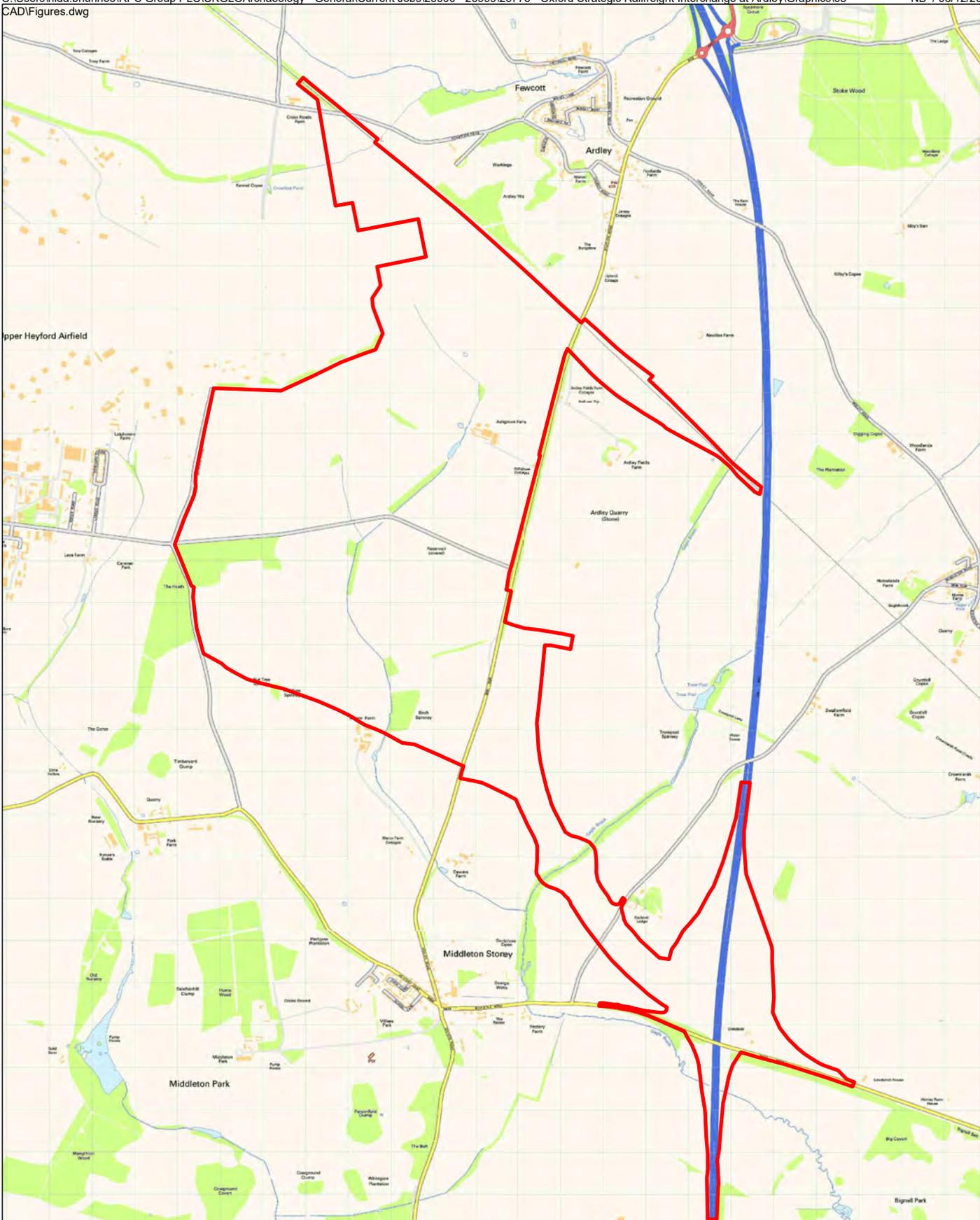


0 250 500m
Scale at A4: 1:25,000



Figure 6

1980-1985 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:25,000



Figure 7
2001 Ordnance Survey Map



 Site Boundary

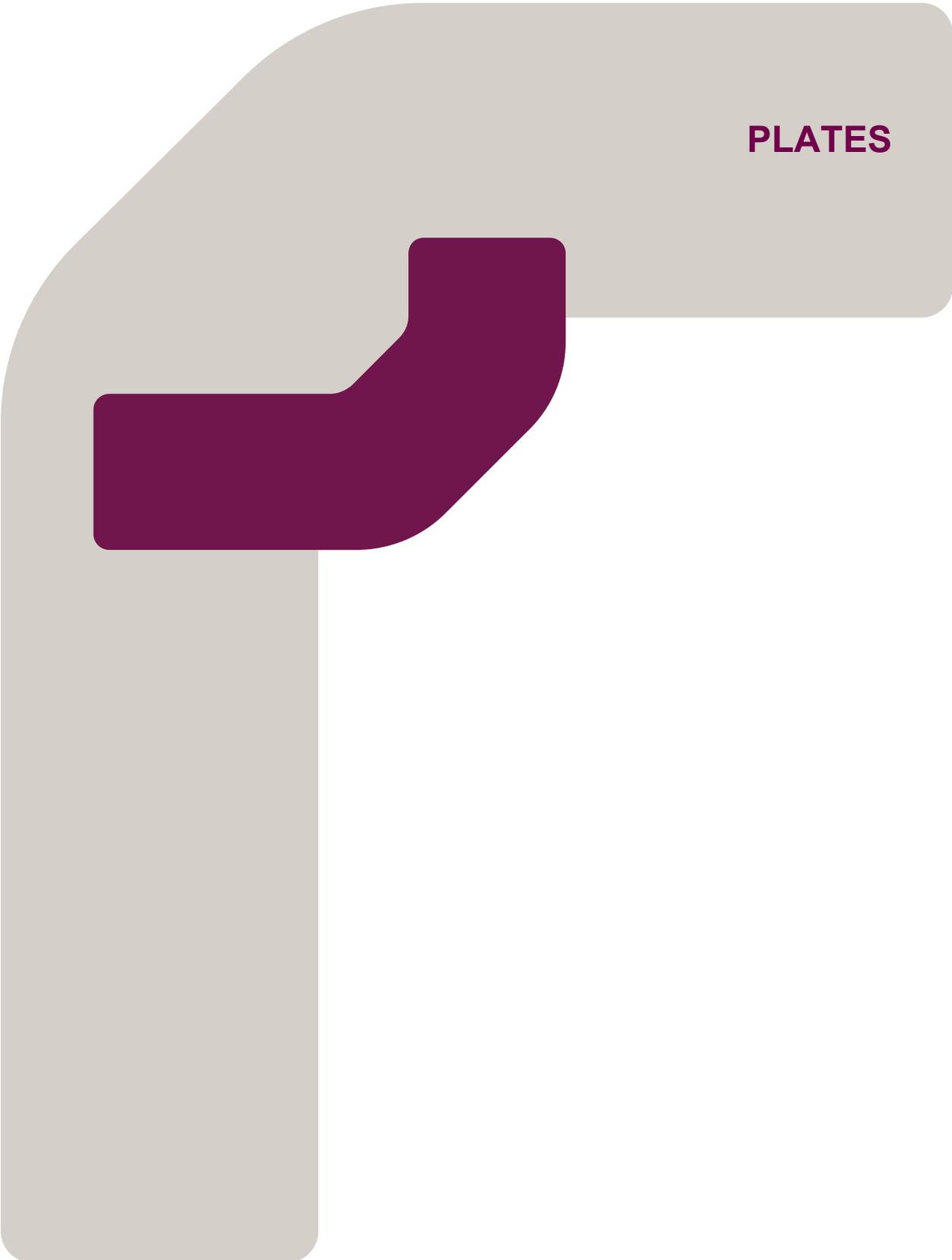


0 250 500m
Scale at A4: 1:25,000



Figure 8

2018 Aerial Photograph
(Google Earth)



PLATES



Plate 1: View north from close to Ashgrove Farm



Plate 2: View south-west over the study site from the north-east corner of Area A



Plate 3: View north-west along the study site northern boundary from the north-east corner of Area A



Plate 4: View south-west over the Upper Heyford airbase from its north-eastern limit



Plate 5: View south towards Ashgrove Farm from the northern edge of the study site Area A



Plate 6: View north-west across the Upper Heyford airbase from the western boundary of the study site Area A



Plate 7: View south across study site Area A from the northern boundary of Area A



Plate 8: View south-west across the study site Area A from the centre of Area A



Plate 9: View south over the study site Area A from the western boundary adjacent to Aves Ditch



Plate 10: View south-south-west along the section of Aves Ditch which forms the western boundary of the study site Area A



Plate 11: View north-east across the study site Area A from the south-western corner of Area A



Plate 12: View south-east across the southern part of Area A, towards Area B, from the lane running west from the B430



Plate 13: View north across the study site Area A from the junction of the B430 and the unnamed east-west lane leading to the composting facility



Plate 14: View west towards the Upper Heyford airbase from the north-eastern corner of the study site Area



Plate 15: View north-west over study site Area B from the brook in the centre of Area B



Plate 16: View south-east over study site Area B from the brook in the centre of Area B



Plate 17: The moat at the Ardley Wood Moated Ringwork



Plate 18: View south-west towards the study site Area A from the Ardley Wood Moated Ringwork



Plate 19: View west along the northern boundary of Upper Heyford airbase, towards the Scheduled Northern Bomb Stores, from the northern extension of the study site Area A



Plate 20: View west towards the Scheduled Northern Bomb Stores of the Upper Heyford airbase from Aves Ditch to the west of the study site Area A northern extension



Plate 21: Buildings within the Scheduled Northern Bomb Stores, Upper Heyford airbase



Plate 22: View north-west across the Scheduled Northern Bomb Stores



Plate 23: View south-east towards the study site from close to the southern boundary of the Scheduled Northern Bomb



Plate 24: View of the Scheduled Avionics Maintenance Building, within the Upper Heyford airbase



Plate 25: View of the Scheduled Telephone Exchange Building, within the Upper Heyford airbase



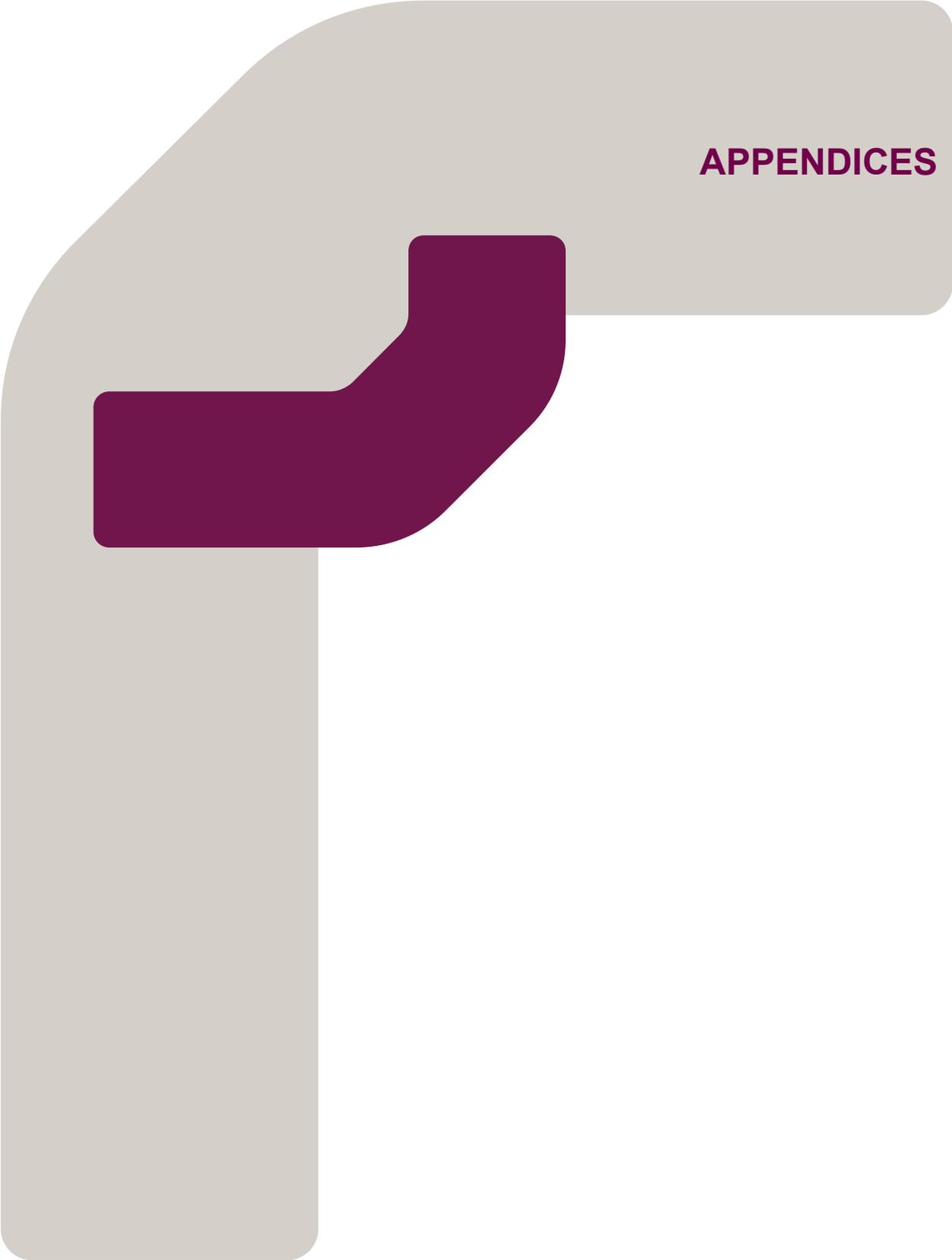
Plate 26: View of the Scheduled Battle Command Building, within the Upper Heyford airbase



Plate 27: Buildings and control tower within the Scheduled Quick Reaction Alert area, Upper Heyford airbase



Plate 28: View south-east towards the study site Area A from within the Scheduled Quick Reaction Alert area, Upper Heyford airbase



APPENDICES

Appendix 1

Gazetteer of HER data

HER Records Site A

MonUID	Name	MonType	Period
MOX13973	MANOR FARMHOUSE, FRITWELL ROAD, FEWCOTT	OUTBUILDING; SERVICE WING; FARMHOUSE; SITE	Post Medieval
MOX14251	LIME KILN APPROXIMATELY 150 METRES EAST OF LIME HOLLOW, LOWER HEYFORD (NOT INCLUDED), B4030	LIME KILN; SHELTER SHED; SITE	Post Medieval to 20th Century
MOX14576	HEADSTONE APPROXIMATELY 5 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY, SOMERTON ROAD	GRAVESTONE; SITE	Post Medieval
MOX14577	HUNTERS COTTAGE, SOMERTON ROAD	HOUSE; SITE	Post Medieval
MOX23214	Fewcott Farmhouse, Fritwell Road, Fewcott	FARMHOUSE	Post Medieval
MOX4815	Ardley House (former Rectory)	VICARAGE; BARN; STABLE; MALT HOUSE	Post Medieval
MOX4824	St Mary's Church, Somerton Road, Ardley	CHURCH	Medieval to Post Medieval
MOX4859	Manor Farm & attached Farm Building, Somerton Road	FARMHOUSE	Post Medieval
MOX4868	Barn, Ashgrove Farm, A43	BARN	Post Medieval
MOX4869	Ardley Fields Farm	MODEL FARM	Post Medieval
MOX27753	Ashgrove Farm	FARMHOUSE; WORKSHOP; STABLE; FARM BUILDING	Post Medieval to 20th Century
MOX23081	Well at site of the Long House	WELL; GULLY	Post Medieval
MOX23726	Iron Age/Saxon ditch at Ashgrove Farm	DITCH; POST HOLE	Iron Age
MOX26660	Neolithic pits and segmented boundary ditch at Dewar's Farm Quarry	PIT; FIELD BOUNDARY; BOUNDARY DITCH; QUARRY	Early Neolithic to Post Medieval
MOX10903	Roman Brooch	FINDSPOT	Roman
MOX4812	Roman Pottery and Coins (N of Fox and Hounds)	FINDSPOT	Roman
MOX4817	Roman Sherds of Pottery	FINDSPOT	Roman
MOX4872	Medieval Brooch	FINDSPOT	Medieval

MOX12543	Upper Heyford USAF Airfield	AIRFIELD	20th Century
MOX12594	Sunken Roadway and Boundary Ditches to W of Ardley SMV	TRACKWAY; BOUNDARY DITCH	Medieval
MOX12605	Earthworks at Ballard's Copse	EARTHWORK	Roman
MOX12823	Possible Anglo Saxon Inhumations/Cemetery near Upper Heyford	INHUMATION; CEMETERY	Early Medieval/Dark Age
MOX23278	Cold War Structures at the Former RAF Upper Heyford Airbase	BOMB STORE; TELEPHONE EXCHANGE; BATTLE HEADQUARTERS; OPERATIONAL READINESS PLATFORM	20th Century
MOX23325	Possible Banjo enclosure SE of The Gorse	BANJO ENCLOSURE?	Iron Age
MOX23326	Banjo enclosure N of Timberyard Clump	BANJO ENCLOSURE	Iron Age
MOX23327	Partial Rectilinear and curvilinear enclosures S of Upper Heyford Airfield	RECTILINEAR ENCLOSURE; CURVILINEAR ENCLOSURE	Unknown
MOX23329	Banjo enclosure at Upper Heyford Airfield	BANJO ENCLOSURE; RECTILINEAR ENCLOSURE	Iron Age
MOX23330	Rectilinear possible settlement complex at Upper Heyford Airfield	SETTLEMENT?; RECTILINEAR ENCLOSURE	Early Iron Age to Roman
MOX23331	Vague cropmarked enclosure and linear features at Upper Heyford Airfield	CIRCULAR ENCLOSURE; LINEAR FEATURE	Unknown
MOX23332	Rectilinear enclosure at Upper Heyford Airfield	RECTILINEAR ENCLOSURE	Unknown
MOX23333	Ring ditch W of Cross Roads Farm	RING DITCH	Later Prehistoric
MOX23334	Linear pit boundary S of Ashgrove Farm	BANJO ENCLOSURE?; PIT ALIGNMENT	Iron Age
MOX23379	Possible IA Enclosure Ditch and undated postholes from Ashgrove Farm	ENCLOSURE; POST HOLE	Iron Age
MOX23469	Mid to late Iron Age Features and burials on Angelinos to Ardley Reservoir Pipeline	INHUMATION; PIT; DITCH	Iron Age
MOX318	Ardley Wood Moated Ringwork	RINGWORK; MOAT	Early Medieval/Dark Age to Medieval
MOX4810	Medieval Holloway	HOLLOW WAY	Medieval
MOX4811	Medieval or Post Medieval Fishponds (150m N of Ardley House)	FISHPOND	Medieval to Post Medieval

MOX4813	Possible Romano British Settlement (W of Ballards Copse)	SETTLEMENT?	Roman
MOX4818	Roman Cremations, Inhumation and Finds	CREMATION; INHUMATION; FINDSPOT	Roman
MOX4823	Site of All Saints Church, Fewcott	CHURCH	Post Medieval
MOX4828	Possible Anglo Saxon Inhumations at Upper Heyford	INHUMATION	Early Medieval/Dark Age
MOX4829	Bronze Age Ring Ditch (300m NNW of Ardley House)	RING DITCH	Bronze Age
MOX4832	Medieval/Post Med Shrunken Village	SHRUNKEN VILLAGE	Medieval to Post Medieval
MOX4834	Milestone	MILESTONE	Post Medieval
MOX4835	Milestone	MILESTONE	Post Medieval
MOX4856	Undated Crowfoot Pond (SE corner of Kennel Copse)	POND	Unknown
MOX4860	Possible Iron Age Banjo Enclosure	BANJO ENCLOSURE	Iron Age
MOX4861	Undated Rectangular Enclosure (E of Middleton Stoney Heath)	RECTANGULAR ENCLOSURE	Unknown
MOX4862	Undated Small Rectangular Enclosures	RECTANGULAR ENCLOSURE	Unknown
MOX4866	Site of Ardley Railway Station	RAILWAY STATION; SIGNAL BOX; GOODS SHED	20th Century
MOX4867	Possible Iron Age Banjo Enclosure (E of Middleton Stone Heath)	BANJO ENCLOSURE?	Iron Age
MOX4957	Post Medieval Limekiln	LIME KILN	Post Medieval
MOX4975	Possible Medieval Fishpond Used as Pool in Waterworks	POOL; FISHPOND?	Medieval
MOX4996	Iron Age Banjo Enclosure	BANJO ENCLOSURE	Iron Age
MOX4830	Aves Ditch	BOUNDARY BANK; BOUNDARY DITCH; ROAD; INHUMATION	Early Iron Age to Early Medieval/Dark Age
MOX23278	Cold War Structures at the Former RAF Upper Heyford Airbase	BOMB STORE; TELEPHONE EXCHANGE; BATTLE HEADQUARTERS; OPERATIONAL READINESS PLATFORM	20th Century

HER Events Site A

EvUID	Name	Organisati
EOX1369	Corner Garage, Ardley	Oxford Archaeology
EOX1762	Archaeology and Cultural Heritage: DBA for Upper Heyford	John Samuels Archaeological Consultants
EOX1765	Archaeological Evaluation Excavation at the former RAF Upper Heyford, Oxfordshire	John Samuels Archaeological Consultants
EOX1766	Archaeological Evaluation Excavation at the former RAF Upper Heyford, Oxfordshire	John Samuels Archaeological Consultants
EOX1814	The Long House	John Moore Heritage Services
EOX2025	Ashgrove Farm, Ardley	Thames Valley Archaeological Services
EOX2082	LINEAR DBA Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement, Oxfordshire	Lang Hall Archaeology
EOX2083	LINEAR: Angelinos Pumping Station to Ardley Reservoir, Oxfordshire: Appraisal of Aerial Photographs	Air Photo Services Ltd.
EOX24	Ardley Orchard Road	Oxford Archaeological Unit
EOX2474	New Composting Centre at Ashgrove Farm	Thames Valley Archaeological Services
EOX2480	Power Line Renewal in Middleton Stoney	Oxford Archaeology
EOX2494	The Corner Garage, Ardley	Oxford Archaeology
EOX3509	Long House	John Moore Heritage Services
EOX5612	Dewar's Farm Quarry Strip Map and Sample (Phase 2) INTERIM ONLY	Oxford Archaeology
EOX5916	Millen Cottage	John Moore Heritage Services
EOX6038	Southern Bomb Store	Cotswold Archaeology
EOX6165	Southern Bomb Store	Archaeological Surveys Ltd
EOX6215	Former RAF Upper Heyford Southern Bomb Store	Archaeological Surveys Ltd

EOX6216	Land at Camp Road	Thames Valley Archaeological Services
EOX6217	Land at Camp Road, Upper Heyford evaluation	Thames Valley Archaeological Services
EOX6403	Research investigation, Aves ditch	Oxford University Archaeological Society
EOX2137	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Cotswold Archaeology
EOX2139	LINEAR: Mid to Late Iron Age features on the Angelinos PS to Ardley Reservoir Mains Pipeline Reinforcement.	Cotswold Archaeology
EOX2084	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Unassigned
EOX6673	Evaluation at Station Road, Ardley	Oxford Archaeology
EOX2137	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Cotswold Archaeology
EOX2139	LINEAR: Mid to Late Iron Age features on the Angelinos PS to Ardley Reservoir Mains Pipeline Reinforcement.	Cotswold Archaeology
EOX2139	LINEAR: Mid to Late Iron Age features on the Angelinos PS to Ardley Reservoir Mains Pipeline Reinforcement.	Cotswold Archaeology
EOX2084	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Unassigned
EOX2084	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Unassigned
EOX6673	Evaluation at Station Road, Ardley	Oxford Archaeology

HER Records Site B

MonUID	Name	MonType	Period
MOX13251	2 BARNS APPROXIMATELY 700 METRES NORTH EAST OF HINLEY FARMHOUSE, CHESTERTON (NOT INCLUDED), B4030	BARN; DATE STONE	Post Medieval
MOX13444	LODGE FARMHOUSE, MIDDLETON ROAD	FARMHOUSE; FARMHOUSE; SITE	Post Medieval
MOX13637	THE COTTAGE, ARDLEY ROAD	HOUSE; GARAGE; SITE	Post Medieval to 20th Century
MOX13638	EASTER COTTAGE AND FUCHSIA COTTAGE AND MIDDLE COTTAGE AND THATCHED COTTAGE AND THATCHOVER, SCHOOL LANE	TERRACED HOUSE; TERRACE; ESTATE COTTAGE; SITE	Post Medieval
MOX13770	THE CORNER HOUSE, SCHOOL LANE	PLAQUE; HOUSE; SITE	Post Medieval
MOX13775	THE OLD RECTORY AND ATTACHED STABLE AND outhouse RANGES, OXFORD ROAD	VICARAGE; DATE STONE; STABLE; HOUSE; SITE	Post Medieval to 20th Century
MOX14642	BARN APPROXIMATELY 40 METRES NORTH WEST OF CHESTERTON FIELDS FARMHOUSE, A4095	BARN; SITE	Post Medieval
MOX4868	Barn, Ashgrove Farm, A43	BARN	Post Medieval
MOX4869	Ardley Fields Farm	MODEL FARM	Post Medieval
MOX4960	Almshouses	ALMSHOUSE	Post Medieval
MOX4967	Bucknell Waterworks - "Trowpool"	WATERWORKS	Post Medieval to 20th Century
MOX4982	Site of Middleton Stoney Toll House	TOLL HOUSE	Post Medieval
MOX4990	Gate Lodge & Entrance Screen, Middleton Park	LODGE	Post Medieval

MOX27753	Ashgrove Farm	FARMHOUSE; WORKSHOP; STABLE; FARM BUILDING	Post Medieval to 20th Century
MOX23453	Medieval pits at Villiers Park, Middleton Stoney	PIT	Medieval
MOX23726	Iron Age/Saxon ditch at Ashgrove Farm	DITCH; POST HOLE	Iron Age
MOX26660	Neolithic pits and segmented boundary ditch at Dewar's Farm Quarry	PIT; FIELD BOUNDARY; BOUNDARY DITCH; QUARRY	Early Neolithic to Post Medieval
MOX4974	Prehistoric Flint Arrowhead	FINDSPOT	Later Prehistoric
MOX27769	Middleton Park	PLEASURE GARDEN; HA HA; WOOD; POND; LANDSCAPE PARK; FORMAL GARDEN	Post Medieval
MOX23334	Linear pit boundary S of Ashgrove Farm	BANJO ENCLOSURE?; PIT ALIGNMENT	Iron Age
MOX23379	Possible IA Enclosure Ditch and undated postholes from Ashgrove Farm	ENCLOSURE; POST HOLE	Iron Age
MOX26613	Romano-British Features	ENCLOSURE; DITCH; DITCH	Roman
MOX360	Roman building at Middleton Stoney Castle	INHUMATION; VILLA; FARMSTEAD	Roman
MOX363	Post Medieval Rabbit Warren at Middleton Stoney Castle	RABBIT WARREN	Post Medieval
MOX4818	Roman Cremations, Inhumation and Finds	CREMATION; INHUMATION; FINDSPOT	Roman
MOX4835	Milestone	MILESTONE	Post Medieval
MOX4861	Undated Rectangular Enclosure (E of Middleton Stoney Heath)	RECTANGULAR ENCLOSURE	Unknown
MOX4862	Undated Small Rectangular Enclosures	RECTANGULAR ENCLOSURE	Unknown
MOX4867	Possible Iron Age Banjo Enclosure (E of Middleton Stone Heath)	BANJO ENCLOSURE?	Iron Age
MOX4906	Undated Square Enclosure	RECTANGULAR ENCLOSURE	Unknown
MOX4963	Middleton Stoney Deserted Medieval Village	DESERTED SETTLEMENT	Medieval to Post Medieval

MOX4971	Sexintone Deserted Medieval Village	DESERTED SETTLEMENT	Medieval
MOX4975	Possible Medieval Fishpond Used as Pool in Waterworks	FISHPOND?; POOL	Medieval to Post Medieval
MOX4978	Medieval Cross (next to barn in field N of Bicester Road)	CROSS	Medieval
MOX4979	Undated Ring Ditch	RING DITCH; LINEAR FEATURE	Unknown
MOX4983	Milestone	MILESTONE	Post Medieval
MOX4989	Site of Medieval Bucknell Park	PARK	Medieval
MOX4995	Anglo Saxon/Medieval Enclosure Bank and Ditch	DITCHED ENCLOSURE; WALL	Early Medieval/Dark Age to Medieval
MOX5631	Bronze Age Ring Ditch (350m N of Himley Farm)	RING DITCH	Bronze Age
MOX60	Middleton Stoney Castle	MOTTE AND BAILEY; TOWER; DITCH	Medieval
MOX27768	Medieval domestic features	WELL; PIT; BURIED SOIL HORIZON	Medieval
MOX60	Middleton Stoney Castle	MOTTE AND BAILEY; TOWER; DITCH	Medieval
MOX27769	Middleton Park	PLEASURE GARDEN; HA HA; WOOD; POND; LANDSCAPE PARK; FORMAL GARDEN	Post Medieval

HER Events Site B

EvUID	Name	Organisati
EOX1204	M40 Investigations	Oxford Archaeological Unit
EOX2025	Ashgrove Farm, Ardley	Thames Valley Archaeological Services
EOX2082	LINEAR DBA Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement, Oxfordshire	Lang Hall Archaeology
EOX2083	LINEAR: Angelinos Pumping Station to Ardley Reservoir, Oxfordshire: Appraisal of Aerial Photographs	Air Photo Services Ltd.
EOX2126	An Archaeological Watching Brief at Villiers Park, School Lane	John Moore Heritage Services
EOX2474	New Composting Centre at Ashgrove Farm	Thames Valley Archaeological Services

EOX2899	EFW Grid Connection, Ardley	SLR Consulting Ltd
EOX5612	Dewar's Farm Quarry Strip Map and Sample (Phase 2) INTERIM ONLY	Oxford Archaeology
EOX2137	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Cotswold Archaeology
EOX6713	Great Wolf Lodge	AOC Archaeology Group
EOX6714	Bullmarsh Close	Oxford Archaeology
EOX2137	LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement	Cotswold Archaeology
EOX6713	Great Wolf Lodge	AOC Archaeology Group
EOX6714	Bullmarsh Close	Oxford Archaeology

Appendix 2

Written Scheme of Investigation

ARDLEY STRATEGIC RAILFREIGHT INTERCHANGE, OXFORDSHIRE

Written Scheme of Investigation for an Archaeological Desk-Based
Assessment

Ardley Strategic Railfreight
Interchange
Written Scheme of
Investigation for an
Archaeological Desk-Based
Assessment
1.0
23 November 2020

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1.0	Draft	Philip Bethell	Richard Smalley	Richard Smalley	23 rd Nov 2020

Approval for issue

Richard Smalley



23 November 2020

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Model / Appendices location:

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Oxalis Planning

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Figure 1: Site location and application boundary

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 An archaeological desk-based assessment will be prepared by RPS Consulting who has been commissioned to assess the archaeological potential of the site and any possible archaeological constraints.
- 1.2 The assessment will consider an area of land at Ardley, Oxfordshire. The site is approximately 414ha in area and is centred at NGR 453390, 226255 (Fig. 1).
- 1.3 The assessment will be prepared in accordance with central, and local government policy and guidance on heritage and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists updated August 2020), and will draw together the available heritage, topographic and land-use information from a variety of sources agreed with the archaeological advisor to the Local Planning Authority (LPA).
- 1.4 The desk-based assessment will comprise an examination of evidence on the Oxfordshire Historic Environment Record (HER) within a 1km buffer radius of the site, and will consider information from other sources (where available), including:
- British Geological Survey
 - Environment Agency LiDAR Data
 - Historic England Archives (online only as archive currently closed due to the Coronavirus pandemic)
 - Historic England National Heritage List
 - Historic Landscape Characterisation Data
- 1.5 In discussion with Richard Oram, Lead Archaeologist at OCC and advisor to the LPA, it is recognised that the great majority of the Historic Environment Record entries for this site have been recorded from aerial photographs. Lack of access to the Historic England Archives will prevent a review of this resource at the time of writing. If access to the HEA aerial photograph collection cannot be made before the DBA is completed, it is proposed to undertake a stand-alone aerial photo survey as soon as the HEA reopens for public access, as an addendum to the DBA. In the meantime, reliance will be placed on the HER entries which have used the HEA photographs as their main source of evidence.
- 1.6 Relevant internet sources will also be consulted, and a site visit will be undertaken. The Oxford History Centre would normally be visited to view historic mapping; however, the centre is currently closed due to COVID 19 restrictions. Therefore, historic mapping will be purchased or viewed online where possible.
- 1.7 The assessment will include a discussion of the archaeological potential of the site, broken down into Prehistoric and Historic time periods, followed by an evaluation of past development which may have had a negative below ground impact on any archaeological remains which may be present. If available, details of the proposed development will be provided, although it is not expected that any firm details will be available at this early stage in the design process. A judgement will then be made regarding the archaeological potential of the site, any past development impacts, and the likelihood of development having a significant and/or widespread archaeological impact. The assessment will be structured as follows:
- Executive Summary
 - Introduction and Scope of Study, including limitations due to COVID-19 restrictions

- Planning Background and Development Plan Framework
- Geology and Topography
- Archaeological and Historical Background with Assessment of Significance (and Map Regression Exercise)
- Site Conditions, the Proposed Development, review of Potential Impacts on Archaeological Assets
- Summary and Conclusions
- Sources Consulted

1.8 The Assessment will enable relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and heritage solutions to the archaeological potential and archaeological impacts identified. Planning Background and development plan framework.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The site is located within the Cherwell District Council area, which has adopted the Cherwell Local Plan 2011-2031 (Part 1) in July 2015, with Policy Bicester 13 re-adopted in December 2019.
- 2.15 The plan contains the following policy relating to the historic environment:

Policy ESD 13: Local Landscape Protection and Enhancement:

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would: Cause

undue visual intrusion into the open countryside Cause undue harm to important natural landscape features and topography Be inconsistent with local character Impact on areas judged to have a high level of tranquillity Cherwell Local Plan 2011-2031 Part 1 111 Section B - Policies for Development in Cherwell Harm the setting of settlements, buildings, structures or other landmark features, or Harm the historic value of the landscape. Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.

Policy ESD 15: The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions

Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions

Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting

Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged

Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.

Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages Reflect or, in a contemporary design response, re-

interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette

Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features

Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed

Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space

Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation

Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout

Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)

Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality

Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

- 2.16 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

Sources Consulted

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017, updated 2020

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

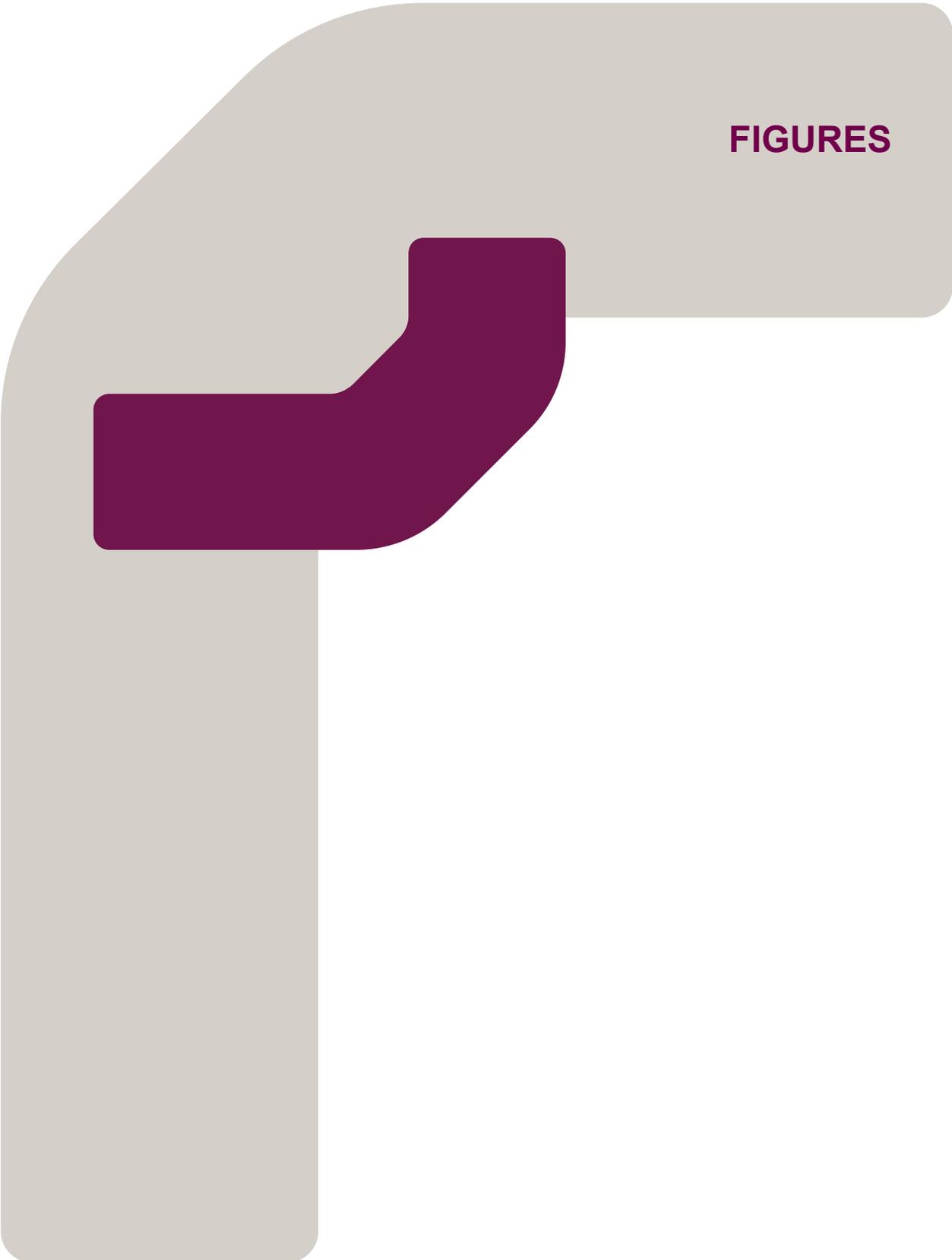
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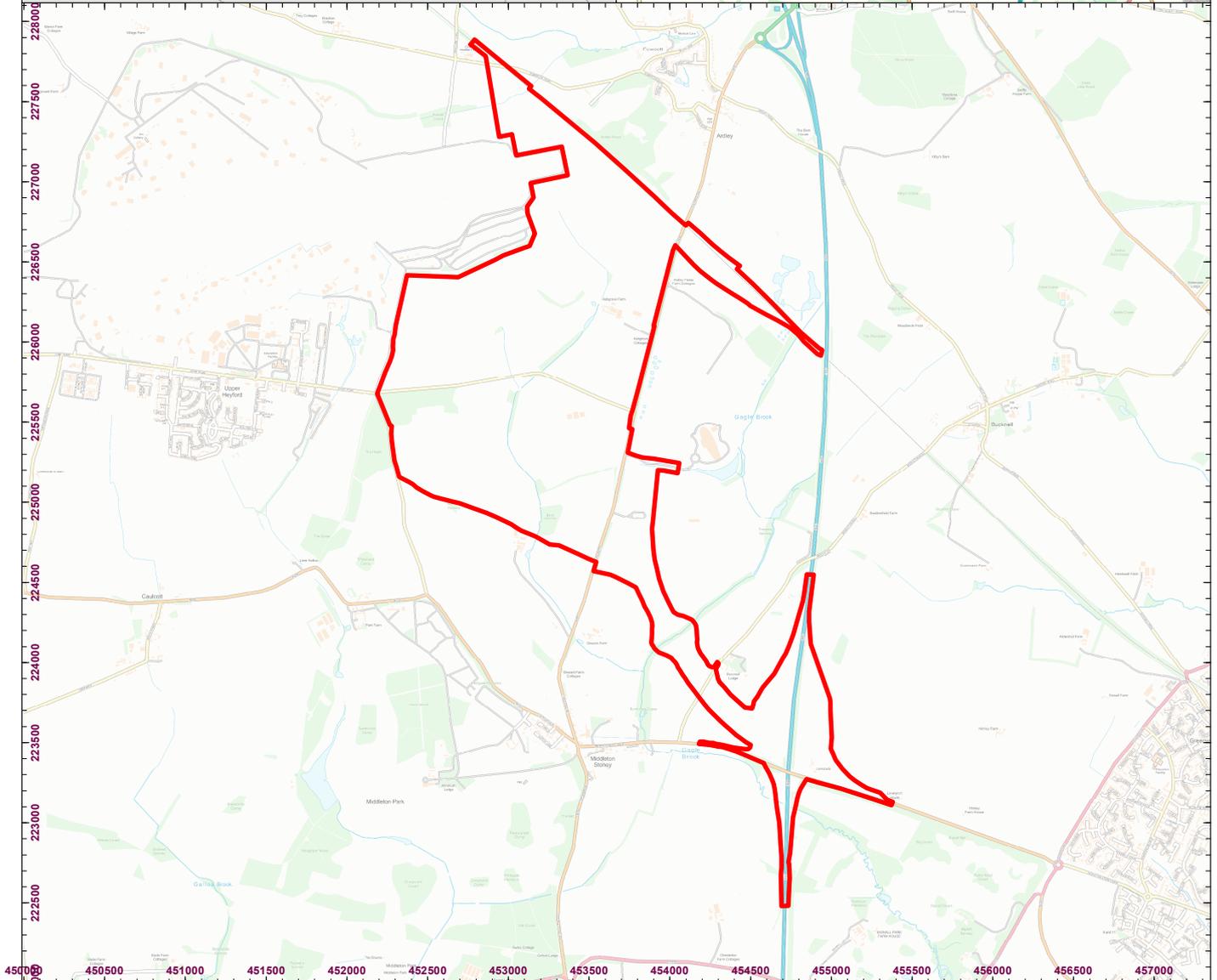
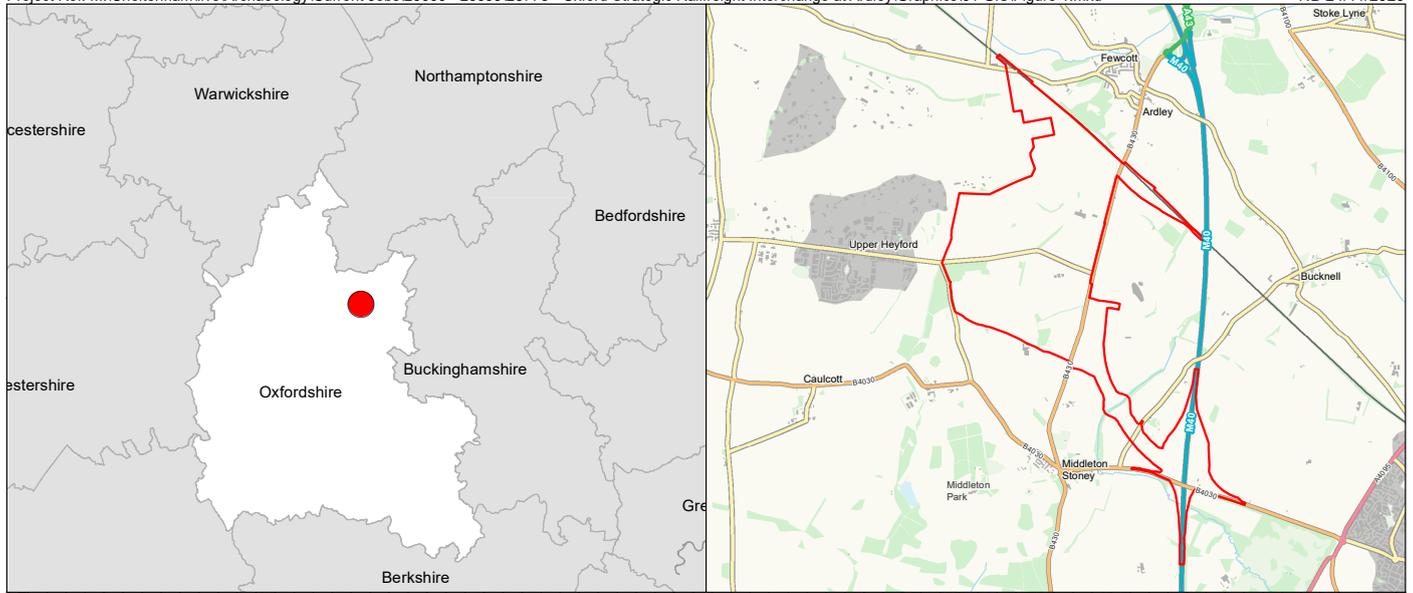
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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document



FIGURES



 Site Boundary



0 500 1,000m
Scale at A4: 1:40,000



Figure 1

Site Location



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