

Archaeological Desk Based Assessment

Land off Rectory Lane, Fringford, Oxfordshire

For:	
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CONTENTS

1	Document Control Grid.....	1
2	Executive Summary.....	5
3	Introduction and Scope of Assessment	7
	3.1 Background.....	7
	3.2 Geology.....	8
	3.3 Topography.....	9
	3.4 Site Conditions.....	9
4	Methodology.....	12
	4.1 The Sources	12
	4.2 Assessment.....	12
	4.3 Table 2 Criteria for Assessing the Importance of Heritage Assets	13
	4.4 Archaeological Potential.....	13
5	Planning Framework	14
	5.1 National Planning Policy Framework.....	14
	5.2 Legislation.....	17
	5.3 Relevant Local Policies.....	18
6	Archaeological and Historical Background	21
	6.1 What is Known?.....	21
	6.2 Table 2: Timescales used in this report	21
	6.3 Previous Archaeological Work.....	22
	6.4 Early to Middle Prehistoric - Palaeolithic and Mesolithic	24
	6.5 Later Prehistoric – Neolithic, Bronze Age and Iron Age	24
	6.6 Roman.....	24
	6.7 Early Medieval	25
	6.8 Medieval	25
	6.9 Post Medieval	26
	6.10 Map Regression covering the Modern Period.....	26
7	Assessment of Significance	28
	7.1 Assessment of Significance (Non-Designated Assets)	28
	7.2 Table 3: Likely Potential and Significance of non-designated assets	29
	7.3 Assessment of Significance (Designated Assets).....	29

8	Site Conditions and Potential Impacts	30
8.1	Preservation and Destruction.....	30
8.2	Factors Affecting Archaeological Survival	30
8.3	Typical Preservation Conditions in Rural Locations.....	30
8.4	Specific Site Conditions	31
8.5	Proposed Development.....	31
8.6	Review of Potential Development Impacts on Archaeological Assets	31
9	Conclusions	33
9.1	Summary.....	33
10	Appendix 1 – Tabular Data Supporting the Assessment	35
10.1	Designated Heritage Assets.....	35
10.2	Monuments (HER)	35
10.3	Events (HER)	36
10.4	Landscape Characterisation	42
11	Appendix 2 – Setting Assessment Methodology.....	45
11.1	Setting Assessment Methodology.....	45
12	Appendix 3 – Development Proposals	48
13	Appendix 4 – Figures	49

Figures	
Figure 1	Site Location
Figure 2	Designated Heritage Assets (Listed Buildings)
Figure 3	Non-Designated Heritage Assets (Events, Monuments)
Figure 4	Historic Landscape Characterisation
Figure 5	Development Proposals overlaid on “Plan 1: Survey Location with Magnetic and Resistivity Anomalies” In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997
Figure 6	Development Proposals overlaid on “Figure 7 Phase 4 and 4a. Early - middle 13th century” In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997
Figure 7	Development Proposals overlaid on “Figure 8 Phase 5/5a. later 13th - early/mid 14th century” In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997
Figure 8	Ordnance Survey Map 1880
Figure 9	Ordnance Survey Map 1898 – 1900
Figure 10	Ordnance Survey Map 1900

Figures	
Figure 11	Ordnance Survey Map 1919-1920
Figure 12	Ordnance Survey Map 1920
Figure 13	Ordnance Survey Map 1920-1923
Figure 14	Ordnance Survey Map 1926
Figure 15	Ordnance Survey Map 1950
Figure 16	Ordnance Survey Map 1957
Figure 17	Ordnance Survey Map 1980-1982
Figure 18	Ordnance Survey Map 2001
Figure 19	Ordnance Survey Map 2010
Figure 20	Ordnance Survey Map 2021

2 EXECUTIVE SUMMARY

Land off Rectory Lane, Fringford, Oxfordshire has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the PDA and to consider possible impacts on surrounding heritage assets.

In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie on the PDA. This report does not consider indirect (setting) impact upon Listed Buildings. It would cover Scheduled Monuments. However, there are none within the Study Area.

This assessment considers the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential. The PDA has been shown to have a variable archaeological potential (low to high). Investigations to the immediate east and south have recorded structural and boundary related archaeological features of Roman, Medieval and Post-Medieval date. The Map Regression exercise has discussed what is known of the site from the mid 19th C. It also comments upon the pattern of small rectangular closes and the focal points within the village. It is likely that these represent a Medieval village layout. The existence of a small structure within the PDA is noted along with its removal at the start of the 20th C.

This assessment also comments on what importance archaeological remains on the site may have in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities. The PDA is considered to have the potential to have remains important in these ways:

<i>Period/Topic</i>	<i>Likelihood of remains being present (Low, Medium, High)</i>	<i>Importance (Low, Medium, High, Very High – See Table 1)</i>
<i>Early – Middle Prehistoric (Palaeolithic – Mesolithic)</i>	<i>Low</i>	<i>Low</i>
<i>Late Prehistoric (Neolithic, Bronze Age, Iron Age)</i>	<i>Low</i>	<i>Low</i>
<i>Roman</i>	<i>Medium</i>	<i>Low-Medium</i>
<i>Early-Medieval</i>	<i>Low - Medium</i>	<i>Low-Medium</i>
<i>Medieval</i>	<i>Medium</i>	<i>Low-Medium</i>
<i>Post-Medieval</i>	<i>High</i>	<i>Low</i>
<i>Modern</i>	<i>High</i>	<i>Low</i>
<i>Geoarchaeological</i>	<i>-</i>	<i>-</i>

If remains survive, we consider it to be most likely these will be in the form of the following non-designated (archaeological) heritage assets. These are of Low and Low-Medium importance as non-designated heritage assets. In archaeological terms, they would hold information of local and regional

interest and are mentioned in Regional research agenda (details are given in the report):

- *Roman land boundaries and possible settlement activity*
- *Medieval and or Post-Medieval structural remains, property and/or agricultural boundaries (ditches)*
- *19th C structural remains related to the building depicted on late 19th C Mapping*

The development proposals comprise a single detached dwelling with a new access running off Rectory Lane (to the NW). Such developments involve excavation of topsoil for the creation of the new access/driveway, the excavation of slit trenches for foundations and for new utility connections.

On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. The Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for Mr A Bradbury. Documentary Research has been carried out by Joe Abrams. Graphics have been prepared by Izabela Jurkiewicz of Arte-Facts.
- 3.1.2 The proposal for Land off Rectory Lane, Fringford would occupy land to the east of Rectory Lane and to the south of Farriers Close (Figure 1). It is centred at NGR SP 60372 28902. The proposal is for a single detached dwelling with a new access running off Rectory Lane (to the NW).
- 3.1.3 By way of introduction, the land is a sub-square plot of land currently under grass. There is a curved hedge encircling its western and northern edges. Mature trees grow in the eastern part of the plot and a fence divides the plot from land to its immediate south. It is hereafter referred to as the Proposed Development Area (PDA) and/or the Site.
- 3.1.4 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 3.1.5 This data has been collected for an area comprising a 1km radius of the PDA boundary. This Study Area has been selected on the basis of professional judgment, and through consultation with the Oxfordshire Historic Environment Record, as being sufficient to determine the archaeological potential of the Site. This determination took into account its location, topography, and character.
- 3.1.6 In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the PDA. There is evidence (from earlier evaluative works) that non-designated Heritage Asset/s (related to Medieval settlement activity) lie within the southern part of the PDA.

- 3.1.7 The Application Area does not lie within a Conservation Area¹ and built heritage issues are not a subject of this report. Therefore, the impact of the proposed development on designated built heritage assets is not considered here. Where the existence of an historic building may help to inform the archaeological potential of the Application Area, the building will be referred to. There are eight Listed Buildings (Grade II) along Main Street which runs c.100m to the south of the PDA (Figure 2). There are a further three Listed Buildings (Grade II) to the north of Main Street.
- 3.1.8 The Application Area is not within a specific 'Archaeological Area'. This is a classification which some LPA's use to draw attention to land within a certain polygon/area. Oxfordshire County Council, who advise the LPA on archaeology, do not use this system. However, the PDA is considered to be in an area of archaeological sensitivity based upon its proximity to known remains. This topic is explored in this assessment with reference to published sources² and the HER.
- 3.1.9 There are various non-designated Heritage Assets shown in close proximity to the PDA (to its South and East). These are shown on Figure 3 and are of archaeological interest. They form the core of the assessment of archaeological potential within the PDA.
- 3.1.10 This archaeological desk-based assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 GEOLOGY

- 3.2.1 The British Geological Survey³ identifies the underlying solid geology across the Site as being Kellaways Formation - Sandstone, Siltstone and Mudstone. Sedimentary Bedrock formed approximately 164 to 166 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas. The Superficial deposits are described as Glaciofluvial Deposits, Mid Pleistocene - Sand and Gravel.
- 3.2.2 To the immediate south and west (during earlier archaeological investigation²), the topsoil varied from 200-350mm deep, below this the upper surface of geological deposits and/or cut archaeological features was encountered, the latter cut into the geological deposits.

¹ <https://www.cherwell.gov.uk/info/126/conservation-and-heritage/310/conservation-areas> - accessed 11/2/2021

² 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997

³ <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 12-02-2021

3.3 TOPOGRAPHY

- 3.3.1 The topography of the PDA and surrounding land is key to understanding both its function in the past (in terms of land use). The PDA lies at c.105m AOD and Fringford sits on a spur of higher ground which rises to the south of the village. This higher ground curves to the NW and Main Road, Fringford follows it. Clearly the village was constructed on this spur of land overlooking lower ground which slopes the short distance (c.200m) to the closest watercourse (Padbury Brook) which curves around the settlement on that lower ground, to its north.
- 3.3.2 The location of the PDA is at the northern edge of what appears to be geologically and topographically a change (in character and height) respectively. The PDA is still on land which shares characteristics with the settlement core; but it is close to the northern edge of that land.

3.4 SITE CONDITIONS

- 3.4.1 The photographs below were taken in May 2020. The site was not visited during the writing of this desk-based assessment due to the ongoing restrictions to movement (Covid-19). However, the photographs (many of which are not shown) record the site in great detail and are sufficient for the purposes of writing this assessment.
- 3.4.2 The site is under grass at present. There are trees on its eastern side. It is broadly flat and is bordered by hedges on the northern and western boundary with a wooden fence to the south and a separate one to the east where it borders Farriers Close.



Plate 1: Northern Boundary of site facing SW



Plate 2: Southern Boundary of Site facing SE



Plate 3: Northern boundary of the site showing tree



Plate 4: External Western boundary of the site from Rectory Lane

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Oxfordshire Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the study area).
- Maps purchased via Blackwell Professional Mapping and online sources (British Library and National Library of Scotland).

Note – The COVID19 restrictions meant that the Archive Office could not be visited, and online sources were utilised along with very useful exchanges with the staff of the HER

- The National Heritage List for England (Historic England).
- Air photographs held by online repositories
- The Rural Settlement of Roman Britain: an online resource. Martyn Allen, Nathan Blick, Tom Brindle, Tim Evans, Michael Fulford, Neil Holbrook, Julian D Richards, Alex Smith, 2015 (updated 2016)
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)

4.1.2 The information gathered from the above sources has been verified and augmented as far as possible, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of

undesigned assets, the professional judgement of the assessor (Table 2).

- 4.2.3 The assessment also considers change to the setting and significance of heritage assets, where appropriate.

4.3 TABLE 2 CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesigned heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesigned assets of equal importance
Low	Undesignated heritage assets of lesser importance

4.4 ARCHAEOLOGICAL POTENTIAL

- 4.4.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site’s archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains and
- (4) an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

5 PLANNING FRAMEWORK

5.1 NATIONAL PLANNING POLICY FRAMEWORK

- 5.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2019 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

“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.”

- 5.1.2 Historic England advocates in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 5.1.3 The most recent authority relating to the concept of the setting of heritage assets is to be found in the case known as *Catesby Estates*⁴, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 5.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 5.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “*less than substantial harm*” as described in paragraphs 193 to 196 of that document. Paragraph 193 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm

⁴ *Catesby Estates Limited v Steer* [2018] EWCA Civ. 1697.

amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

5.1.6 Paragraph 196 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

5.1.7 Paragraph 197 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

5.1.8 Footnote 63 of the NPPF, which is attached to paragraph 197, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

5.1.9 The National Planning Policy Framework identifies two categories of non-

designated heritage assets of archaeological interest:

- 5.1.10 (1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

- 5.1.11 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.
- 5.1.12 (2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.
- 5.1.13 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.
- 5.1.14 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.
- 5.1.15 Paragraph 199 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.
- 5.1.16 Paragraphs 200 and 201 of the NPPF advise on development affecting

conservation areas and World Heritage Sites.

5.2 LEGISLATION

- 5.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.
- 5.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building⁵. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm⁶. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 5.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives⁷. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm⁸. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 5.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building⁹. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep

⁵ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

⁶ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

⁷ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

⁸ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

⁹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

safe from harm¹⁰. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.

5.3 RELEVANT LOCAL POLICIES

5.3.1 The following local policies are relevant to the historic environment and this assessment. These refer to Policy Sections in *The Cherwell Local Plan 2011 – 2031*¹¹. We have selected those parts of the Local Plan which refer to Archaeological Heritage Assets as this report focusses on such remains. It does not cover Built Heritage in detail, only in so far as it informs on archaeological potential within this PDA.

Local Plan	Relevant Policy
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

¹⁰ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

¹¹<https://www.cherwell.gov.uk/downloads/download/45/adopted-cherwell-local-plan-2011-2031-part-1-incorporating-policy-bicester-13-re-adopted-on-19-december-2016> - accessed 16/2/2021

Local Plan	Relevant Policy
	<p>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.</p>
The Council will	The design of all new development will need to be informed by an

Local Plan	Relevant Policy
<p>provide more detailed design and historic environment policies in the Local Plan Part 2</p>	<p>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.</p>

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 WHAT IS KNOWN?

- 6.1.1 This Section reviews the available archaeological evidence for the PDA 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 PDA.
- 6.1.2 What follows comprises a review of known archaeological finds assets within the following Study Area. This involved a review of the Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area during the Post-Medieval and modern periods. We also checked selected key publications and commercial (grey literature) reports in order to understand the remains in relatively close proximity to the PDA.
- 6.1.3 The topographic position of the PDA on land which was high/dry enough for settlement and within what historic maps show as the Medieval and Post-Medieval core of Fringford (Section 6.10.3).
- 6.1.4 Key themes then are the likelihood of Medieval and Post-Medieval archaeological remains being present on the PDA.

6.2 TABLE 2: TIMESCALES USED IN THIS REPORT

<i>Period (Early-Middle Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
<i>Period (Later Prehistoric)</i>	<i>From</i>	<i>To</i>
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485

Post Medieval	AD1486	AD1799
Modern (may be split e.g. where important remains of Industrialisation or Cold War military remains are present)	AD1800	Present

6.3 PREVIOUS ARCHAEOLOGICAL WORK

- 6.3.1 The PDA has been partially evaluated before (Figure 5). The evaluation¹² was a geophysical survey and it was completed in order to (non-intrusively) evaluate the land now to the south of the PDA. This was subsequently developed for housing. It is an interesting and somewhat unusual scenario as the PDA was, at that time, partly, within the evaluation area for the development to the South. That development was subject to trial trenching and mitigation excavation. That specific part of the PDA that lay within it was not. Furthermore, the NW part of the PDA was outside that Geophysical Survey evaluation and this is where the proposed house footprint would now be located. The Figure 5 and Appendix 3 are the simplest ways to visually understand this. It is fundamental to grasp as this affects what is understood and what remains unknown with regard to the PDA.
- 6.3.2 The features recorded by the geophysical survey, within the PDA specifically, are labelled as 'd' with the report¹² and described as ditches which may have formed part of enclosures. This means they may have marked the location of former enclosures (land parcels/fields). Given the fact they do not appear on modern mapping they are understood to be Post-Medieval or earlier in date. They were not trenched at the time the land to the south and east of the PDA was and so a definitive date is not available.
- 6.3.3 However, more detailed investigations did take place to the south and east of the PDA and these do shed considerable light on what kind of remains are likely to extend into the PDA and at what depth. The HER records relating to these investigations are (EOX79, EOX78, EOX77, EOX2525). These are key to understanding archaeological potential both for the existence of remains and of what type, date and research value.
- 6.3.4 Before reaching the archaeological remains, these investigations removed between 200mm and 350mm of overburden. Therefore, the depth of archaeological sensitivity at the PDA is likely to be somewhere between 200mm and 350mm.
- 6.3.5 The most detailed reporting is for the mitigation stage of works (which also took in and commented upon previous stages and surrounding works). This key

¹² Bartlett, A.D.H. 1997. Rectory Lane, Fringford, Oxfordshire. Report on Archaeogeophysical Survey 1997. Bartlett-Clark Consultancy.

publication¹³ concludes with a Discussion quoted below and setting the findings in context. The findings are partially shown on Figures 6 and 7 in this assessment. The reader should note that edges of Areas E and F are (referred to below) are located within 10m of the NE edge of the PDA:

“The Romano- British settlement

As is suggested by the pottery report, the evidence broadly indicates a fairly low-status occupation of the site from the mid-1st century AD to sometime in the 3rd century AD. The focus of such occupation seems likely to have been situated to the north-east of the site, and as such the archaeological features revealed in this excavation appear to represent activity on the periphery of the settlement, consisting of paddock or field boundaries, repeatedly defined (as in Area F), and a possible trackway defined by the later gullies. No structural evidence was forthcoming, although the daub deposit (2070) is a possible indicator of structures nearby. The presence of an apparently isolated cremation is also indicative of settlement close by, but not in the immediate vicinity.

Post-Roman Fringford in its regional context

The medieval remains from Fringford Paddock are a useful addition to the small number of medieval village sites to have been excavated in the south midlands. They have also provided an insight into the development of the village itself, and perhaps revealed part of the settlement mentioned in Domesday Book.

The earliest remains including the droveway, enclosures and pits in Area E suggest that the earliest settlement at Fringford was a 'greenfield' development, representing the development of land which, since the abandonment of the Romano-British settlement, had been unexploited.

The structures at Fringford Paddock compare with those from other sites in Oxfordshire. The excavations of the deserted village of Copt Hay, Tetsworth (Robinson et al., 1974), revealed a small number of medieval buildings, probably from a farmstead. None was as well preserved as those from Fringford. Of particular relevance at Copt Hay was Area 1, which revealed a house with associated barn (ibid. fig. 6). The house was partially surrounded by a thick occupation deposit containing large quantities of pottery and bone, indicating that a similar refuse disposal regime was in operation as at Fringford. The barn, although heavily eroded, showed many similarities with Building 5055 at Fringford, although only a single wall and part of the internal cobbled floor survived. The Tetsworth structures, like those at Fringford, were dated to the 13th century.

Another single cell structure was noted in Area 2 at Tetsworth. It too contained a single hearth but is mainly notable for the fact that it was built on top of a layer of gravel (ibid. 63), which although not as substantial as those beneath the Fringford structures, shows a similar construction technique.

One of the largest medieval villages excavations in the region was that of Seacourt, near Oxford (Biddle 1963). The site comprised a medieval street, several hundred

¹³Blinkhorn, P, Bloor, C and Thomason, D. 2000. Excavations at The Paddock, Rectory Lane, Fringford 1997

metres long, with tenements and stone buildings laid out along its length, and, in addition, there was some evidence of an earlier timber phase comprising ditches and post and/or beam-slot buildings. The pottery from the timber features suggests a sequence of events with similar chronology to Fringford, with the timber structures and their associated enclosures replaced by stone buildings during the early to middle part of the 13th century (ibid., 86-7)."

- 6.3.6 Slightly further east (MOX4950, EOX80, EOX81) record the location of a series of investigations. A plan showing these can be seen on Figure 5 of this Assessment (labelled Area 1 and 2). Evaluation at that location revealed several distinct phases of archaeology, a Romano-British settlement, Medieval land boundaries, Post-Medieval and modern features.
- 6.3.7 Pottery suggests middle to low status Roman settlement, with most of the medieval ceramics dating from 10th-11th C onwards. Excavations on the same site revealed a long lived and complex sequence of Romano-British occupation, from late 1st-2nd C until 4th. Mostly, this comprised of low status settlements. The early medieval element consisted of field boundaries which are close to the alignments of major of major late Roman ditches, suggesting a continuity of use. There was clear evidence of the survival of these boundaries into the 19th C. Such long-lived boundaries are not uncommon. It is of interest as it supports the idea of Fringford having been continuously settled since the Roman period.
- 6.3.8 The above investigations will be discussed further, where relevant, in sections below. Other investigations will be referred to where they contribute to our understanding of potential at the PDA.

6.4 EARLY TO MIDDLE PREHISTORIC - PALAEOLITHIC AND MESOLITHIC

- 6.4.1 No finds of Palaeolithic or Mesolithic date are recorded within the PDA or the Study Area.
- 6.4.2 On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be low.

6.5 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 6.5.1 No sites of these later prehistoric periods are recorded within the PDA or the Study Area.
- 6.5.2 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be low.

6.6 ROMAN

- 6.6.1 There are several investigations within Fringford which have produced datable material of Roman date. These artefacts have come from secure contexts in cut

archaeological features. The HER records the location of investigated (known) sites at MOX4950 and MOX4954. While the evidence is mainly within the core of Fringford, we should not necessarily expect a Roman 'village' as settlement patterns were frequently different between the Roman and the Early Medieval period which followed it. The former may often be associated with dispersed farms and the latter with a more nucleated (village) pattern of settlement. The Atlas of Rural Settlement in Roman Britain labels the village core as a Farm.¹⁴

- 6.6.2 Of importance is the proximity of these findings to the PDA. Both are within 100m and this increases the chances of remains actually within the PDA. On the basis of the available evidence, the archaeological potential of the PDA for the Roman period is considered to be Medium.

6.7 EARLY MEDIEVAL

- 6.7.1 There is continuity of land boundaries, in some cases, between the Roman and early Medieval period (MOX4950) and this suggests continuity of settlement, yet publication on the most detailed excavation describes the post Roman settlement as dating to the 11th C. *"The earliest post-Roman activity at Fringford is indicated by a series of ditches which suggests that the site was exploited as part of an agricultural complex consisting of fields and droveways, at some time in the 11th century"*¹⁵.
- 6.7.2 Consequently, the potential for remains of this period being found within the PDA considered Medium-Low.

6.8 MEDIEVAL

- 6.8.1 There is more evidence of activity for this period. Fringford was a settlement in Domesday Book, in the hundred of Kirtlington and the county of Oxfordshire. It had a recorded population of 34 households in 1086, putting it in the largest 40% of settlements recorded in Domesday, and is listed under two owners in Domesday Book¹⁶.
- 6.8.2 The closest and most relevant archaeological evidence comes from the investigations east and south of the PDA. The results are summarised at 6.3.5 (above) and comprise structural remains, land boundaries and associated artefactual and ecofactual material.
- 6.8.3 Consequently, the potential for remains of this period being found within the PDA is considered Medium.

¹⁴ <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> - accessed 23-02-2021

¹⁵ Page 30 In: Blinkhorn, P, Bloor, C and Thomason, D. 2000. Excavations at The Paddock, Rectory Lane, Fringford 1997

¹⁶ <https://opendomesday.org/place/SP6028/fringford/> - accessed 23-02-2021

6.9 POST MEDIEVAL

- 6.9.1 The HER records more records of this date than any other (Appendix 1 and Figure 2). This reflects the fact that many Post-Medieval buildings and landscape features are still extant within the village.
- 6.9.2 The PDA is likely to have been an enclosed piece of land during this period and may contain the remains of property boundaries and perhaps structural remains of this date. There is considered to be a high potential for remains of this date within the PDA.

6.10 MAP REGRESSION COVERING THE MODERN PERIOD

- 6.10.1 The Historic Landscape Characterisation for the area places the PDA within HOX1470 (Appendix 1, Figure 4) and this is described as *Settlement infill, of small irregular enclosure within the village of Fringford.*
- 6.10.2 The Tithe Map (1848) and apportionment (not shown) record the PDA lying within Plot 39 (School House Close) which was owned by Viscount Sidmouth and occupied by John Mansfield. It is described as Grass, implying pasture. There was no structure shown on the PDA at this time and none referred to in the apportionment.
- 6.10.3 The 1888 Ordnance Survey map (Figure 9) shows the PDA lying in the centre of a triangular shaped series of rectangular 'closes' or enclosed fields. The narrow tip of that triangle is formed by St Michaels Church at the northeastern end of the village; Manor Farm to the immediate north of that. The Rectory associated with the Church lies at the north/central part of the village and the triangular shape of small rectangular closes (its flat base) is formed by the road linking Fringford Bridge (NW) and the Butchers Arms Inn (SE).
- 6.10.4 The majority of houses in the village (in the late 19th C) are shown running along the southern side of the triangle along what is now named Main Street. Although late 19th C in date this Ordnance Survey map and the Tithe Map (1842) both record what are relatively typical characteristics for a Medieval village layout. On this basis, we can say that the PDA lies within the core of the Medieval and Post-Medieval village of Fringford.
- 6.10.5 A structure is shown on the 1888 map. It is not clear what function the structure had. It is not visible on the 1900 map. The fact it stood is relevant as the sub-surface remains of it would likely exist directly where the house plot may go.



Plate 5: Overlay of 1898 Ordnance Survey Map (Figure 9) on modern satellite imagery (Google Maps 2021). This shows a structure within the PDA, broadly where the footprint of the proposed house would be.

- 6.10.6 The structure does not appear again on any maps and the PDA remains a discrete plot within a larger piece of land for the remainder of the 20th C (Figures 11-16). The most notable increase in development is during the 1980s (Figure 17). Land immediately to the south and east of the PDA was developed (and investigated archaeologically) in the 1990s (Figures 5-7).

7 ASSESSMENT OF SIGNIFICANCE

7.1 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 7.1.1 Existing national policy guidance for archaeology (the NPPF as referenced in Section 5) 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.
- 7.1.2 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 and mapped where possible on Figures 2-3.
- 7.1.3 Such remains have been assessed as having Low or Low-Medium importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 2, Section 4.3. Such remains have a local and/or regional interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case the Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agenda¹⁷.
- 7.1.4 If remains survive, we consider it to be most likely these will be in the form of the following. Where relevant we have linked to the Regional Research Agenda:
- Roman land boundaries and possible settlement activity. Of relevance to Research Agenda Section 12.6 Settlement - Characterisation of settlement and economy (Chapter 12 The Roman Period: Research Agenda)
 - Medieval and or Post-Medieval structural remains, property and/or agricultural boundaries (ditches). Of relevance to Research Agenda 16.6.1 The origins and nature of nucleated village settlement (Chapter 16 Later Medieval Period: Research Agenda)
 - 19th C structural remains related to the building depicted on late 19th C Mapping (Plate 5).
- 7.1.5 The NPPF (Footnote 63) explains that “*Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets*”. To be clear, there is no evidence to suggest that remains at this site would be of National significance. The term High (Table 2) covers Scheduled Monuments and it would cover remains of equal importance

¹⁷ Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas. Hey, Gill and Hind, Jill (2014) Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas. Project Report. Oxford Wessex.

(in line with Footnote 63). We have assessed this site as having potential to contain non-designated remains of Low or Low-Medium importance only. Such remains are routinely investigated and recorded as a result of developer-led work in many parts of the UK.

7.2 TABLE 3: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 1)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Low
Roman	Medium	Low-Medium
Early-Medieval	Low-Medium	Low-Medium
Medieval	Medium	Low-Medium
Post-Medieval	High	Low
Modern	High	Low
Geoarchaeological	-	-

7.3 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

Designated heritage assets present within the PDA and within Study Area are tabulated in Appendix 1 and shown on Figure 2. All designated assets are tabulated as they may indicate archaeological potential. However, in terms of setting, this assessment considers only Scheduled Monuments. Heritage (Listed Buildings, Registered Parks and Gardens) are not covered within this document. There are no Scheduled Monuments within the Study Area.

8 SITE CONDITIONS AND POTENTIAL IMPACTS

8.1 PRESERVATION AND DESTRUCTION

8.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

8.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

8.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.

8.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere¹⁸, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

8.3 TYPICAL PRESERVATION CONDITIONS IN RURAL LOCATIONS

8.3.1 In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also Peat rich area where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.

8.3.2 Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

Factors which enhance preservation	Factors which increase destruction
Pasture/grassland provides a relatively static condition for archaeological remains	Mechanised ploughing especially of deep rooting crops (e.g. Sugar Beet) causes truncation of archaeological

¹⁸ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

	deposits.
	Drainage for agricultural or mineral extraction reasons can affect hydrology and therefore remove the conditions in which waterlogged remains may survive.

8.4 SPECIFIC SITE CONDITIONS

- 8.4.1 The PDA currently comprises a single plot of grassland. Formerly, this would have been contiguous with a larger piece of grass pasture (Plates 1-4).
- 8.4.2 The Map Regression exercise (Section 6.10) conducted for this assessment has discussed the traces of modern activity which we know to have taken place. This comprised the construction and use of a structure within the PDA. This was in the late 19th C and the structure was removed at the start of the 20th C. No above ground traces now remain.
- 8.4.3 Sites 'under grass' for the entirety of the 19th and 20th C are something of a rarity in a central village location in southern England such as this. The land will not have experienced the changes (and truncation) of either arable fields or urban plots of land which have been re-developed. The land retains a potential to preserve remains, if any were present.
- 8.4.4 Before reaching archaeological remains, the investigations to the immediate south and east of the PDA (EOX78, EOX79, EOX2525) removed between 200mm and 350mm of overburden. Therefore, the depth of archaeological sensitivity at the PDA is likely to be somewhere between 200mm and 350mm.

8.5 PROPOSED DEVELOPMENT

- 8.5.1 The development proposals (Appendix 3) comprise a single detached dwelling with a new access running off Rectory Lane (to the NW). Such developments involve excavation of topsoil for the creation of the new access/driveway, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.

8.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

- 8.6.1 The proposed development will not impact on any designated archaeological heritage assets.
- 8.6.2 This assessment considers the PDA to have a low to high archaeological potential for archaeological remains. This varies by period (Section 7.2, Table 3). These remains are considered to have a low or low-medium importance (defined in Table 2).

8.6.3 Past development impacts are anticipated to have been very light for this part of southern England and the land may preserve sub-surface archaeological remains. The character and depth of these remains is very well understood due to the quality of publication on the investigations in the immediate vicinity of the site. Notably, Blinkhorn, P, Bloor, C and Thomason, D. 2000. *Excavations at The Paddock, Rectory Lane, Fringford 1997* is of great use in helping to understand the likely depth and character of remains in this locality. Groundworks for the construction of a house and associated utilities is likely to impact these shallow remains.

9 CONCLUSIONS

9.1 SUMMARY

- 9.1.1 Land off Rectory Lane, Fringford, Oxfordshire has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the PDA and to consider possible impacts on surrounding heritage assets.
- 9.1.2 In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lie on the PDA. This report does not consider indirect (setting) impact upon Listed Buildings. It would cover Scheduled Monuments. However, there are none within the Study Area.
- 9.1.3 The PDA has been shown to have a variable archaeological potential (low to high). Investigations to the immediate east and south have recorded structural and boundary related archaeological features of Roman, Medieval and Post-Medieval date (Section 6.3 and Figures 5-7). The Map Regression exercise (Section 6.10) has discussed what is known of the site from the mid 19th C. It also comments upon the pattern of small rectangular closes and the focal points within the village. It is likely that these represent a Medieval village layout. The existence of a small structure within the PDA is noted along with its removal at the start of the 20th C.
- 9.1.4 If remains survive, we consider it to be most likely these will be in the form of:
- Roman land boundaries and possible settlement activity
 - Medieval and or Post-Medieval structural remains, property and/or agricultural boundaries (ditches)
 - 19th C structural remains related to the building depicted on late 19th C Mapping (Plate 5)
- 9.1.5 Such remains have been assessed as having Low or Low-Medium importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 2, Section 4.3. Such remains have a local and/or regional interest in research terms. Archaeological research interest is determined by Regional research Agenda. In this case the * is relevant and se.
- 9.1.6 The NPPF (Footnote 63) explains that “*Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for*

*designated heritage assets*¹⁹. To be clear, there is no evidence to suggest that remains at this site would be of National significance. The term High (Table 2) covers Scheduled Monuments and it would cover remains of equal importance (in line with Footnote 63). Such remains would be of National Significance. However, we have assessed this site as having potential to contain non-designated remains of Low or Low-Medium importance only. Such remains are routinely investigated in the course of development work in many parts of the UK.

- 9.1.7 The development area is under grass at present and has been protected from the agricultural and development led changes which have affected many plots of land in the 20th and 21st C. Past development impacts are anticipated to have been very light for this part of southern England and the land may preserve sub-surface archaeological remains. The character and depth of these remains is very well understood due to the quality of publication on the investigations in the immediate vicinity of the site. Notably, Blinkhorn, P, Bloor, C and Thomason, D. 2000. *Excavations at The Paddock, Rectory Lane, Fringford 1997* is of great use in helping to understand the likely depth and character of remains in this locality.
- 9.1.8 The development proposals (Appendix 3) comprise a single detached dwelling with a new access running off Rectory Lane (to the NW). Such developments involve excavation of topsoil for the creation of the new access/driveway, the excavation of slit trenches for foundations and for new utility connections.
- 9.1.9 The Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Archaeological Officer to the LPA (Oxfordshire County Council). This assessment will form a part of the information under consideration. Abrams Archaeology can liaise with the Archaeological Officer on behalf of the appellant.
- 9.1.10 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology.

¹⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2> - accessed 26/02/2021

10 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

10.1 DESIGNATED HERITAGE ASSETS

Designation No	Title	Heritage Category	Grade	Location
1046444	FRINGFORD MILL AND ATTACHED MILLHOUSE	Listing	II	FRINGFORD MILL AND ATTACHED MILLHOUSE A421 Fringford Cherwell Oxfordshire
1046445	THE OLD POST OFFICE	Listing	II	THE OLD POST OFFICE MAIN STREET Fringford Cherwell Oxfordshire
1046446	BARN ABUTTING TO EAST OF HALL FARMHOUSE	Listing	II	BARN ABUTTING TO EAST OF HALL FARMHOUSE MAIN STREET Fringford Cherwell Oxfordshire
1046447	GREEN FARMHOUSE	Listing	II	GREEN FARMHOUSE THE GREEN Fringford Cherwell Oxfordshire
1192723	LILAC COTTAGE	Listing	II	LILAC COTTAGE MAIN STREET Fringford Cherwell Oxfordshire
1192728	AMBERLEY, THE COTTAGE	Listing	II	THE COTTAGE MAIN STREET AMBERLEY MAIN STREET Fringford Cherwell Oxfordshire
1192736	HALL FARMHOUSE	Listing	II	HALL FARMHOUSE MAIN STREET Fringford Cherwell Oxfordshire
1192751	BUTCHERS ARMS PUBLIC HOUSE	Listing	II	BUTCHERS ARMS PUBLIC HOUSE STRATTON AUDLEY ROAD Fringford Cherwell Oxfordshire
1192754	BARN APPROXIMATELY 25 METRES WEST OF GREEN FARMHOUSE	Listing	II	BARN APPROXIMATELY 25 METRES WEST OF GREEN FARMHOUSE THE GREEN Fringford Cherwell Oxfordshire
1369782	6, MAIN STREET	Listing	II	6 MAIN STREET Fringford Cherwell Oxfordshire
1369783	CHURCH OF ST MICHAEL AND ALL ANGELS	Listing	II	CHURCH OF ST MICHAEL AND ALL ANGELS MAIN STREET Fringford Cherwell Oxfordshire
1369784	LAURELS FARMHOUSE	Listing	II	LAURELS FARMHOUSE THE GREEN Fringford Cherwell Oxfordshire

10.2 MONUMENTS (HER)

EvUID	RecordType	Name	Description	Organisation	EvUID_1	EventName	RecordTy_1	Organisa_1
EOX75	WB	No 6, The Green	Prior to construction of single dwelling with associated services and garage, watching brief done. NEGATIVE No archaeology found	Oxford Archaeological Unit	EOX75	No 6, The Green	WB	Oxford Archaeological Unit
EOX76	WB	Fringford Manor	During excavation for foundations of new residence, three features found, two of which were maybe part of robber's trench. Area covered by rubbly soils indicative of landscaping activity.	Oxford Archaeological Unit	EOX76	Fringford Manor	WB	Oxford Archaeological Unit
EOX77	EV	The Paddock, Rectory Lane	Prior to housing development, lies within historic core of Fringford. Well preserved features close to surface across site. Three? Roman ditches, four Medieval ditches and? floor surface found.	Oxford Archaeological Unit	EOX77	The Paddock, Rectory Lane	EV	Oxford Archaeological Unit
EOX78	EX	The Paddock, Rectory Lane	Evidence revealed Medieval occupation in form of C11-12 enclosures and field boundaries, and C13 stone buildings. Also found was Roman field boundaries relating to? settlement to NE.	Oxford Archaeological Unit	EOX78	The Paddock, Rectory Lane	EX	Oxford Archaeological Unit
EOX79	GS	The Paddock, Rectory Lane	Use of both systems to locate anomalies; neither system has provided full picture of arch potential of site. Not all features confirmed to be archaeological. Ditches located by magnetometer, while resistivity located clusters of pits, ditches or other features.	Oxford Archaeological Unit	EOX79	The Paddock, Rectory Lane	GS	Oxford Archaeological Unit

EvUID	RecordType	Name	Description	Organisation	EvUID_1	EventName	RecordTy_1	Organisa_1
EOX80	EV	Crosslands	Prior to housing development, 2% sample of area machine trenched. Evidence for Roman settlement, Medieval boundaries, and both Post Medieval and modern features found	Oxford Archaeological Unit	EOX80	Crosslands	EV	Oxford Archaeological Unit
EOX81	EX	Crosslands	Excavation in two areas revealed long-lived and complex settlement from late C1-C4, as series of low status sites. Early Medieval ditches on same alignment as late Roman ones. Clear survival of early Medieval field boundaries into C19.	Oxford Archaeological Unit	EOX81	Crosslands	EX	Oxford Archaeological Unit
EOX599	BS	Willaston Farm House	A history of willaston to inform the planning of future works to the building and its setting. Particular attention was paid to the south wing of the house where there were existing proposals to carry out alterations.	Rodney Melville & Partners	EOX599	Willaston Farm House	BS	Rodney Melville & Partners
EOX903	WB	The Close	No archaeological deposits or features were disturbed	John Moore Heritage Services	EOX903	The Close	WB	John Moore Heritage Services
EOX2525	PEA	The Paddock, Rectory Lane	Earliest features on site comprised a series of boundary ditches which produced pottery spanning the later pre-Roman Iron Age to? C2nd AD. No associated structures noted. These features were overlain by a further series of ditches of C10th/11th date including a possible domestic enclosure with an associated pit and series of postholes. These were superseded by early medieval (? C12th) ridge and furrow which was abandoned during the mid-late C13th and a series of three stone buildings constructed.	Oxford Archaeological Unit	EOX2525	The Paddock, Rectory Lane	PEA	Oxford Archaeological Unit
EOX2867	WB	Rectory Lane	A scatter of Roman ditches and gullies were identified, with concentrations towards the west end of the site. Little pottery was found, except in two probable domestic rubbish pits which produced a reasonable assemblage of late C1st to early C2nd sherds. Evidence of medieval activity in the form of a layer of dumped rubble, possibly consolidation for a trackway was produced	Oxford Archaeological Unit	EOX2867	Rectory Lane	WB	Oxford Archaeological Unit
EOX3275	WB	Rosemary Cottage, Main Street	Watching brief required in advance of the construction of two new residential premises; site situated near centre of village of Fringford. No archaeological features or deposits were recorded during the watching brief.	John Moore Heritage Services	EOX3275	Rosemary Cottage, Main Street	WB	John Moore Heritage Services
EOX3325	WB	Gable Cottage, Main Street	Watching brief carried out during ground works at Gable Cottage. 5 site visits made during the excavation of wall footing trenches across the site of the new build. Five late 18th- early 19th century wall foundations and two late 19th - early 20th century pits recorded.	John Moore Heritage Services	EOX3325	Gable Cottage, Main Street	WB	John Moore Heritage Services
EOX3429	WB	Watching Brief at St Michael's Close	Watching brief during excavation of new water pipe and storage tank by Anglian Water. Although located near an area of archaeological interest, no archaeological deposits were observed, and there were no finds.	Oxford Archaeology	EOX3429	Watching Brief at St Michael's Close	WB	Oxford Archaeology

10.3 EVENTS (HER)

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
MOX4783	8922	LIN	Roman Road	ROAD	1) Clearly visible as wide agger through centre of Alchester, raised about 2' and much spread (up to 80') by ploughing. (2) Excavations at SP 6385 3245 failed to establish the location of the Roman road or any roadside ditches or structures (3) Scored as R/B road for MPP (4) No additional information from 3rd edition (i.e., exactly the same data as 1st ed)	MOX4783	8922	LIN	Roman Road	Margary Road 160a; section of Alchester to Towcester road.	43	409	Roman
MOX4914	13174	PLA	Site of Post Medieval Kiln and Quarry, c.260m NE of Hollow Barn	KILN; QUARRY	Old limekiln and quarry. Name only.	MOX4914	13174	PLA	Site of Post Medieval Kiln and Quarry, c.260m NE of Hollow Barn	Old limekiln and quarry. Name only.	1540	1900	Post Medieval
MOX4922	28	MON	Possible Medieval Ford & Bridge (Fringford Bridge)	FORD; BRIDGE	1) Towards mid-C19th a narrow bridge with a single arch which had replaced the earlier ford was itself replaced by the existing Fringford Bridge 3) Insufficient information to classify for MPP	MOX4922	28	MON	Possible Medieval Ford & Bridge (Fringford Bridge)	Ford came into use after depopulation of Willaston, when traffic was diverted towards Hethe and Cottisford.	1066	1900	Medieval to Post Medieval
MOX4923	29	BLD	Fringford Mill and Millhouse, A421	WATER MILL; MILL HOUSE	Watermill and Millhouse. C18 with possible medieval origins. C19 and C20 repairs and additions. Coursed limestone rubble and squared coursed blocks/limestone. Brick repairs. Weatherboarded left end gable to mill. Steeply-pitched red tile roof. Brick internal ridge and end stacks. Long rectangular range of 4-unit plan altogether. Watermill: 2-unit plan. 2 Storeys and attic. Main entrance in left end. 2 doors on front, one into projecting lean-to on left, which has 3-light casement. Other door has wooden lintel. Left gable has 2 renewed C20 metal casements. The single-storey lean-to has reset 2-light wood mullioned windows and C20 window. Interior: butt-purlin roof with collars and side purlins. 2 working millstones together with associated mill furniture and tools. The tuns and horses remain on the stone floor, as do the meal arks on the floor below. Unusually slender wooden upright shaft with fine facets. Mill machinery is mainly of iron and of later C19, the stone furniture incorporating earlier woodwork. Exterior mill wheel is a breast waterwheel C19. Millhouse: 2-unit plan with C20 extension on right end. 2-storey, 2-window range. Recessed entrance to left has C20 door. 3 C20 casements with 2 C20 casements over. Large buttress in centre. Interior not inspected but said to have base crucks. A mill at Fringford was mentioned in the Domesday survey as part of the holdings of Cogges Prior. The mill was worked till early C20 by the Fennemore family and continues to be used for demonstrations.	MOX4923	29	BLD	Fringford Mill and Millhouse, A421	Watermill and Millhouse. C18 with possible medieval origins. C19 and C20 repairs and alterations.	1066	2000	Medieval to 20th Century

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
MOX4924	231	PLA	Site of Quarry and Limekiln	QUARRY		MOX4924	231	PLA	Site of Quarry and Limekiln	Field name Lime Kiln Ground collected by Hethe WI in 1976	1540	1900	Post Medieval
MOX4927	894	MON	Possible Medieval Fishpond (E of Willaston Farm)	FISHPOND?		MOX4927	894	MON	Possible Medieval Fishpond (E of Willaston Farm)	Single rectangular pond	1066	1539	Medieval
MOX4928	895	MON	Possible Medieval/Post Medieval Fishponds (N of Fringford Church)	FISHPOND?	Earthwork	MOX4928	895	MON	Possible Medieval/Post Medieval Fishponds (N of Fringford Church)	No other details	1066	1900	Medieval to Post Medieval
MOX4931	1102	MON	Willaston Deserted Medieval Village	DESERTED SETTLEMENT	1 farm remains. Village deserted between 1450-1700. Medium quality earthworks remain (1958). Earthwork plans available as GIS layer. NB - 1961 Fairey AP series was examined during the Cherwell District survey, but the DMV was not visible photo 14.094 (H. Hamilton 5-03-2007)	MOX4931	1102	MON	Willaston Deserted Medieval Village	1 farm remains. Village deserted between 1450-1700. Medium quality earthworks remain (1958). Earthwork plans available as GIS layer.	1066	1700	Medieval to Post Medieval
MOX4933	1126	MON	Moat at Fringford Manor	MOAT	Moated manor house? A very slight trace of a moat at the Manor House.	MOX4933	1126	MON	Moat at Fringford Manor	Moated manor house? A very slight trace of a moat at the Manor House.	1066	1539	Medieval
MOX4946	10974	FS	Medieval Pottery	FINDSPOT	Medieval Pottery. 1,2) Section showed a general layer of limestone rubble below 60cms approximately of loamy soil and topsoil. The pottery came mainly from the rubble spread which was also rich in animal bone. Below limestone rubble spread lay natural brown clay. Pottery identified by M Mellor, OAU	MOX4946	10974	FS	Medieval Pottery	Found whilst digging out a swimming pool. Identified as mainly C12th/13th	1066	1539	Medieval
MOX4949	12536	MON	Site of Watermill, Poplar Spinney	WATERMILL	Probable site of one of Fringford's two Domesday mills; remains recorded by Blomfield in C19.	MOX4949	12536	MON	Site of Watermill, Poplar Spinney	Probable site of one of Fringford's two Domesday mills; remains recorded by Blomfield in C19.	1066	1539	Medieval
MOX4950	15925	MON	Roman settlement and Medieval Field System	SETTLEMENT; FIELD SYSTEM	1) Evaluation revealed 3 phases of archaeology: R/B settlement, medieval boundaries, post medieval and modern features. Pottery suggests middle to low status Roman settlement, with most of the medieval ceramics dating from C10th/C11th onwards. 2) Excavations revealed a long lived and complex sequence of R/B occupation, from late C1st-C2nd until C4th, mostly	MOX4950	15925	MON	Roman settlement and Medieval Field System	Evaluation revealed 3 phases of archaeology: R/B settlement, medieval boundaries, post	43	1539	Roman to Medieval

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
					<p>comprised of low status settlements. The early medieval element consisted of field boundaries which are close to the alignments of major of major late Roman ditches. Clear evidence of the survival of these boundaries into the C19th</p> <p>3) For discussion of building history and local history of Fringford</p> <p>5) Between late 1992 and 1993 a watching brief was maintained by OAU. It was possible to correlate some of the features appearing in the area of the WB with those in the area of the previous excavation and appeared to confirm that the centre of the RB settlement was towards the west end of the site</p>					medieval and modern features.			
MOX4954	16029	ELE	Roman and Medieval features in Fringford historic core	SETTLEMENT	<p>(1) Commissioned as part of evaluation, the work consisted of both magnetometer and resistivity surveys. The findings are consistent with features excavated in adjoining field (PRN 15925), with the magnetometer survey having located ditches and the resistivity survey having located clusters of pits, ditches or other features. Neither technique has provided a full picture of the archaeological potential of this site</p> <p>(2) Evaluation revealed 3 ditches, assessed as Roman on basis of alignment similarities to ones in Crosslands (PRN 15925) - no Roman artefacts found, and 4 medieval ditches, a bank and a possible floor surface. Site has well preserved archaeological features lying close to the surface. Three? Roman ditches, four Medieval ditches and? floor surface found</p> <p>6) Standard Post Ex document in advance of publication.</p>	MOX4954	16029	ELE	Roman and Medieval features in Fringford historic core	Investigation prior to housing development within historic core revealed well preserved features close to surface across site.	43	1539	Roman to Medieval
MOX5009	5129	BLD	Church of St Michael and All Angels, Main Street	CHURCH	<p>Church. Late C12 origins rebuilt piecemeal in C19, the chancel in 1821, the north aisle in 1829 and 1905, the tower added in 1831 replacing a wooden belfry, south aisle rebuilt by G.E. Street in 1857. Coursed limestone rubble and squared, coursed limestone. Slate and lead roofs. Chancel, nave, north and south aisles, west tower, south porch. 4-window range. Chancel has a C19 3-light Perpendicular style window and two 2-light C19 lancet style windows on north and south with quatrefoils in head. Pointed arched priest's door on south. North aisle has a restored, 3-light Decorated style window on east, three 2-light lancet style windows on north with quatrefoils in heads and a 2-light Reticulated window on west. C19 buttresses. South aisle has restored and C19 2-light Decorated style windows on east, south and west. Offset buttresses. Nave has two 2-light Perpendicular clerestory windows with leaded lights and square heads with hood moulds and label stops on south and two similar C19 windows on north. C19 south porch. Restored C12 south doorway. West tower of 3 stages with diagonal buttresses and shallow C19 stone parapet. Pointed arched south doorway. Lancet window to first stage, 2-light Decorated window with louvres to bell-stop. Diagonal buttresses. String to</p>	MOX5009	5129	BLD	Church of St Michael and All Angels, Main Street	Remains of C12 church. Largely rebuilt in C19 with new chancel.	1167	1900	Medieval to Post Medieval

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
					upper stage. Chancel has a C19 roof, nave has a 5-bay arched tie beam roof with renewed purlins. 2 bay C12 north arcade with round piers with trumpet scallop decorated on capitals. 3 bay Perpendicular south arcade. 2 piers with grotesque heads. Medieval screen. Pulpit with C16 panels. 2 fonts, one Perpendicular, the other of 1880. C19 fittings and furnishings including carved bench ends. Wall memorials in north aisle to Henry and Anthony Addington, 1729 and 1790.								
MOX13126	19184	BLD	THE OLD POST OFFICE, MAIN STREET	PLAQUE; POST OFFICE; HOUSE; SITE	Coursed limestone rubble. Steeply pitched thatched roof. Four brick ridge and end stacks. 3-unit plan. Single storey plus attic. 4-window attic range. 2 entrances blacked on left with wood lintel. Approximately central entrance has 6-panelled door, wood frame and wood lintel. C20 porch. Ground floor has a single light C20 window with wood lintel and two 3-light wood casements in wood frames with wood lintels. Attic has three 2-light similar windows and a C20 single-light window. Tie-bar on left, fire plaque on right, Flora Thompson, who wrote Lark Rise to Candleford, once worked here when the building was the village post-office.	MOX13126	19184	BLD	THE OLD POST OFFICE, MAIN STREET	House. Mid C18 with C20 alterations	1733	1900	Post Medieval
MOX13127	19186	BLD	BARN ABUTTING TO EAST OF HALL FARMHOUSE, MAIN STREET	THRESHING BARN; SITE	Blocked threshing floor entrance on north. Entrance on south has C19 brick repairs to jambs. Plank doors. 4-bay butt-purl in roof. Included for group value.	MOX13127	19186	BLD	BARN ABUTTING TO EAST OF HALL FARMHOUSE, MAIN STREET	Barn. Coursed limestone rubble. Steeply pitched corrugated asbestos roof. 4 bays	1601	1800	Post Medieval
MOX13328	19183	BLD	AMBERLEY AND THE COTTAGE, MAIN STREET	HOUSE; SITE	Coursed limestone rubble. Steeply pitched thatched roof. Renewed brick ridge and end stacks. 3-unit plan plus cartshed entrance on left. Single storey plus attic. 3-window range. Entrance off-centre to left has partly glazed plank door in wood frame with wood lintel. C20 porch. Entrance is flanked by a 3-light metal casement on left in wood frame with wood lintel, renewed lead comes and original wrought-iron casement fastener: to right a similar 3-light window and a 2-light C20 window. Attic has a hall-dormer with 2-light metal casement in wood frame with renewed lead comes and sheet glass and wrought iron Spring. Two C20 eyebrow dormers. Cart entrance on far left has wide plank doors. The Cottage. Cottage. Mid C18 with C20 alterations. Coursed limestone rubble. Steeply pitched thatched roof. Brick end stacks. Single-unit plan. Single storey plus attic. Entrance to left has C20 door in wood frame. C20 porch. To right a 2-light metal casement in wood frame with	MOX13328	19183	BLD	AMBERLEY AND THE COTTAGE, MAIN STREET	Amberley. House. Mid C18 with C20 alterations	1733	2000	Post Medieval to 20th Century

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
					lead comes, wrought-iron casement fastener and wood lintels. Two C20 eyebrow dormers. Interiors not inspected.								
MOX13329	19187	BLD	BUTCHERS ARMS PUBLIC HOUSE, STRATTON AUDLEY ROAD	PUBLIC HOUSE; SITE	Coursed limestone rubble. Steeply pitched thatched roof. Brick ridge stack. Two-unit plan, Single storey plus attic. Rear elevation has a 3-light casement and sash window on ground floor with wood lintels. Small 2-light casement on attic floor with lead comes and crown glass. Blocked entrance. Semi-circular staircase bulge. C18 range fronting road. Squared coursed limestone. Slate roof. Brick end stack. Approximately central entrance has C20 door, overlight and wood lintel. Entrance in flanked by 16-pane sash windows in flush wood frames. Wood lintels. First floor has 2 similar windows. Interiors not inspected.	MOX13329	19187	BLD	BUTCHERS ARMS PUBLIC HOUSE, STRATTON AUDLEY ROAD	Public house. C17 and C18. C17 range	1601	1800	Post Medieval
MOX13330	19189	BLD	BARN APPROXIMATELY 25 METRES WEST OF GREEN FARMHOUSE, THE GREEN	THRESHING BARN; SITE	Coursed limestone rubble. Steeply pitched corrugated-iron roof. 4 bays. Threshing floor entrance at third bay from left has plank doors and wood lintel. Small opening door in right main door. Ventilation slits. 4 bay trenched purlin roof without collar or common rafters. Included for group value.	MOX13330	19189	BLD	BARN APPROXIMATELY 25 METRES WEST OF GREEN FARMHOUSE , THE GREEN	Barn. C18	1701	1800	Post Medieval
MOX13333	19192	BLD	WILLASTON FARMHOUSE	FARMHOUSE; SITE	Squared coursed limestone. Hipped slate roof. Brick ridge stacks. Irregular L-plan. C19 part. 2 storeys. 5-window range. Central pedimented bay. Central entrance with panelled/glazed door. C19 porch. 2 sash windows to ground floor, 3 to first floor, all with glazing bars. Lower C18 range to rear. Squared, coursed limestone, slate roof and brick stacks. 2 storeys. 6-window range. Two entrances have panelled doors, one with a hood, the other with an arched brick head. Ground floor has 5 casement windows and a sash window with glazing bars. First floor has six casement windows. Mostly wood lintels, lead comes and wrought-iron casement fasteners. C19 double-depth extension to rear of C18 part has hipped M-shaped roofs. Early C20 extension to C19 main part in C19 style. Interior of C18 part has stone flag floors, chamfered beams, C18 staircase, window seats, shutters and 4-panelled doors with H/L hinges.	MOX13333	19192	BLD	WILLASTON FARMHOUSE	Farmhouse. Late C18 with C19 and early C20 additions. Late C20 repairs. C19 main front	1767	1932	Post Medieval to 20th Century
MOX14040	19190	BLD	LAURELS FARMHOUSE, THE GREEN	FARMHOUSE; HOUSE; SITE	Coursed limestone rubble. Steeply pitched C20-tile roof. Brick ridge and end stacks. T-plan. 2 storeys. 2-window range. Elevation fronting the green. Ground floor has a fixed light window with small glazing bars and wood lintel and two 3-light C20 wood mullioned and transomed windows with wood lintels. First floor has 2 similar 2-light windows. Single storey outshot with raking roof on right. Entrance to rear. Interior not inspected.	MOX14040	19190	BLD	LAURELS FARMHOUSE , THE GREEN	Farmhouse, now house. Late C17/early C18 with C20 alterations	1667	2000	Post Medieval to 20th Century

MonUID	PrefRef	RecordType	Name	MonType	Description	MonUID_1	PrefRef_1	RecordTy_1	Name_1	Summary	Year Min	Year Max	Period
MOX14381	19188	BLD	GREEN FARMHOUSE, THE GREEN	ARCHITECTURAL FRAGMENT; FARMHOUSE; SITE	Farmhouse. c. 1730, reusing some C17 material	MOX14381	19188	BLD	GREEN FARMHOUSE, THE GREEN	Farmhouse. c. 1730, reusing some C17 material	1601	1750	Post Medieval
MOX14428	19185	BLD	HALL FARMHOUSE, MAIN STREET	FARMHOUSE; SITE	Farmhouse. Early C17 with C18 and C20 alterations. 2 builds	MOX14428	19185	BLD	HALL FARMHOUSE, MAIN STREET	Farmhouse. Early C17 with C18 and C20 alterations. 2 builds	1601	2000	Post Medieval to 20th Century
MOX14587	19182	BLD	NO 6 MAIN STREET	ROW HOUSE; SITE	Cottage in row. C18 with C20 alterations	MOX14587	19182	BLD	NO 6 MAIN STREET	Cottage in row. C18 with C20 alterations	1701	1800	Post Medieval
MOX14661	19181	BLD	LILAC COTTAGE, MAIN STREET	HOUSE; SITE	Three cottages, now one house. Early C18. 2 builds	MOX14661	19181	BLD	LILAC COTTAGE, MAIN STREET	Three cottages, now one house. Early C18. 2 builds	1701	1732	Post Medieval
MOX24245	27724	ELE	Post-medieval wall foundations and pits at Gable Cottage	WALL; PIT	The stratigraphy suggested the first stage of construction of the wall was probably the north-west external wall of a late C18 cellar. Three large possible sand and gravel quarry pits were probably contemporary. Shallow wall foundations of the recently demolished Gable Cottage and an additional building represented the second stage of building activity. The third stage of activity included the falling out of use of the cellar and the establishment of a large rubbish pit. No features or finds of archaeological significance, in particular Roman or medieval, were present during evaluation. A large quantity of postmedieval pottery, several intact and semi-intact bottles and several small and medium size fragments of brick were recovered.	MOX24245	27724	ELE	Post-medieval wall foundations and pits at Gable Cottage	Evaluation recorded 5 late C18/early C19 wall foundations, two late C19/early C20 pits and 4 undated pits.	1767	1932	Post Medieval to 20th Century

10.4 LANDSCAPE CHARACTERISATION

HLCUID	NAME	FULLTYPECO	BROADTYPE	HLCTYPE	YEARFROM	YEARTO	SUMMARY	PERIOD
HOX1467	Hethe	RSt-Vg	Rural Settlement	Rural - Village	1066	1539	A small village dating back to the medieval period. Place name of Hethe meaning uncultivated ground.	medieval
HOX1469	Fringford	RSt-Vg	Rural Settlement	Rural - Village	1066	1539	A village of probable medieval origin. Some modern settlement infill within the grounds of the old Manor - now manor farm	medieval

HLCUID	NAME	FULLTYPECO	BROADTYPE	HLCTYPE	YEARFROM	YEARTO	SUMMARY	PERIOD
HOX1470		RSt-Vg	Rural Settlement	Rural - Village	1921	1999	Settlement infill, of small irregular enclosure within the village of Fringford	Modern
HOX1471		RSt-Vg	Rural Settlement	Rural - Village	1921	1999	Housing estate built on an area of pre 18th century enclosures.	Modern
HOX1472		CP-Ef	Civil Provision	Civil Provision - Educational Facility	1921	1999	n/a	Modern
HOX1473		RSt-Vg	Rural Settlement	Rural - Village	1921	1999	settlement expansion into an area of planned enclosure	Modern
HOX1547	Shelswell Park	ORN-PDL	Ornamental	Orn-Parkland / Designed Landscape	1066	1539	Shown on Davis' Map of Oxfordshire c. 1797	medieval
HOX1584		ENC-PE	Enclosure	Piecemeal Enclosure	1798	1811	n/a	post medieval
HOX1585		ENC-PE	Enclosure	Piecemeal Enclosure	1798	1811	n/a	post medieval
HOX1586		ENC-PA	Enclosure	Planned Enclosure	1811	1881	n/a	post medieval
HOX1587		ENC-PA	Enclosure	Planned Enclosure	1811	1881	n/a	post medieval
HOX1588		ENC-RE	Enclosure	Reorganised Enclosures	1921	1999	n/a	Modern
HOX1647		ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	n/a	Modern
HOX1648		ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	n/a	Modern
HOX1692		ENC-RE	Enclosure	Reorganised Enclosures	1811	1881	n/a	post medieval
HOX1693		OH-ALO	Orchards and Horticulture	Orchard and Hort - Allotment	1811	1881	n/a	post medieval
HOX1697		ENC-PA	Enclosure	Planned Enclosure	1811	1881	n/a	post medieval
HOX1700		ENC-PA	Enclosure	Planned Enclosure	1811	1881	n/a	post medieval
HOX1701		ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	An area of open field enclosed into small narrow fields in the post medieval period (enclosed strips with reversed s boundaries) major boundary loss in modern times creating medium sized planned enclosures.	Modern
HOX1702	Fringford hill Covert	LDW-PW	Woodland	Woodland - Plantation	1811	1881	n/a	post medieval

HLCUID	NAME	FULLTYPECO	BROADTYPE	HLCTYPE	YEARFROM	YEARTO	SUMMARY	PERIOD
HOX1703		ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Planned enclosure of rough ground in the post medieval period. Boundary loss in modern times.	Modern
HOX1704	Fringford hill Mill	IND-MLC	Industry	Industry -Mill / Mill Complex	1700	1797	n/a	post medieval
HOX1705		LDW-CW	Woodland	Woodland - Secondary Woodland	1921	1999	n/a	Modern
HOX1706	Poplar Spinney	LDW-CW	Woodland	Woodland - Secondary Woodland	1811	1881	n/a	post medieval
HOX1707	Hopyard Spinney	LDW-CW	Woodland	Woodland - Secondary Woodland	1811	1881	n/a	post medieval
HOX1710	'includes Heath Brayd'	ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	n/a	Modern
HOX1713	Laurels Farm	RSt-IS	Rural Settlement	Rural -Farmstead	1921	1999	n/a	Modern
HOX1715		ENC-AM	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	n/a	
HOX1733		ENC-RE	Enclosure	Reorganised Enclosures	1921	1999	n/a	Modern
HOX2385	Willaston Farm	RSt-IS	Rural Settlement	Rural -Farmstead	1811	1881	n/a	post medieval
HOX2386		CIV-SW	Civic Amenities	Civic Amenities - Sewerage Treatment Works	1921	1999	n/a	Modern
HOX2387		WMG-Rv	Water and Valley Floor	Water - River	-500000	2050	n/a	Pre-historic
HOX4312		CIV-SW	Civic Amenities	Civic Amenities - Sewerage Treatment Works	1921	1999	n/a	Modern

11 APPENDIX 2 – SETTING ASSESSMENT METHODOLOGY

11.1 SETTING ASSESSMENT METHODOLOGY

- 11.1.1 The assessment process has given due consideration to Historic England guidance on setting as set out in Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets.²⁰
- 11.1.2 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 11.1.3 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. The Historic England Good Practice Advice guidance on setting establishes that it has a 'twin role' in both contributing to significance and allowing heritage significance to be appreciated. It therefore must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset and the extent to which it allows that significance to be appreciated.
- 11.1.4 Historic England guidance identifies that 'change to heritage assets is inevitable, but it is only harmful when significance is damaged.'
- 11.1.5 In that regard, 'significance' is defined in Annex 2 of the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.'
- 11.1.6 As such, when assessing the impact of proposals on designated heritage assets beyond the boundary of a development site, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' or the ability to appreciate 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 11.1.7 Set within this context, where the objective is to determine the impact of proposals on designated heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance or the ability to appreciate that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset -

²⁰ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

it can be positive, negative or neutral.

- 11.1.8 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' published by Historic England in 2017. Part 1 of this guidance reproduces the definition of setting as outlined in the Glossary of NPPF, which observes that the setting of a heritage asset is:
- 11.1.9 '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.'
- 11.1.10 The guidance states that the importance of setting 'lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.'
- 11.1.11 It goes on to note:
- 11.1.12 'All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.'
- 11.1.13 Whilst identifying that elements of an asset's setting can make an important contribution to its significance the guidance states that: 'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated'. It continues by adding that: 'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...'
- 11.1.14 On a practical level, the Historic England guidance identifies an approach to assessing setting in relation to development management which is based on a five- step procedure, i.e.:
1. Identify which heritage assets and their settings are affected.
 2. Assess the degree to which these setting make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

- 11.1.15 As far as Step 2 is concerned, the guidance makes the following observations:
- 11.1.16 ‘The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. ...this assessment should first address the key attributes of the heritage asset itself and then consider:
- 11.1.17 The physical surroundings of the asset, including its relationship with other heritage assets; the asset’s intangible associations with its surroundings, and patterns of use; and the asset’s intangible associations with its surroundings, and patterns of use.’
- 11.1.18 Thereafter, the guidance notes that ‘...this assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below.’ Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’; i.e.:
- 11.1.19 ‘In general...the assessment should address the key attributes of the proposed development in terms of its location and siting; form and appearance; wider effects; and permanence.’
- 11.1.20 Appeal decisions, e.g. Javelin Park, Gloucestershire (Ref 12/0008/STMAJW)²¹, have clarified the interpretation of existing guidance, establishing that the ability to see a proposed development, either from the heritage asset itself or from within its setting, should not be equated with harm to the significance of the asset. The key issue is whether and to what extent the proposed development would affect the contribution that setting makes to the significance of the heritage asset.

21

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/412072/15-01-16_DL_IR_Javelin_Park_2200210.pdf

12 APPENDIX 3 – DEVELOPMENT PROPOSALS

Notes

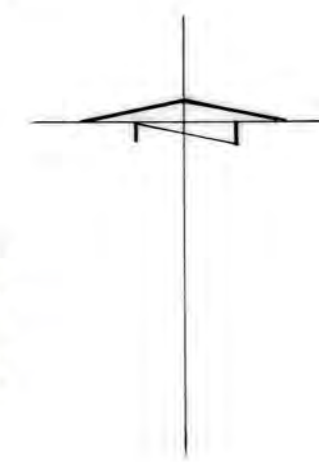
All dimensions and levels on site are to be checked prior to commencement of work

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SCALE



LOCATION PLAN 1:1250 Reproduced Ordnance Survey Promap 1:1250 with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Licence No (100000120)



BLOCK PLAN 1:500

Project **Detached dwelling
Land off Rectory Lane
Fringford
BICESTER
Oxon**
Client **Mr A Bradbury**

Drawing **BLOCK PLAN**
Scale **1:500 at A3** Date **June 2020**

Paul Edwards Architecture
22 Snow Lane, Bicester, Oxon, OX9 1BB
Tel: 0185 2722, Mob: 078181541, Email: paul@peda.co.uk, www.peda.co.uk

Job **2550** Dwg. **05**

13 APPENDIX 4 – FIGURES

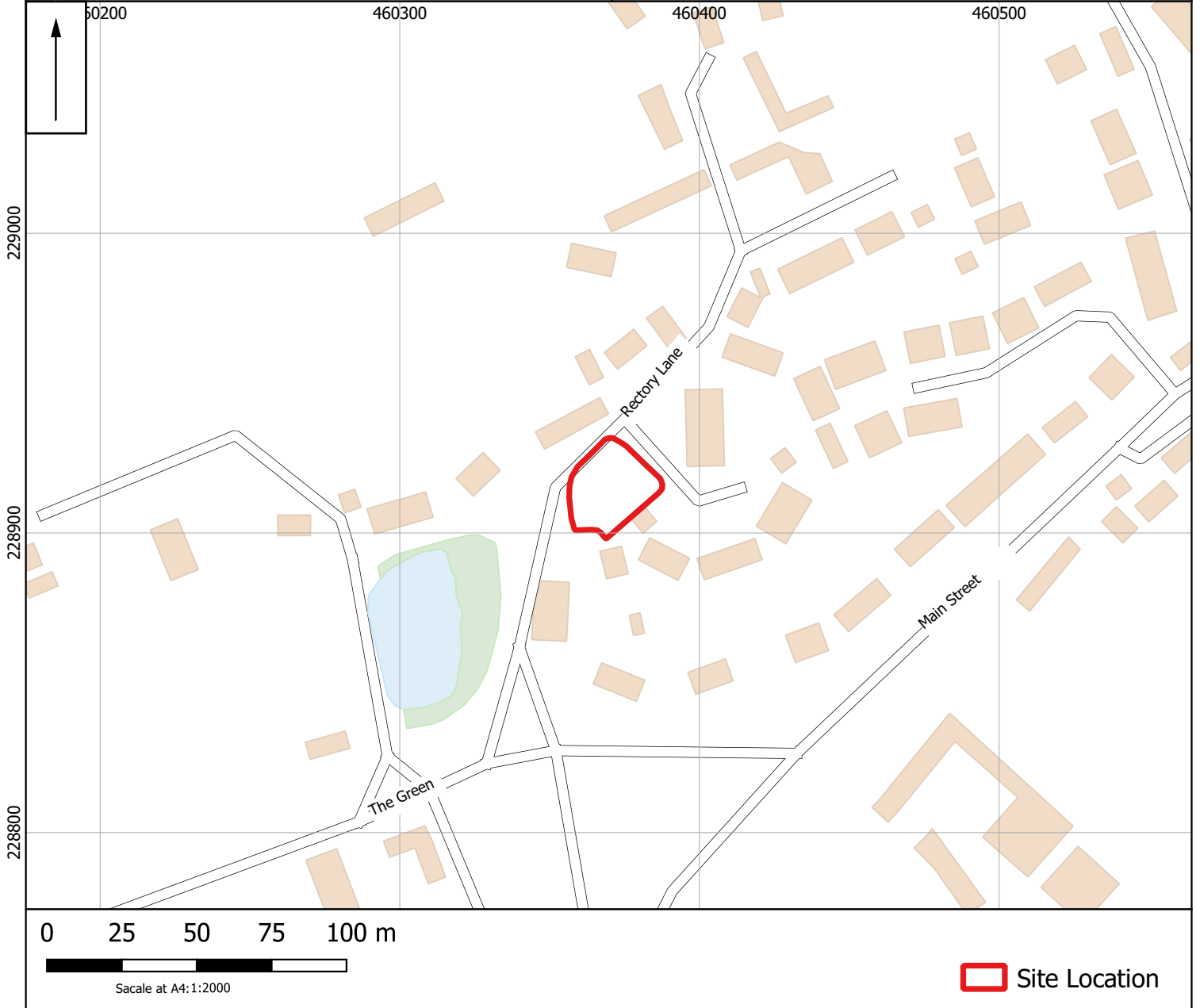
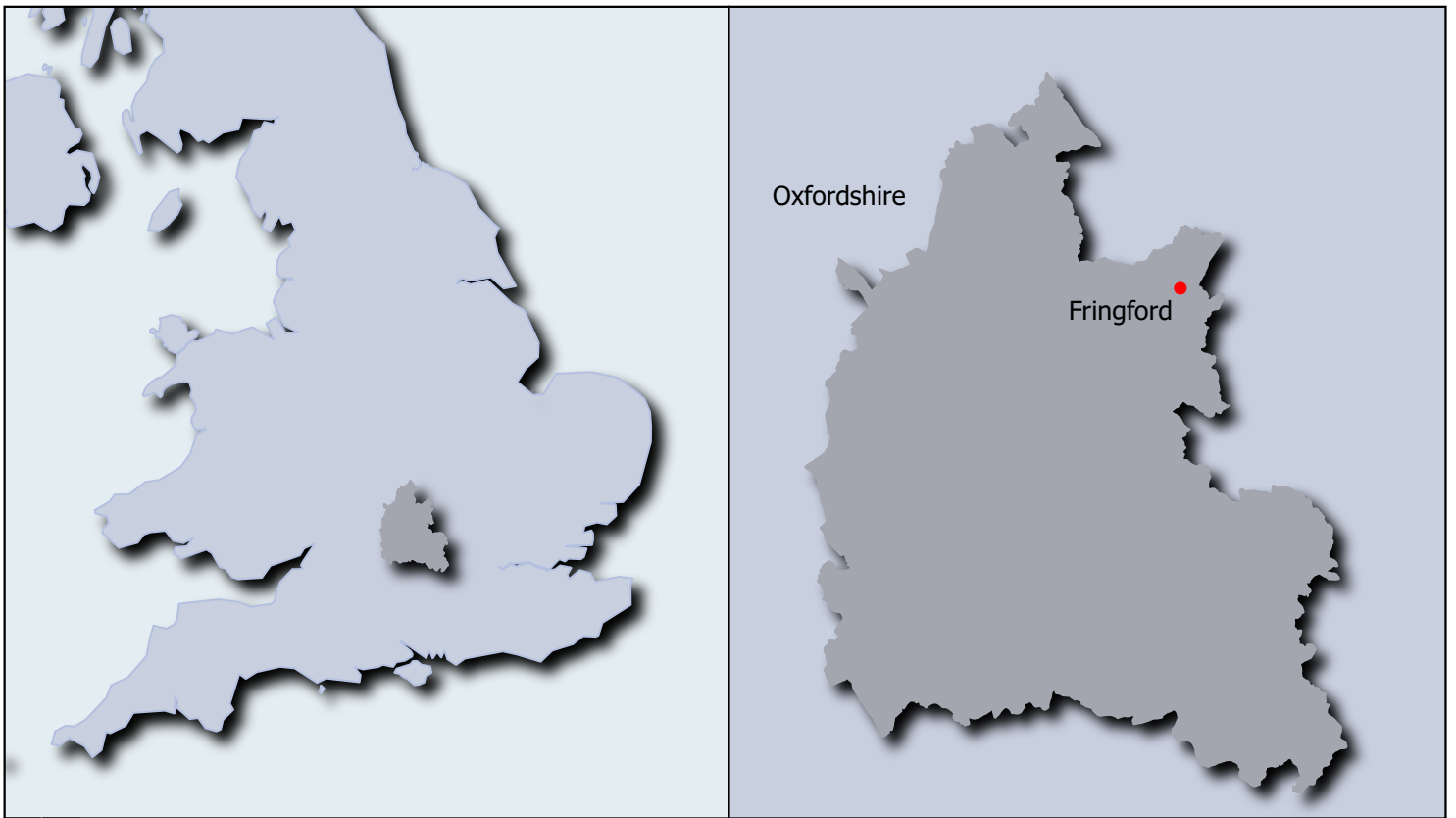
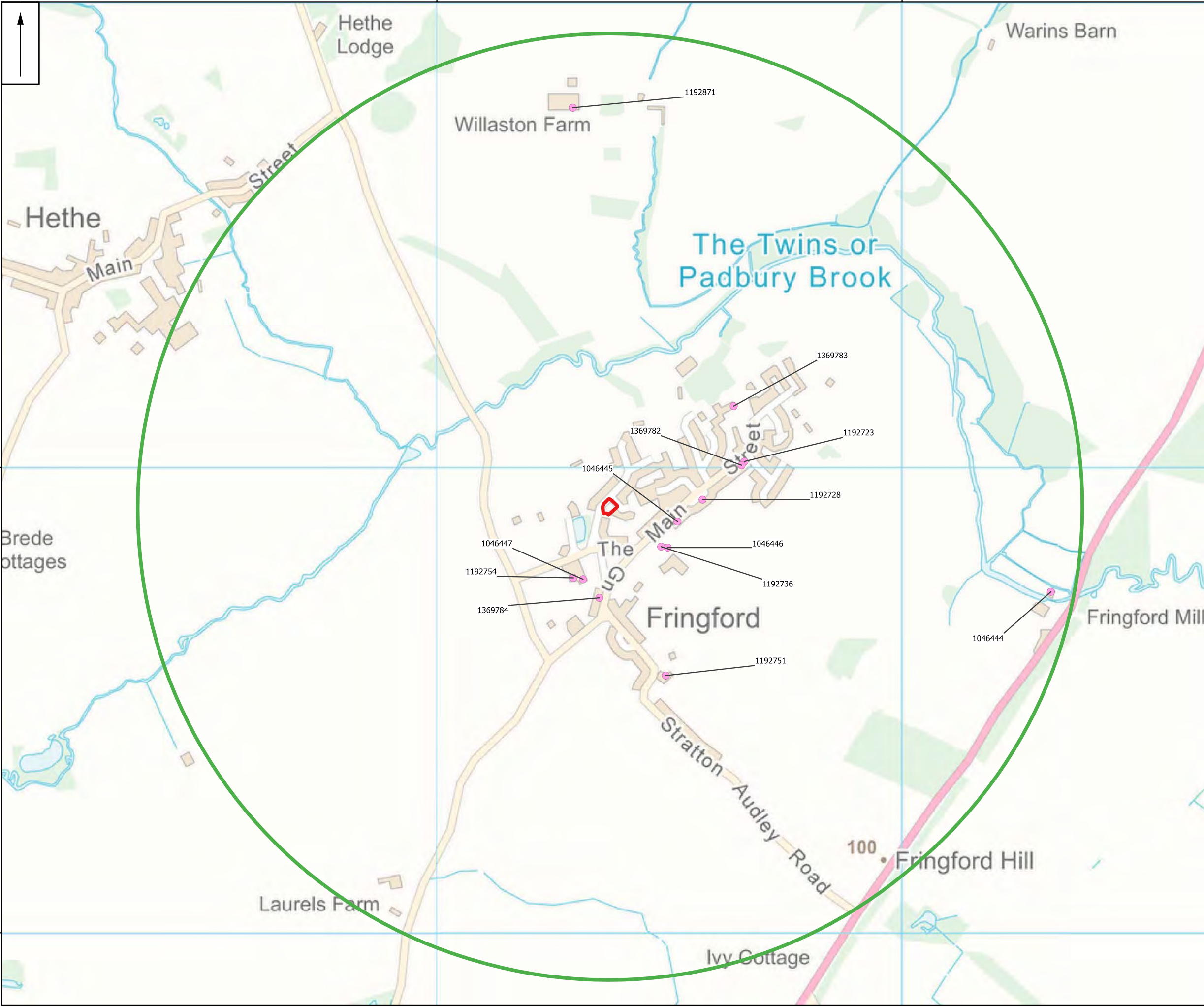


Figure 1. Site Location

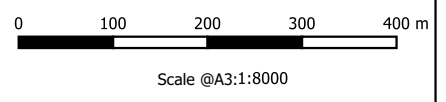
460000

461000



Key:

- Listed Buildings
- Site Location
- Search Radius 1km



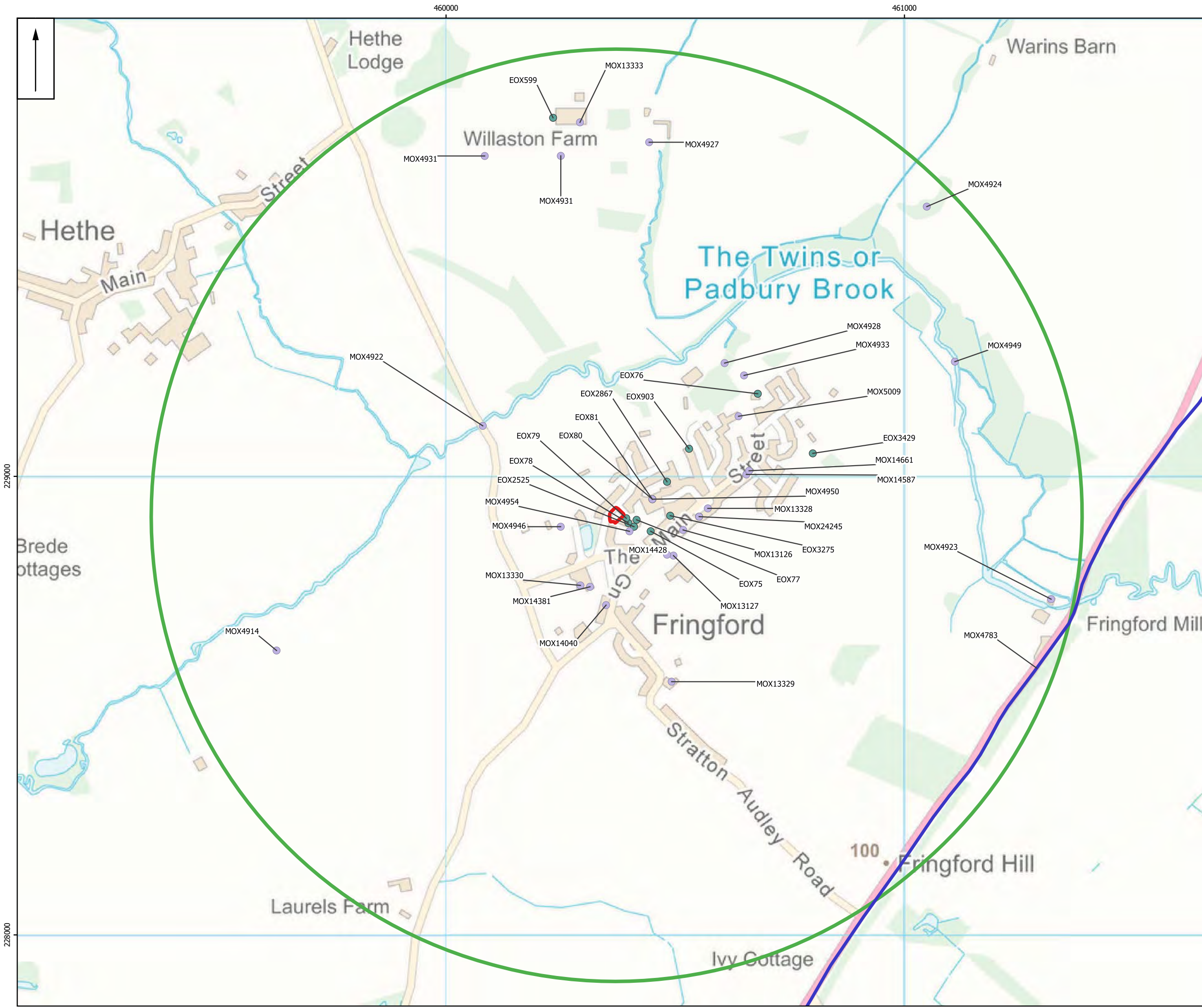
**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 2
Designated Heritage Assets (Listed Buildings)

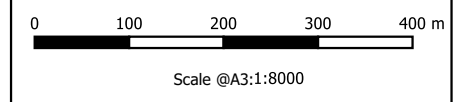
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228000



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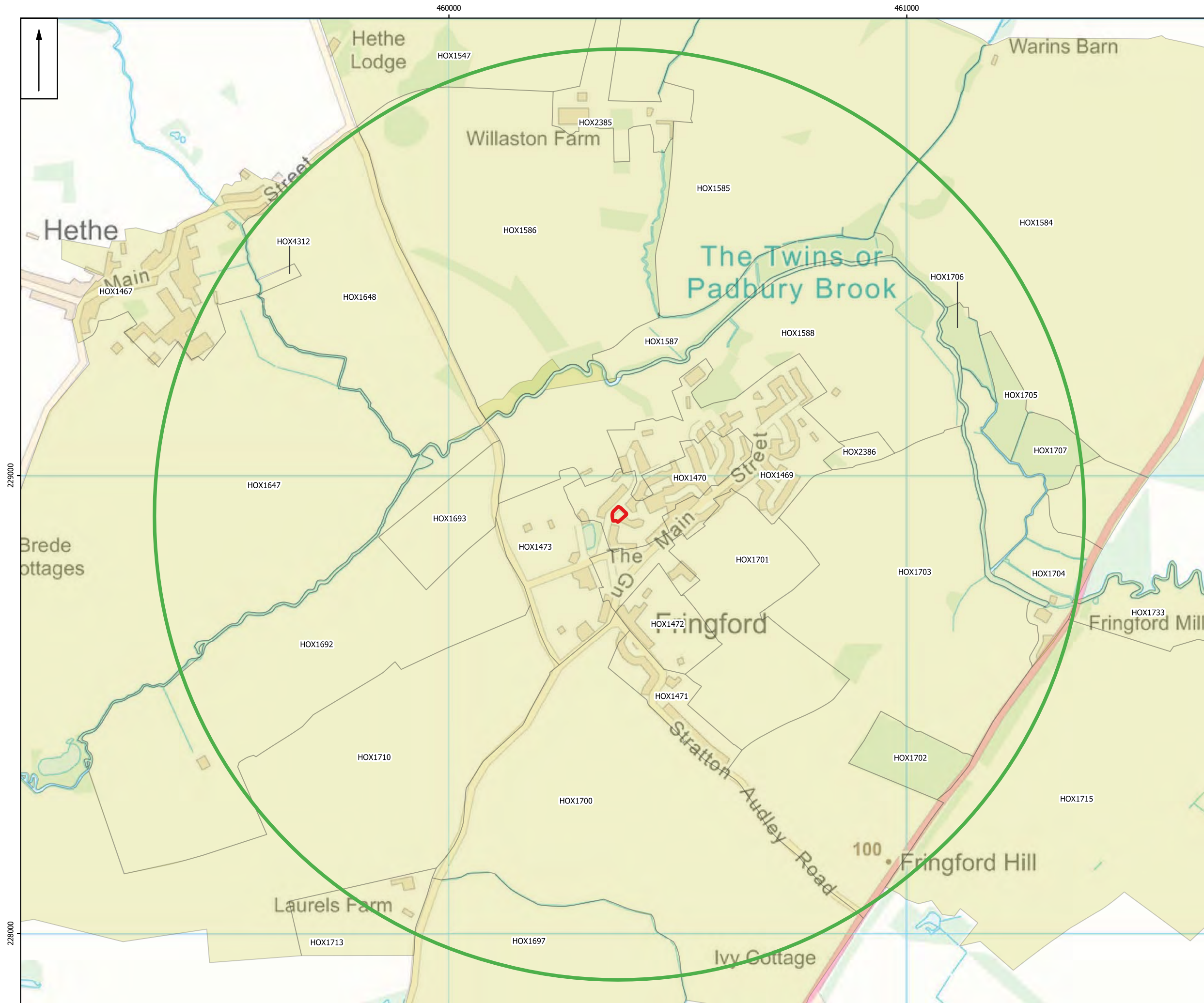
- Events Point
- Monuments Line
- Monuments Point
- Site Location
- Search Radius 1km



**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 3
Non-Designated Heritage Assets (Events, Monuments)



Key:

- Historic Landscape Characterisation
- Site Location
- Search Radius 1km

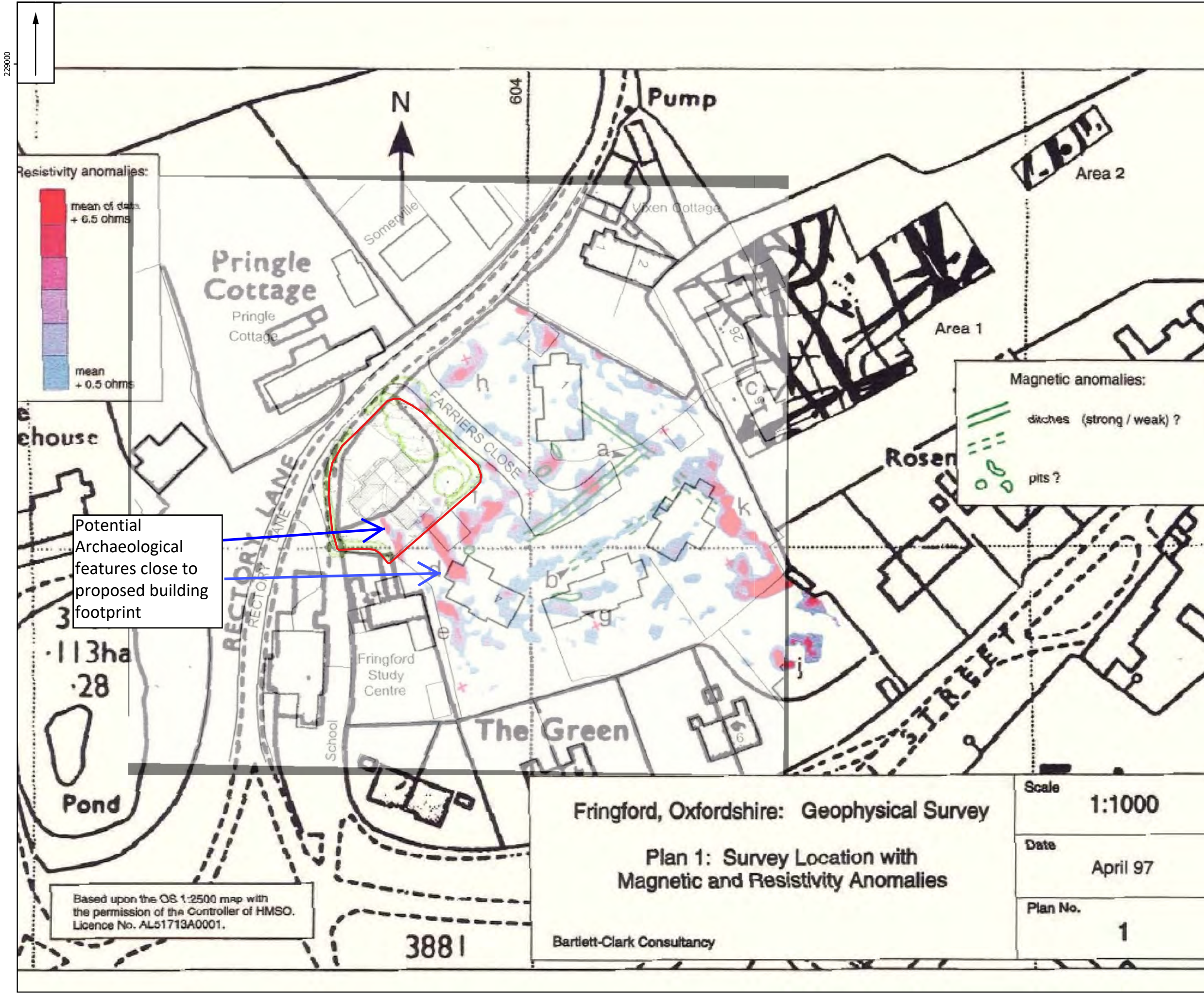
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Scale @A3:1:8000

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Figure 4
Historic Landscape Characterisation

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Resistivity anomalies:

mean of data + 6.5 ohms

mean + 0.5 ohms

Magnetic anomalies:

ditches (strong / weak) ?

pits ?

Potential Archaeological features close to proposed building footprint

Key:

Site Location

0 10 20 30 m

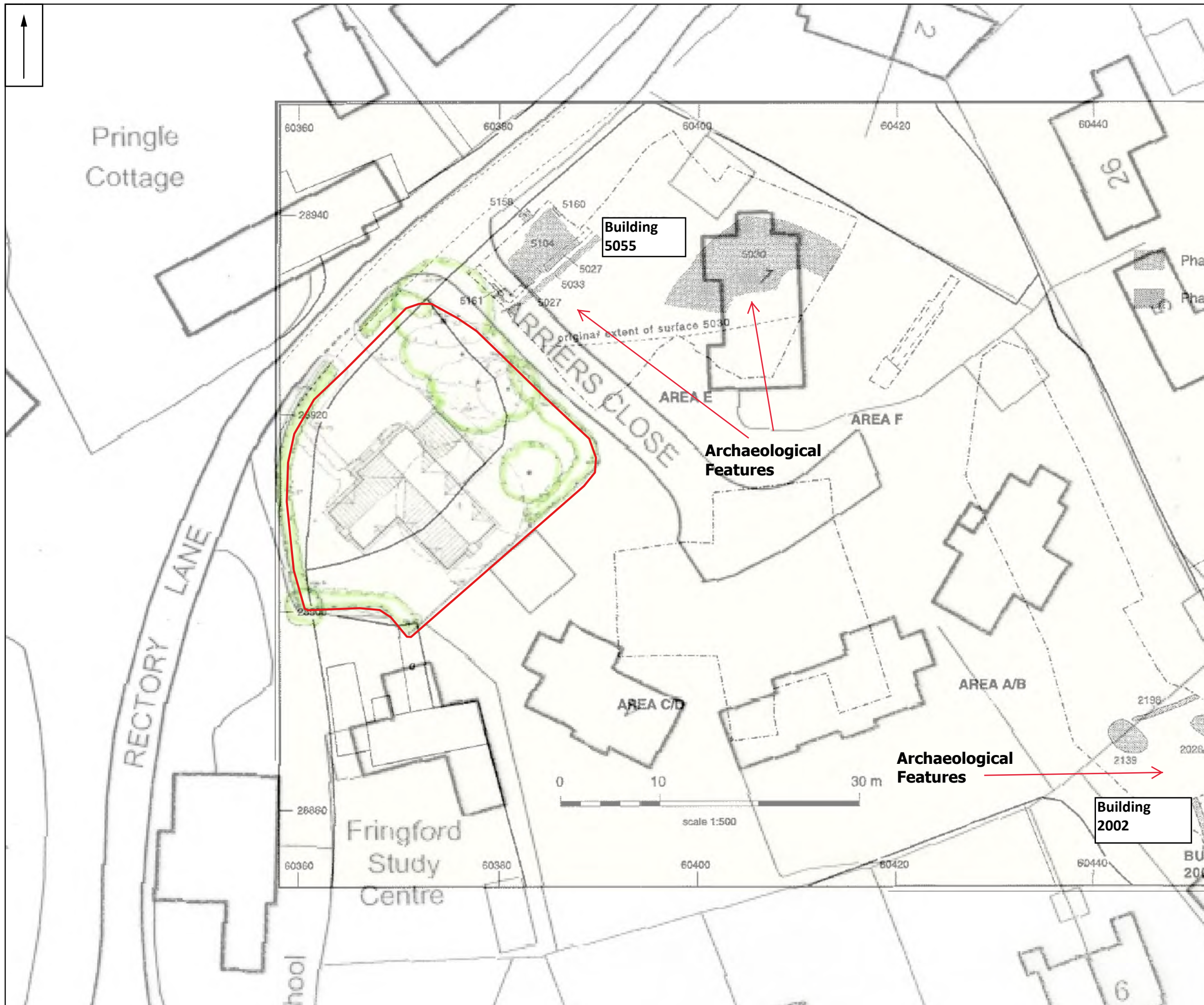
Scale @A3:1:750

Fringford, Oxfordshire: Geophysical Survey		Scale	1:1000
Plan 1: Survey Location with Magnetic and Resistivity Anomalies		Date	April 97
Bartlett-Clark Consultancy		Plan No.	1

ABRAMS ARCHAEOLOGY

Rectory Lane, Fringford

Figure 5: Development Proposals overlaid on "Plan 1: Survey Location with Magnetic and Resistivity Anomalies" In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Project No.00001 | 21/2/2021 | Prepared By: ARTE-FACTS



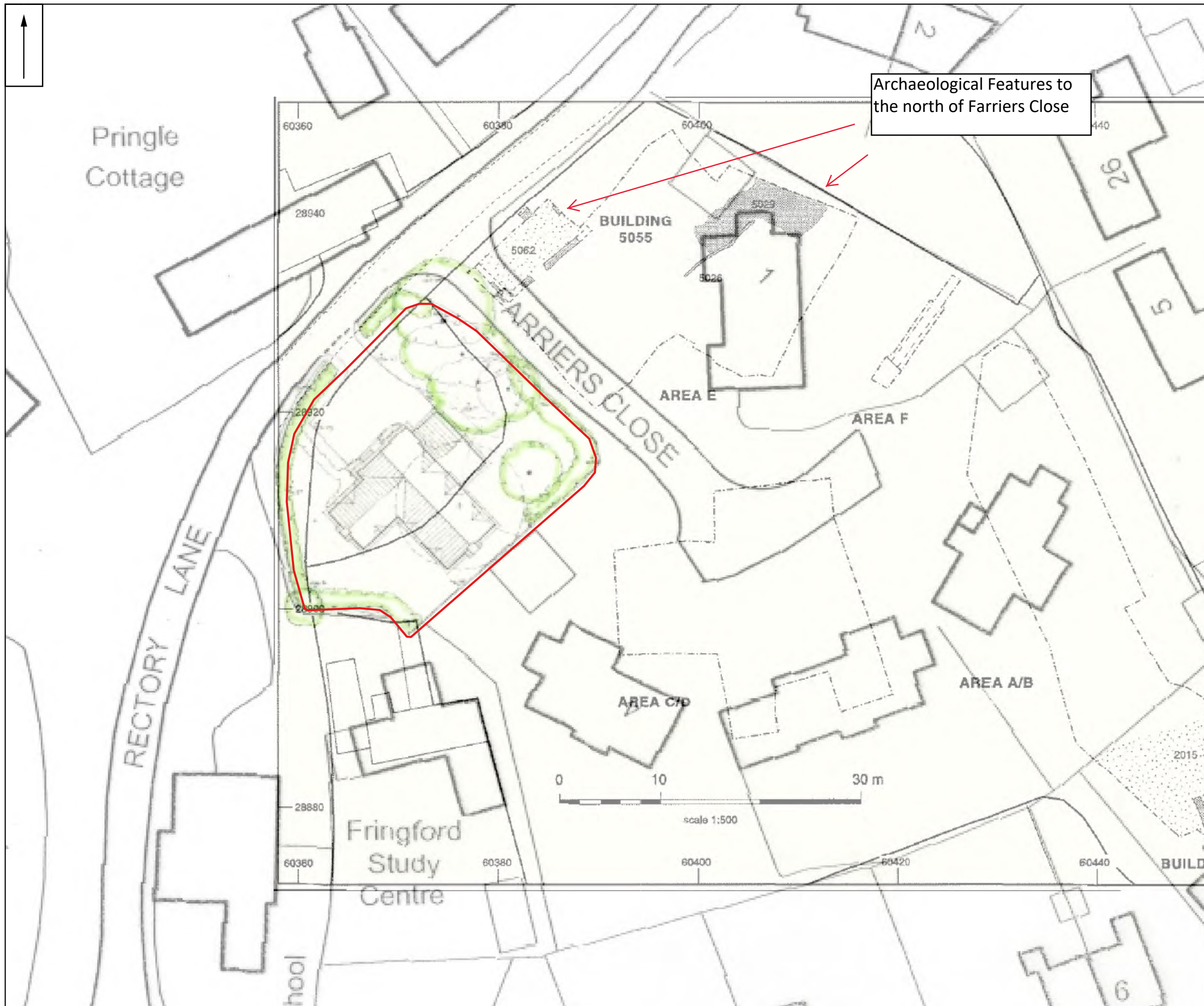
Key:

Site Location

**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 6: Development Proposals overlaid on "Figure 7 Phase 4 and 4a. Early - middle 13th century" In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997



Key:

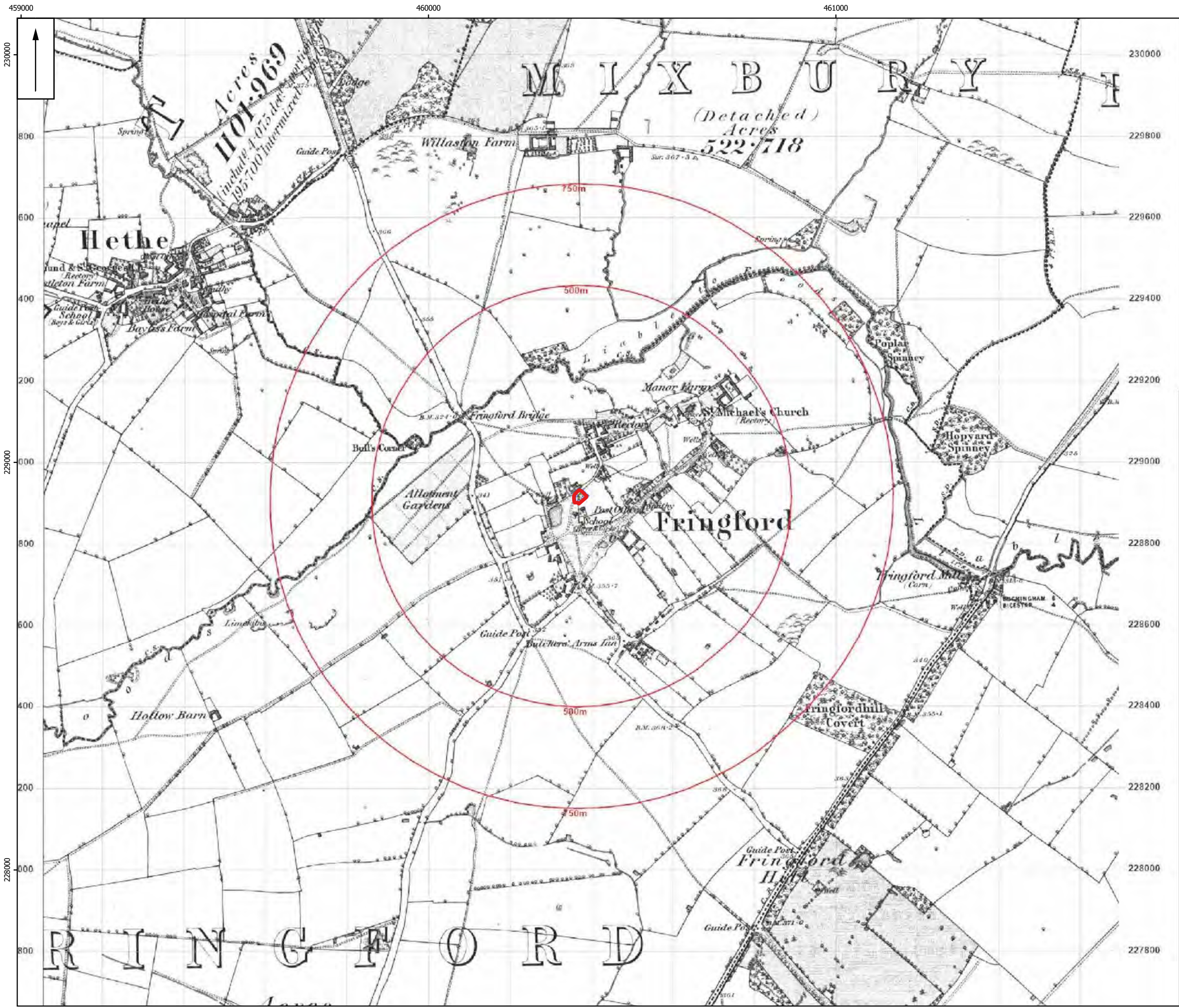
Site Location

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**ABRAMS
ARCHAEOLOGY**

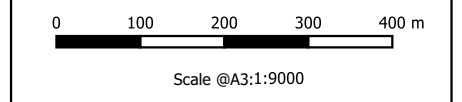
Rectory Lane, Fringford

Figure 7: Development Proposals overlaid on "Figure 8 Phase 5/5a. later 13th - early/mid 14th century" In: 2000. Blinkhorn, P, Bloor, C and Thomason, D. Excavations at The Paddock, Rectory Lane, Fringford 1997



Key:

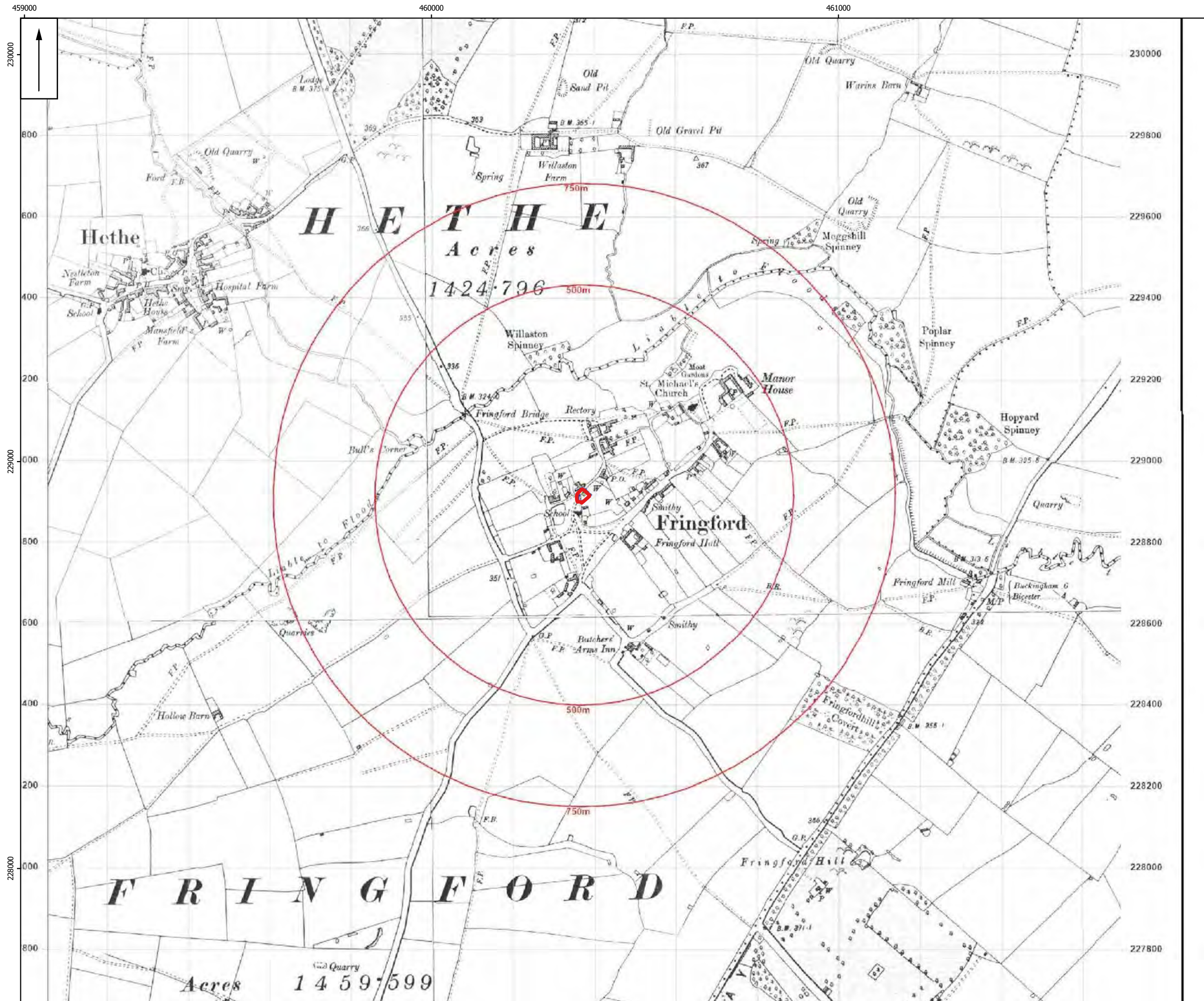
Site Location



**ABRAMS
ARCHAEOLOGY**

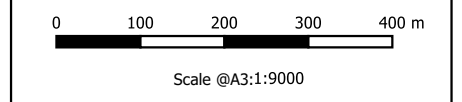
Rectory Lane, Fringford

Figure 8
1880 Ordnance Survey Map



Key:

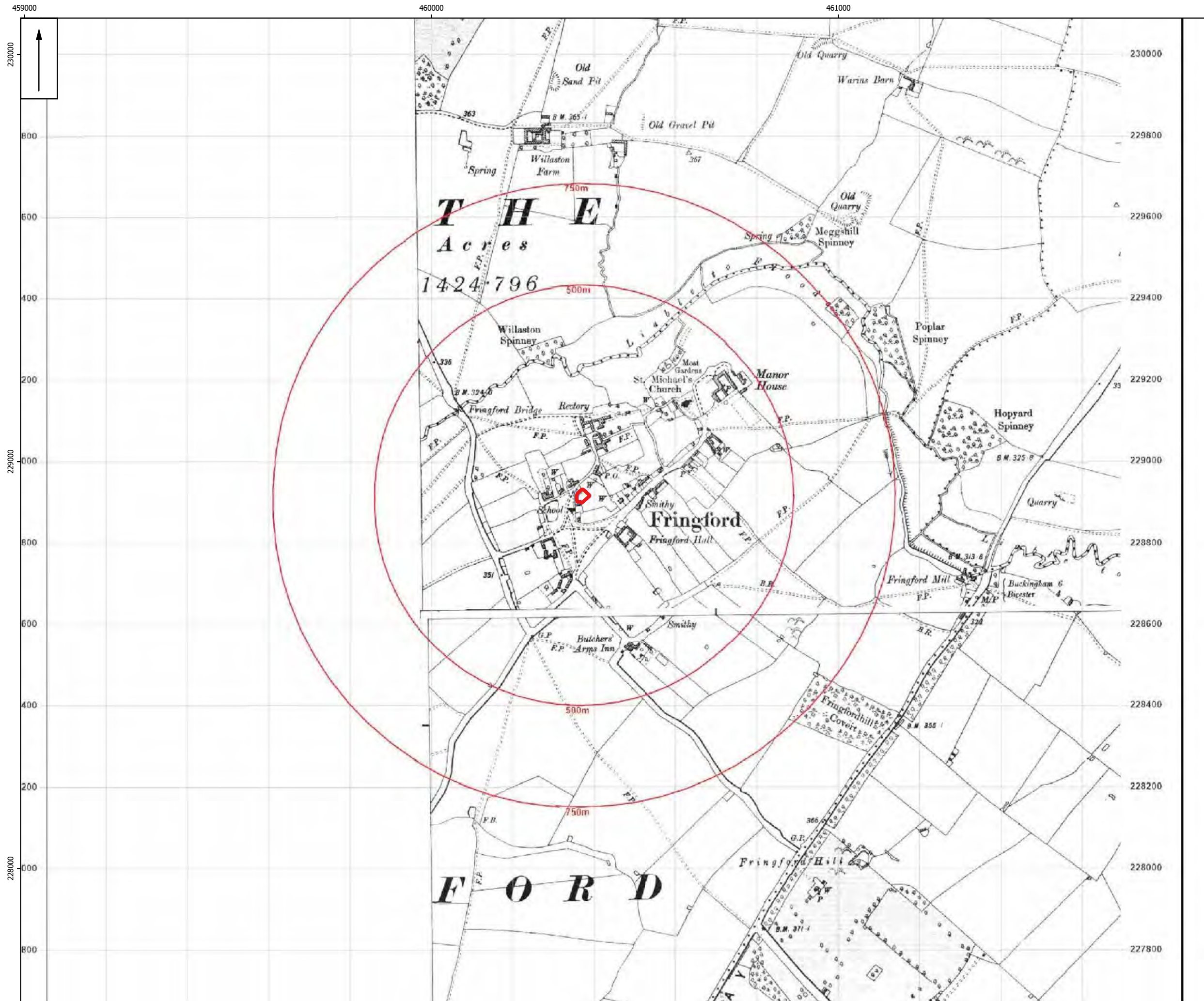
Site Location




**ABRAMS
ARCHAEOLOGY**

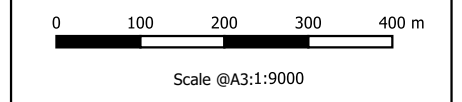
Rectory Lane, Fringford

Figure 9
1898-1900 Ordnance Survey Map



Key:

 Site Location



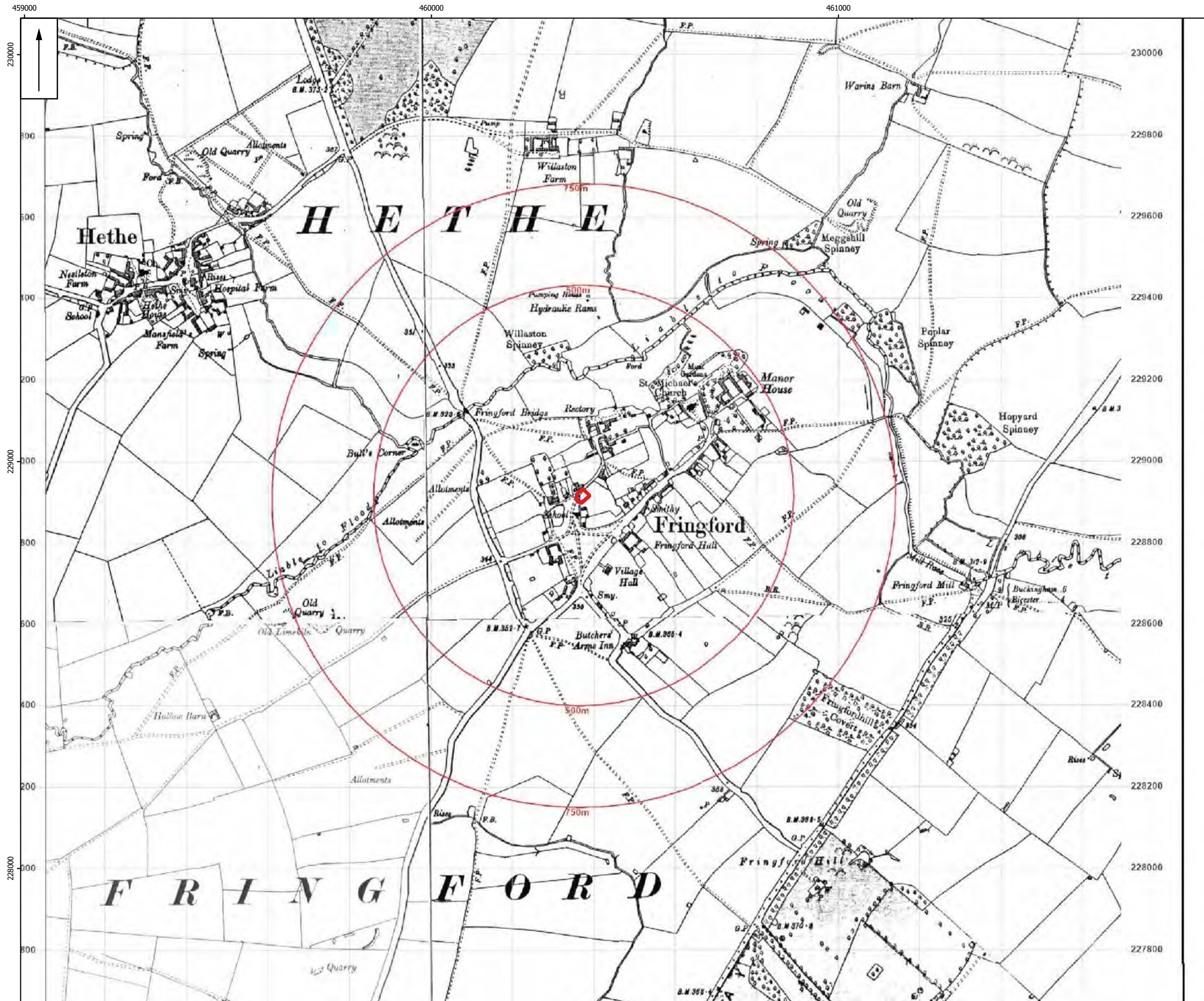
**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 10

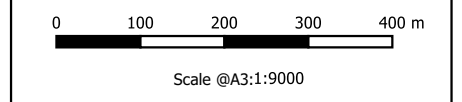
1900 Ordnance Survey Map

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Key:

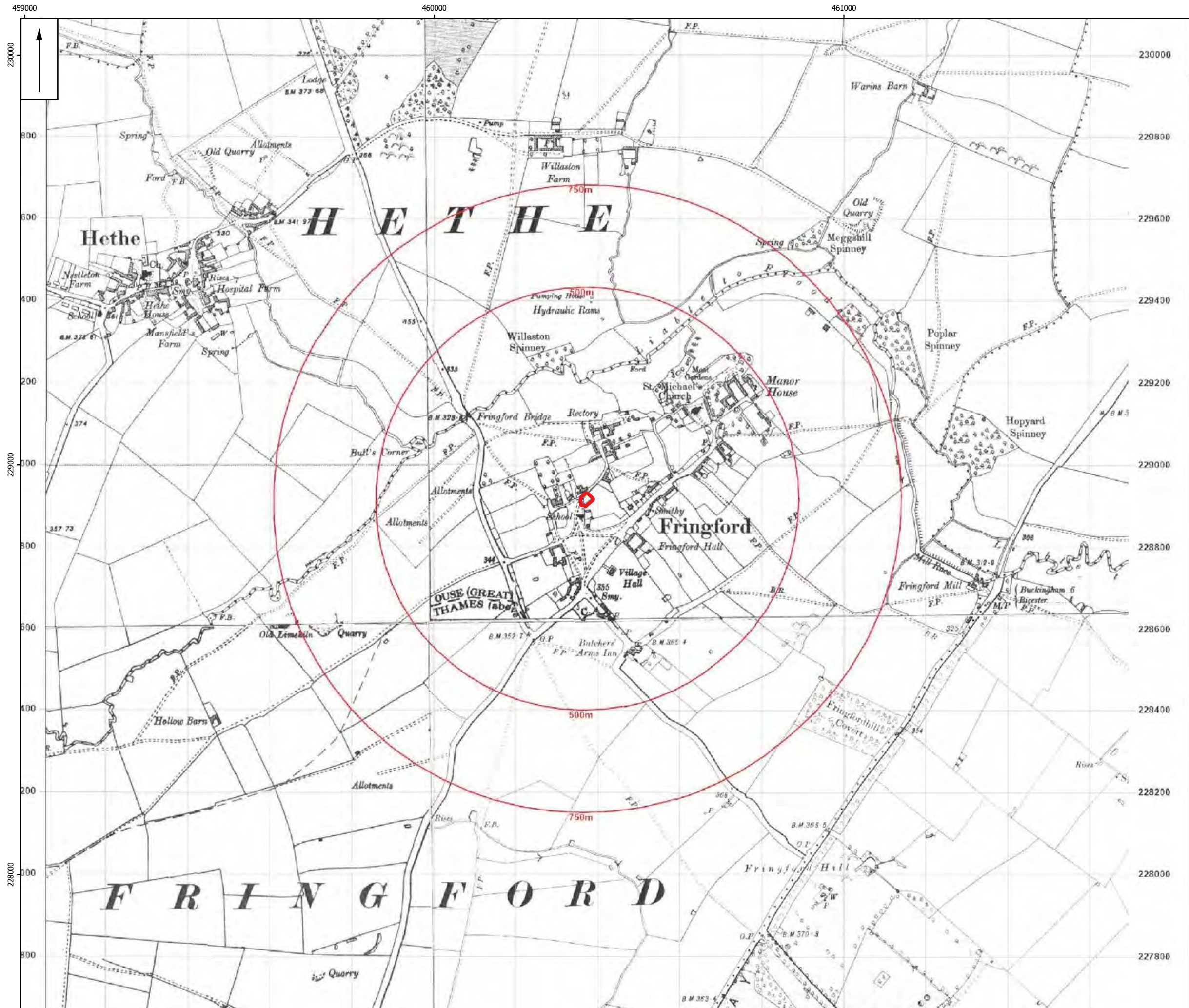
Site Location



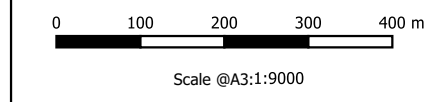
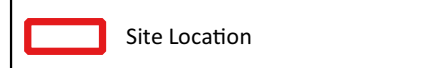
**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 11
1919-1920 Ordnance Map



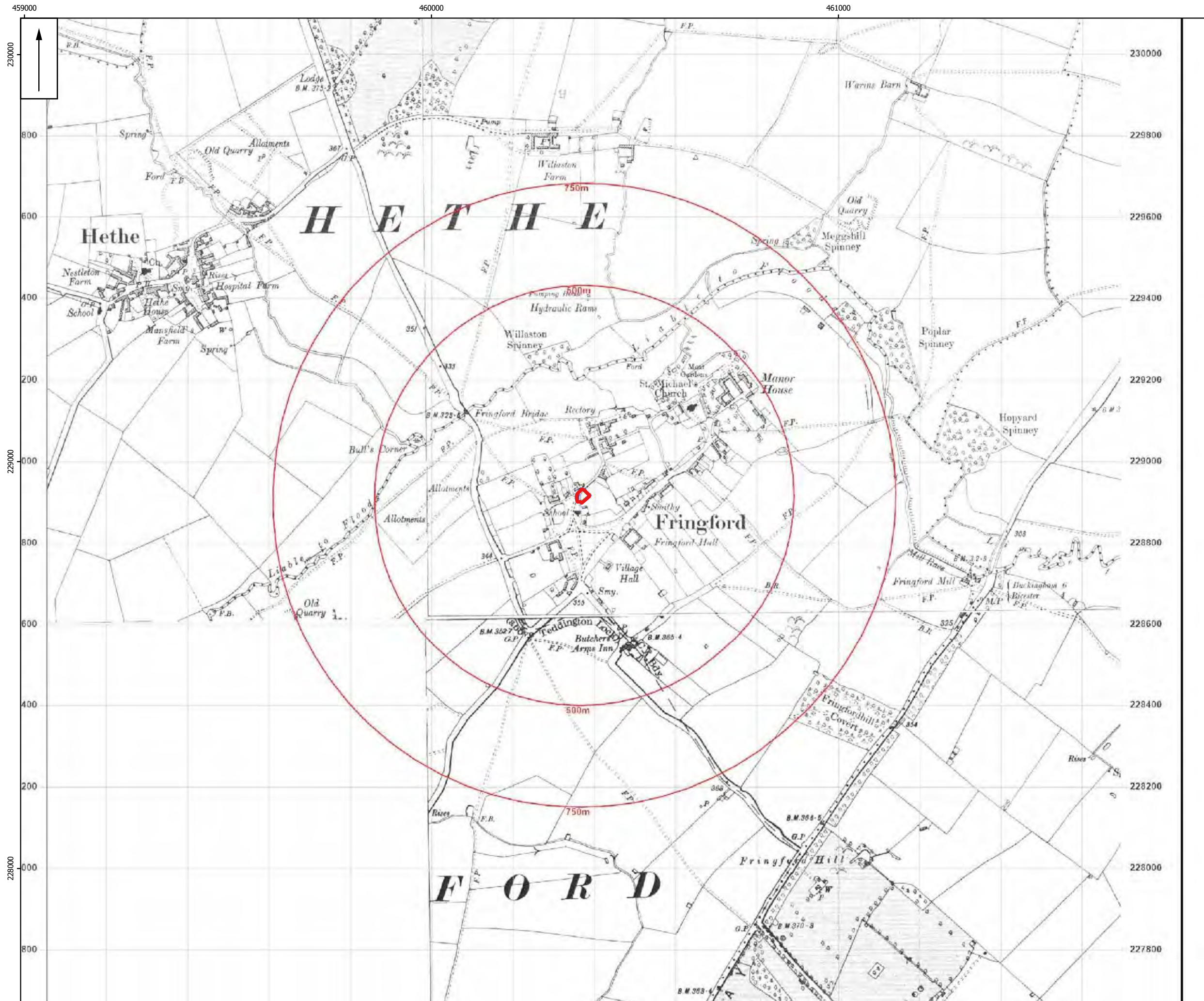
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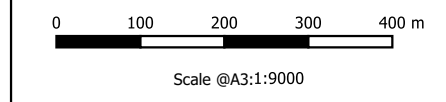
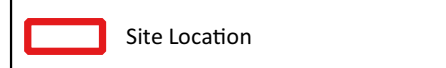
**ABRAMS
ARCHAEOLOGY**

Rectory Lane, Fringford

Figure 12
1920 Ordnance Map



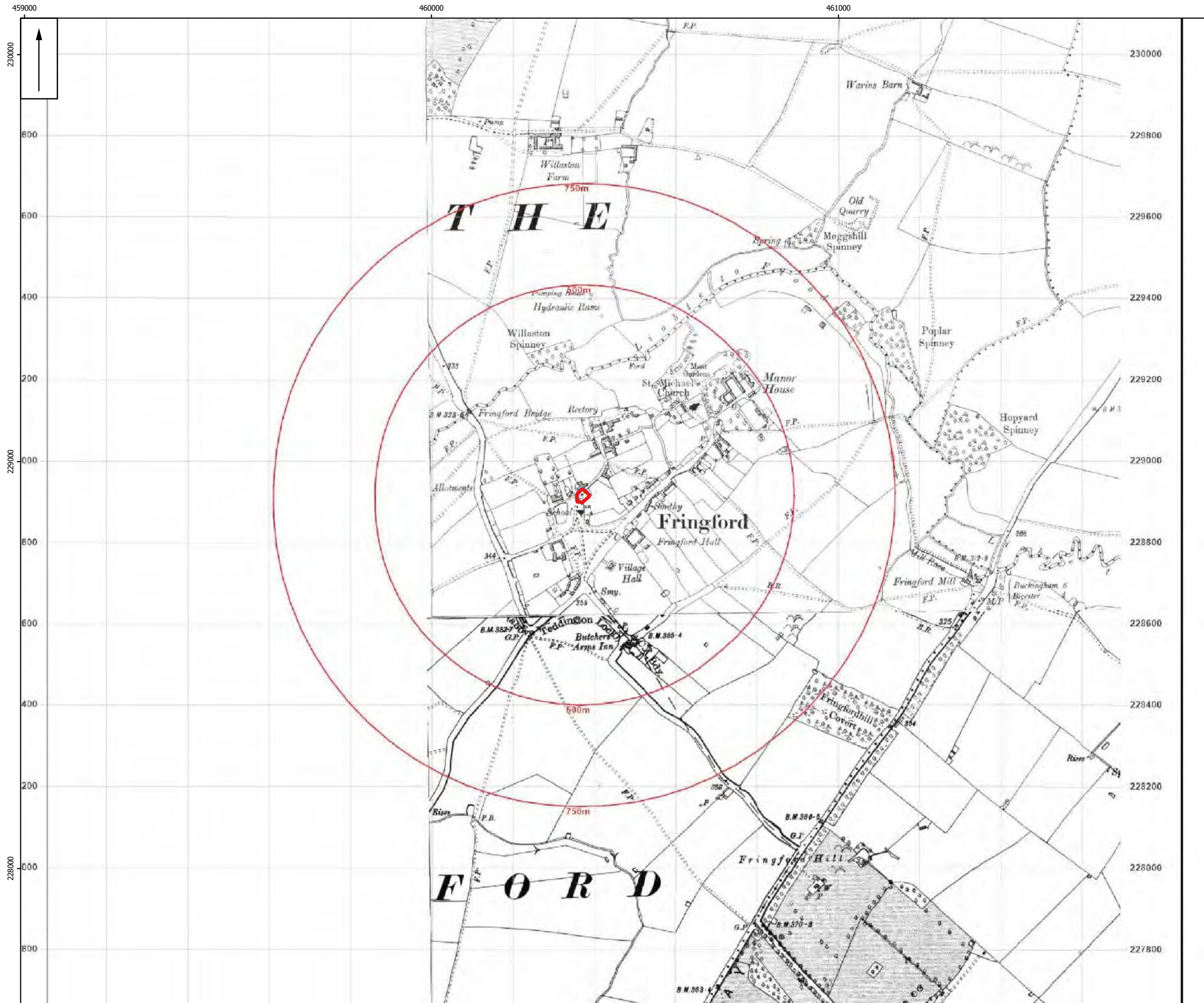
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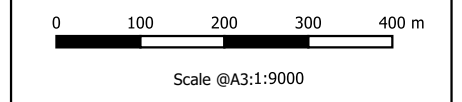
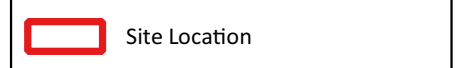
**ABRAMS
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Rectory Lane, Fringford

Figure 13
1920-1923 Ordnance Survey Map



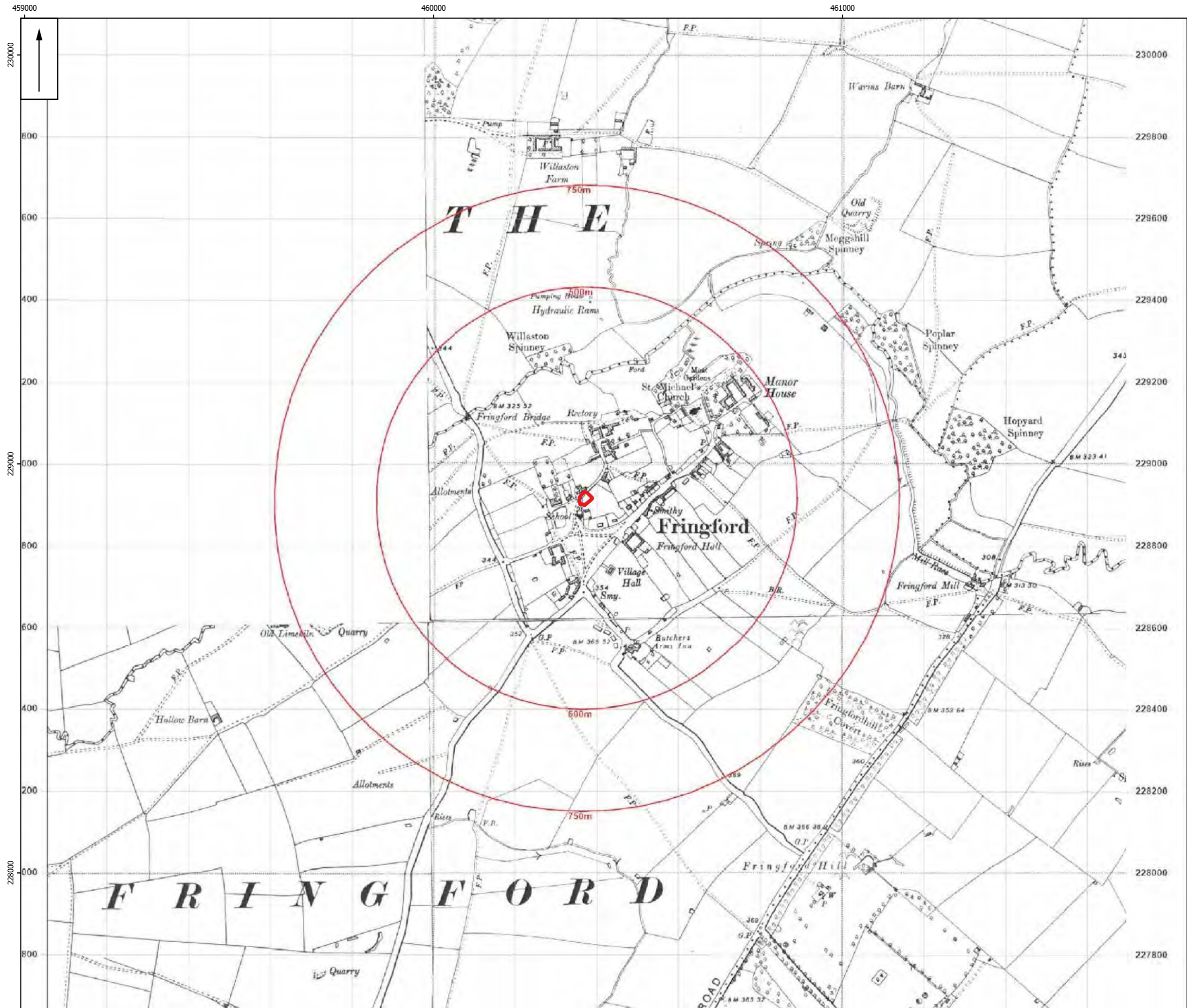
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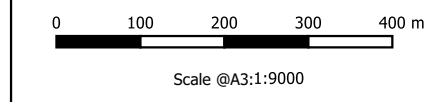
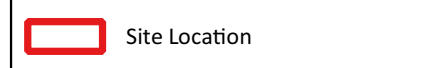
**ABRAMS
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Rectory Lane, Fringford

Figure 14
1926 Ordnance Map



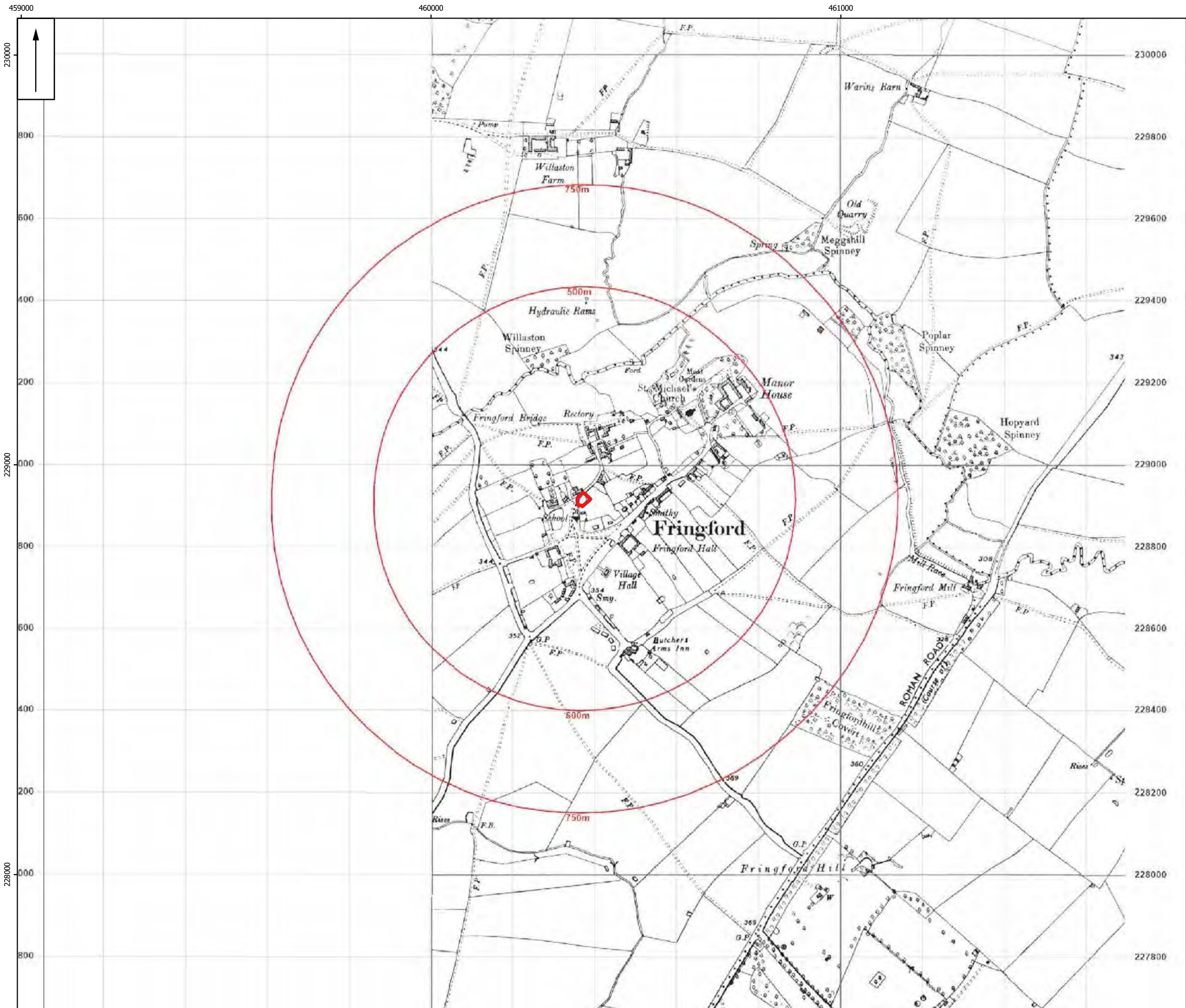
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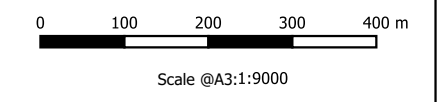
Rectory Lane, Fringford

Figure 15
1950 Ordnance Survey Map



Key:

Site Location

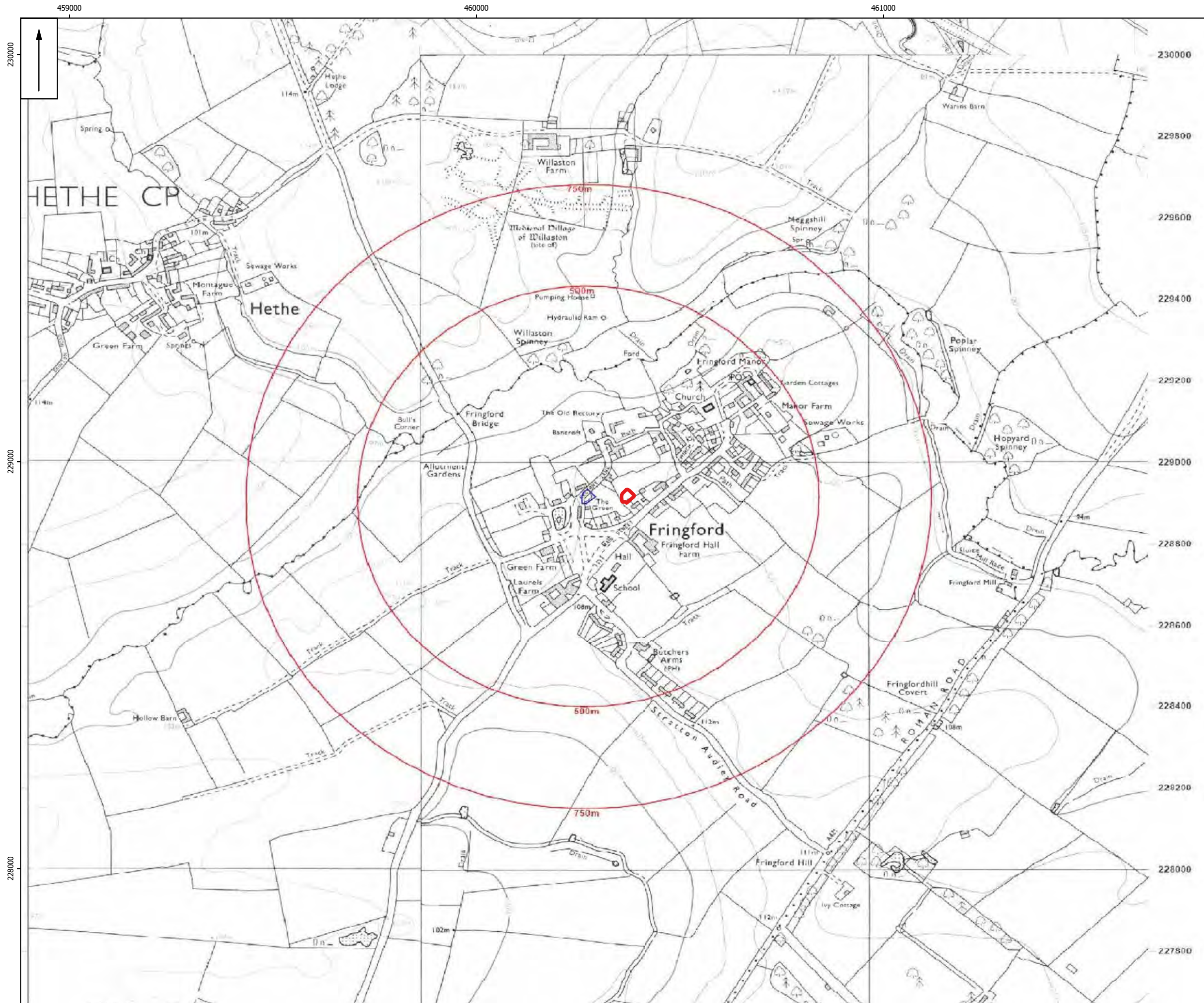


**ABRAMS
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Rectory Lane, Fringford

Figure 16
1957 Ordnance Survey Map

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Key:

Site Location

0 100 200 300 400 m

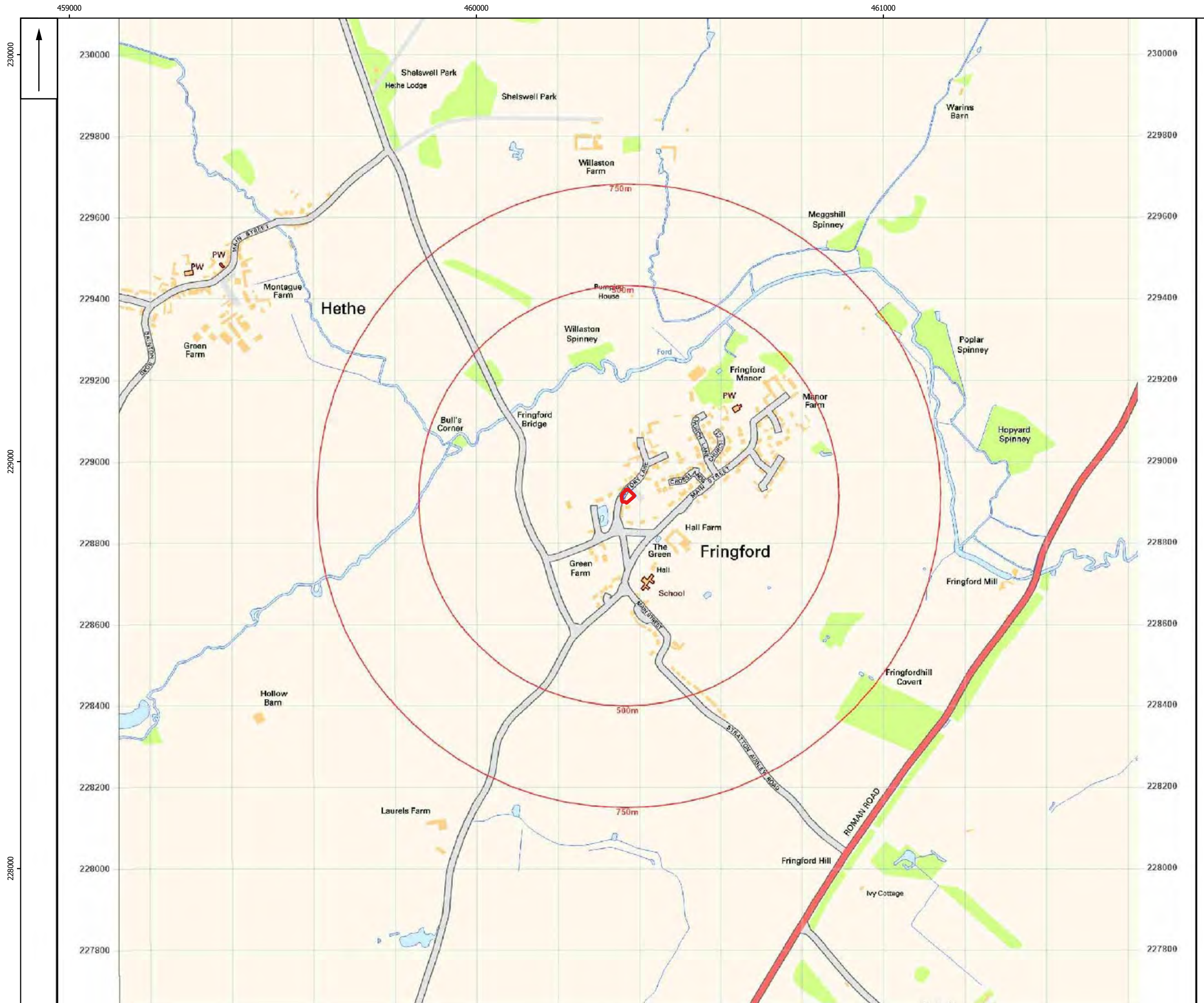
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**ABRAMS
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Rectory Lane, Fringford

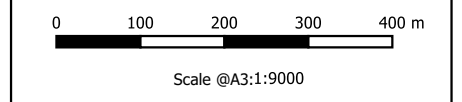
Figure 17

1980-1982 Ordnance Survey Map



Key:

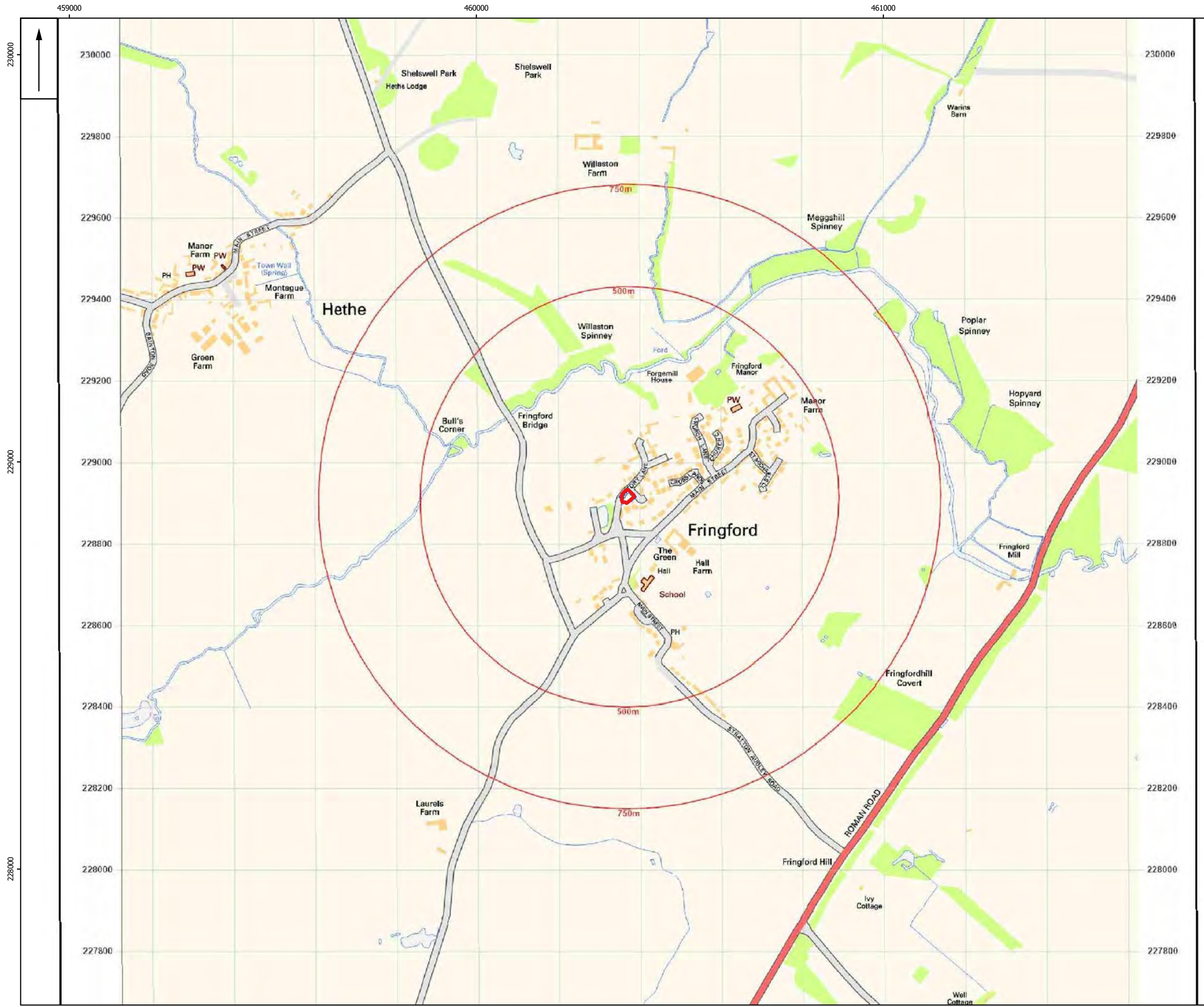
Site Location



**ABRAMS
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Rectory Lane, Fringford

Figure 18
2001 Ordnance Survey Map



Key:

Site Location

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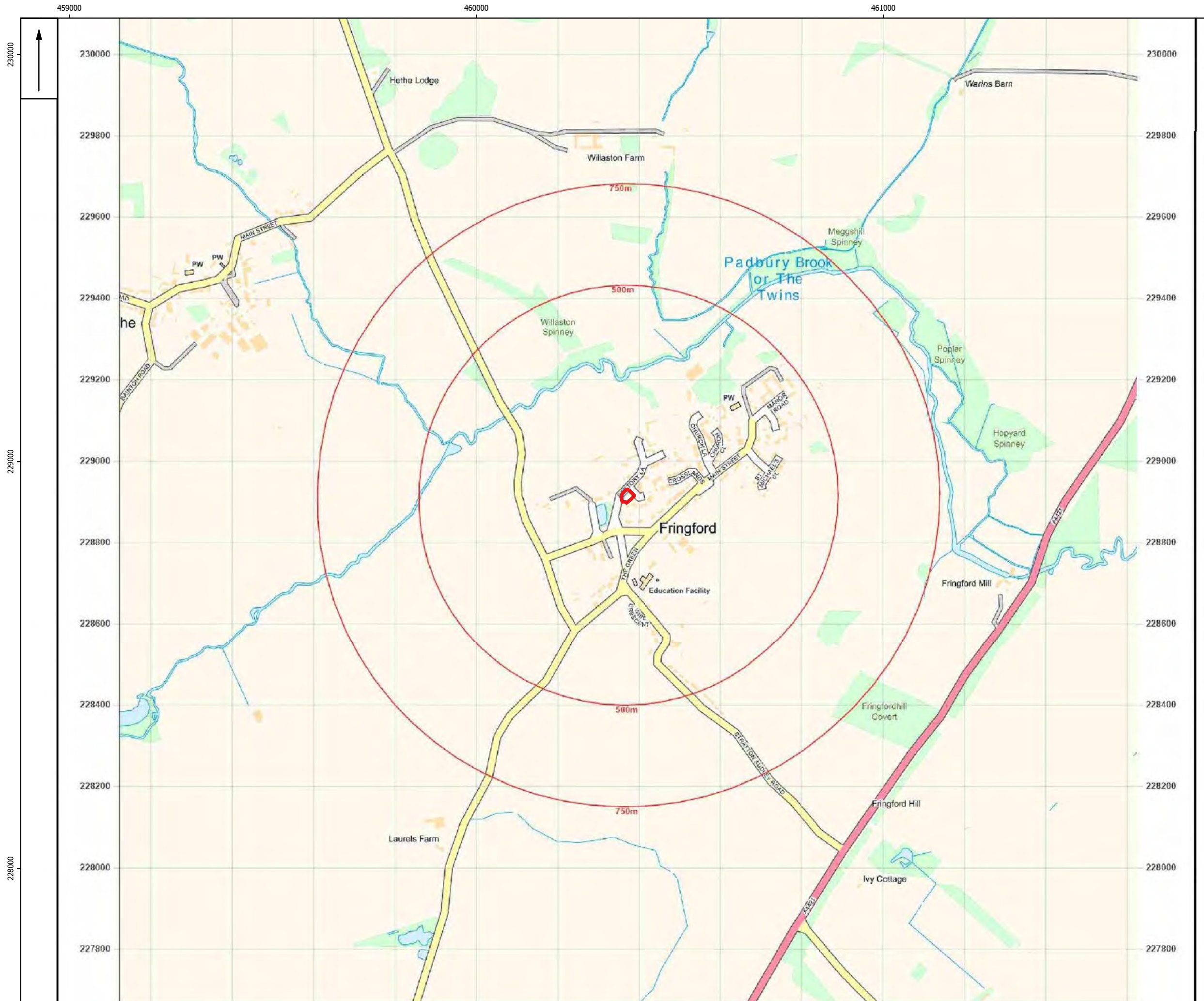
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**ABRAMS
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Rectory Lane, Fringford

Figure 19

2010 Ordnance Survey Map



Key:

Site Location

0 100 200 300 400 m

Scale @A3:1:9000



Rectory Lane, Fringford

Figure 20

2021 Ordnance Survey Map

Project No.00001 | 21/2/2021 | Prepared By: ARTE-FACTS