



ENVIRONMENTAL STATEMENT
VOLUME 1
CHAPTER 10 – ARCHAEOLOGY AND
CULTURAL HERITAGE

10. ARCHAEOLOGY AND CULTURAL HERITAGE

10.1. INTRODUCTION

- 10.1.1. This Chapter reports the outcome of the assessment of likely significant effects arising from the Proposed Development upon heritage assets, including the potential for effects on archaeological remains resulting from the Construction Phase and the potential for setting effects resulting from the Operational Phase.
- 10.1.2. This Chapter describes the assessment methodology, the baseline conditions at the Site and in the surrounding area, any primary and tertiary mitigation adopted for the purposes of the assessment, a summary of the likely significant effects taking into account national legislation and relevant policy and guidance, the further mitigation measures required to prevent, reduce or offset any significant negative effects, and the likely residual effects and any required monitoring after these measures have been employed.
- 10.1.3. This Chapter (and its associated figures and appendices) is intended to be read as part of the wider ES, with particular reference to **Chapters 13: Landscape and Visual Assessment** and the Historic Environment Desk-based Assessment (HEDBA) (**Volume II: Appendix 10.1**).

10.2. LEGISLATION, POLICY AND GUIDANCE

LEGISLATIVE FRAMEWORK

- 10.2.1. The applicable legislative framework is summarised as follows:
- Ancient Monuments and Archaeological Areas Act, 1979 (**Ref. 10.1**);
 - Historic Buildings and Ancient Monuments Act, 1953 (**Ref. 10.8**); and
 - Planning (Listed Buildings and Conservation Areas) Act, 1990 (**Ref. 10.2**).

PLANNING POLICY

- 10.2.2. The applicable national and local policies are summarised as follows:
- National Planning Policy Framework (NPPF), 2019 (**Ref. 10.3**);
 - Chapter 16 Conserving and enhancing the historic environment.
 - Cherwell Local Plan 2011-2031(**Ref. 10.4**);
 - Policy ESD13: Local Landscape Protection and Enhancement; and
 - Policy ESD15: The Character of the Built and Historic Environment.

GUIDANCE

- 10.2.3. The following guidance documents have been used during the preparation of this Chapter:
- Chartered Institute for Archaeologists (CIfA), 2017, Standard and guidance for historic environment desk-based assessment (**Ref. 10.5**);
 - Historic England, 2017, Historic England Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (**Ref. 10.6**); and

- In addition, this Chapter has been prepared in accordance with the Government’s National Planning Practice Guidance (PPG), 2019, (Ref. 10.7) and in particular Section 18a: Historic Environment.

10.3. CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

- 10.3.1. Table 10.1 provides a summary of the consultation activities undertaken in support of the preparation of this Chapter.

Table 10.1 - Summary of Consultation Undertaken to Date

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
Oxfordshire County Council (OCC) Archaeology	Richard Oram-Planning Archaeologist	OCC’s Planning Archaeologist was consulted pre-application via telephone and email between 12 th March 2019 and 20 th June 2019 with regard to the Historic Environment Desk-Based Assessment (HEDBA) and required scope of pre-determination fieldwork.	<p>OCC’s Planning Archaeologist approved a Written Scheme of Investigation for the HEDBA on 15th March 2019.</p> <p>OCC’s Planning Archaeologist provided comments on a draft of the HEDBA on 8th May 2019.</p> <p>Following incorporation of comments on the draft HEDBA, OCC’s Planning archaeologist approved the HEDBA on 20th June 2019. The HEDBA is included here as Volume II: Appendix 10.1 and sets out the historic environment baseline and the archaeological potential of the Site. The setting assessment set out in the HEDBA is superseded by the setting assessment in this Chapter, which assesses the impacts upon setting based on the finalised application design.</p> <p>In his email of 20th June 2019, OCC’s Planning Archaeologist also confirmed the requirement for a pre-determination evaluation by trial trenching, requiring a 4% evaluation of the footprint of the proposed building.</p>

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
OCC Archaeology	Richard Oram- Planning Archaeologist	OCC's Planning archaeologist was consulted via telephone and email between 2 nd September 2019 and 27 th September 2019, regarding the approval of the Written Scheme of Investigation for the archaeological trial trenching. This included agreement of timing and phasing of the trenching resulting from both ecological constraints and constraints resulting from the operation of the golf course.	OCC's Planning archaeologist approved the Written Scheme of Investigation for trial trenching via email on the 27 th September 2019. This work will be undertaken in the determination period as a result of the constraints posed by Great Crested Newts and the results reported on in an ES Addendum during the determination period.
Cherwell District Council	Cherwell District Council	Pre-application advice received from Cherwell District Council on 23 rd August 2019 indicated that the assessment should consider the potential impact upon the setting of nearby heritage assets and should be informed by the findings of the Landscape and Visual Impact Assessment (LVIA). In particular it advised that the assessment should consider the potential for impacts upon the Grade II Listed Barn approximately 40m north west of Chesterton Fields Farm House, the Grade II Registered Middleton Park and Chesterton Conservation and that assessment of these should be supported as necessary by viewpoint/visualisations.	Impacts upon the setting of designated heritage assets, and the predicted resulting effects are presented in paragraph 10.6.3 to 10.6.10 of this Chapter. Viewpoint photography, indicating the approximate Site extent has been produced from the eastern edge of the Registered Middleton Park (Appendix 13.D , Viewpoint 8) and from the Grade II Listed Barn (Appendix 13.D , Viewpoint 13). A wireframe has been produced for Chesterton Conservation Area and is presented in Viewpoint 5 Figure 8 (Volume II: Appendix 13.8).
Cherwell District Council Conservation Team	Emma Harrison- Conservation Officer	On 8 th August 2019 Cherwell District Council's Conservation Officer indicated through Scoping that any assessment of	Impacts upon the setting of designated heritage assets, and the predicted resulting effects are presented in

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
		<p>impacts upon heritage assets should include an assessment of the potential for impacts upon the setting of Chesterton Conservation Area, including the potential for impacts upon views of the Conservation Area when approached from the northwest and southwest. The Cherwell District Council Conservation Officer also indicated that the assessment should consider the potential from impacts upon the setting of the Grade II Registered Middleton Park (Site 61) and the Scheduled Alchester Roman Site (Site 62).</p>	<p>paragraph 10.6.3 to 10.6.10 of this Chapter.</p>

SCOPE OF THE ASSESSMENT

- 10.3.2. An EIA Scoping Report was submitted to Cherwell District Council in June 2019, as presented in **Volume II: Appendix 2.1**. Further information can be found in **Chapter 2: Approach to the Assessment**.
- 10.3.3. This section provides an update on the scope of the assessment and updates the evidence base for insignificant effects following further iterative assessment since submission of the EIA Scoping Report in June 2019.
- 10.3.4. Chapter 10 of the Scoping Report indicated that there was unlikely to be significant effects upon the setting of designated heritage assets in the area surrounding the Site as a result of the Proposed Development. This was based upon site visits and the draft design of the building proposed, at the time that the HEDBA (**Volume II: Appendix 10.1**) was produced (April 2019). Amendments to and finalisation of the Proposed Development, along with comments from the LPA in their Scoping Opinion, have necessitated reconsideration of the potential for impacts upon setting. As set out in more detail throughout this Chapter, this reconsideration of potential impacts upon setting has also led to the conclusion that there are unlikely to be significant effects, Designated heritage assets considered as part of this assessment are included in the Gazetteer of Designated Heritage Assets in **Volume II: Appendix 10.2** and are shown on **Figure 10.1** appended to the rear of this Chapter.
- 10.3.5. Chapter 10 of the Scoping Report also indicated that trial trenching would be undertaken in line with the scope agreed with OCC's Planning Archaeologist and that the results would inform the archaeological baseline of the assessment. Due to ecological considerations resulting from the presence of Great Crested Newts, it is now intended to undertake these works following submission of the application but prior to determination. The Written Scheme of Investigation for this work was agreed with OCC's Planning Archaeologist on 27th September 2019. At the time of writing this

Chapter, nine of 15 trenches had been excavated and no archaeology has yet been encountered. As such, consideration of potential impacts upon archaeological remains in this Chapter are based on the information presented in the HEDBA (**Volume II: Appendix 10.1**). It is intended to produce an Addendum to this Chapter following the completion of trial trenching to more fully assess the potential impacts and identify any significant effects upon archaeological remains.

Insignificant Effects

10.3.6. The elements shown in **Table 10.2** are not considered to give rise to likely significant effects as a result of the Proposed Development and have therefore not been considered within the ES. This table updates Table 10.2 of the Scoping Report in line with Paragraph 10.3.4 above, in that impacts upon setting of designated heritage assets, other than those specifically listed in the table, are now considered within the ES in response to the CDC EIA Scoping Opinion (see **Appendix 2.2**).

Table 10.2 – Summary of Insignificant Effects

Element scoped out	Justification
<p>Impacts to known archaeological remains on Site resulting from the Construction Phase, in particular a 20th century quarry (Site 52), field boundaries (Site 54) and associated entranceways (Site 53) and golf course features (Sites 55-57).</p>	<p>Even though there is potential for high magnitude impacts upon these assets, they are of negligible heritage significance and as such the resulting level of effect would not be significant.</p>
<p>Impact upon the settings of the Listed Buildings within Chesterton Conservation Area (Site 51), which lie within the Study Area but outside the Zone of Theoretical Visibility (ZTV).</p> <p>These include the Grade II* Listed Buildings:</p> <ul style="list-style-type: none"> ■ Church of St Mary (Site 9); and ■ Manor Farm House (Site 10); <p>And the Grade II Listed Buildings:</p> <ul style="list-style-type: none"> ■ Stables and Coach Houses North West of Chesterton Lodge (Site 24); ■ Thatchover (Site 25); ■ No 6 Tubbs Lane Great Chesterton (Site 26); ■ No 4 Tubbs Lane Great Chesterton (Site 28); ■ Chesterton Lodge including Forecourt Ballustrade Immediately West (Site 29); and ■ Ivy Cottage including Front Garden Area Railings and Gate to West (Site 300). 	<p>These buildings lie outside the ZTV – Visual Barriers (Volume II: Appendix 13.C; Figure 6b) due to their location within built environment of Chesterton. As such there would be no visibility of the Proposed Development from them and the Proposed Development would not impact upon their village setting. On this basis no adverse effects upon the setting of these assets is predicted.</p>
<p>Impacts upon the setting of designated heritage assets during the Construction Phase.</p>	<p>The potential for impacts upon the setting of designated heritage assets during the Construction Phase, resulting from the presence of plant and movement of construction traffic is acknowledged. However, as any such impacts would be temporary and as they are not deemed to exceed impacts upon</p>

setting resulting from the Operational Phase, they are not discussed in detail here.

ELEMENTS SCOPED INTO THE ASSESSMENT

Potentially Significant Effects

Construction Phase

10.3.7. The following elements are considered to have the potential to give rise to likely significant effects during construction of the Proposed Development and have therefore been considered within the ES:

- Potential for direct physical impacts upon hitherto unknown buried archaeological remains;

Operational Phase

10.3.8. The following elements are considered to have the potential to give rise to likely significant effects during operation of the Proposed Development and have therefore been considered within the ES.

- Potential for impacts upon the setting of designated heritage assets in the surrounding area.

EXTENT OF THE STUDY AREA

10.3.9. The following guidance has been used to determine the extent of the Study Area for this assessment:

- ClfA, 2017, Standard and guidance for historic environment desk-based assessment (**Ref 10.5**); and
- Historic England, 2017, Historic England Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (**Ref. 10.6**).

10.3.10. The Study Area for the Archaeology and Cultural Heritage assessment comprises an area extending 1.5km from the edge of the Site boundary. All heritage assets located within a 1.5km radius of the Site have been included in this assessment. The aim of this is establish the historic environment baseline, to identify the potential for direct impacts upon known archaeological remains and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site. Designated heritage assets within 1.5km of the Site boundary have also been identified to allow for an assessment of the potential for impacts upon their settings.

10.3.11. For contained development sites within a rural setting it is standard practice to use a 1km buffer area from the boundary of the Site to establish the historic environment baseline and to assess the heritage potential of the Site and, depending on development type, identify any impacts upon the settings of designated assets which may result from the Proposed Development. However, in this instance consultation with the Oxfordshire Historic Environment Record (HER), as part of Written Scheme of Investigation of the HEDBA outlined in table 10.1, and review of the National Heritage List for England indicated that using a 1km Study Area would not include all of the designated assets that the Proposed Development may have the potential to impact upon. In particular, the village of Chesterton, the nearest settlement to the Site and a Conservation Area, was only partially within the 1km Study Area. Therefore, a 1.5km Study Area has been used in order to assess and confirm the potential for any setting impacts on designated assets that may result from the Proposed Development. Where specific designated assets, beyond 1.5km, have been identified during



consultation, for example, Alchester Roman Site (Site 62) located 1.9km to the southeast of the Site, these have also been included for assessment.

- 10.3.12. **Figures 2 and 3** in **Volume II: Appendix 10.1** and **Figure 10.1**, at the end of this Chapter, show the Site, the extent of the Study Area and all known heritage assets identified therein.

METHOD OF BASELINE DATA COLLATION

Desk Study

- 10.3.13. A HEDBA was produced in April 2019 and was undertaken in line with the method agreed by OCC's Planning Archaeologist via a Written Scheme of Investigation and in line with ClfA Standards and Guidance for historic environment desk-based assessments (**Ref. 10.5**). Following comments from OCC's Planning Archaeologist this HEDBA was finalised, and approved by OCC's Planning Archaeologist on 20th June 2019. The DBA setting out the results of the desk study is presented in **Volume II: Appendix 10.1**. It should be noted that some information in the HEDBA has been updated by this Chapter, in particular with regard to the Saxon barrow (Site 1), Middleton Registered Park and Garden (Site 61) and setting, and on these points the main chapter should be taken as correct.
- 10.3.14. The desk study included identification of all known heritage assets within the Study Area via a review of national and local historic environment databases. This was supplemented by map regression and review of aerial photographs, British Geological Survey (BGS) data and LiDAR data. The following sources were used to identify known heritage assets and to inform the baseline assessment. All individual references pertaining to and/or collected from these sources are outlined in the HEDBA (**Volume II: Appendix 10.1**).
- The Oxfordshire Historic Environment Record (For Historic Environment Record data) (**Ref. 10.17**);
 - The National Heritage List for England (For designated Heritage Asset data) (**Ref. 10.15 & 10.16**);
 - Historic England Archives, Swindon (For National Record of Historic Environment vertical and oblique aerial photographs) (see individual references for photographs in HEDBA **Volume II: Appendix 10.1**);
 - The Environment Agency online (For any LiDAR data covering the Site) (**Ref. 10.18**);
 - Archives and Local Studies Centre – Oxfordshire History Centre, Oxford (For historic maps and documents relating to the Site and the surrounding area) (see individual references for archival records in HEDBA **Volume II: Appendix 10.1**);
 - The National Map Library, National Library of Scotland, Causewayside, Edinburgh (For old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps) (**Ref. 10.19**); see also individual references for maps in HEDBA **Volume II: Appendix 10.1**);
 - Old-maps.co.uk (For later 20th century Ordnance Survey Maps) (**Ref. 10.20**); see also individual references for maps in HEDBA **Volume II: Appendix 10.1**); and
 - British Geological Survey (For bedrock and superficial geology and boreholes within the vicinity of the Site, to ascertain the depth of deposits on the Site) (**Ref. 10.21**).

Site Visit

- 10.3.15. The Site was subject to a walkover survey on 28th March 2019 with the aim of confirming the results of the desk-based research in the field and identifying any hitherto unrecorded heritage assets. All known or encountered archaeological remains on the Site were photographed and notes were made as to their location, extent, type, condition and significance. The walkover survey also aimed to identify areas of previous disturbance within the Site, as previous ground disturbance may have affected the potential for buried archaeological remains to survive.
- 10.3.16. Site visits were also made to designated heritage assets in the surrounding area to assess the potential for impacts upon their settings. These visits identified the current setting of the heritage assets, how that setting contributes to their significance and/or an ability to experience the assets and their significance. The visits were also used to assess how the Proposed Development could potentially impact upon those settings of identified designated heritage assets.

ASSESSMENT METHODOLOGY

- 10.3.17. This sub-section sets out the methodology for assessing effects upon heritage assets, both direct physical effects which could occur during the construction phase and setting effects which may occur during the construction and operational phases of the Proposed Development. It takes account of NPPF (**Ref. 10.3**), its practice guide (**Ref, 10.7**) and Historic England's Good Practice Advice Note 3: the setting of heritage assets (**Ref. 10.6**).

Assessing Cultural Significance and Importance

- 10.3.18. The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, Article One of which identifies that 'cultural significance' or 'cultural heritage value' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. This definition has since been adopted by heritage organisations around the world, including Historic England. The NPPF defines cultural significance 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. Significance derives not only from a heritage asset's physical presence, but also from its setting." (**Ref. 10.3**, page 71).

- 10.3.19. All heritage assets have some significance; however some assets are judged to be more important than others. The level of that importance is, from a cultural resource management perspective, determined by establishing the asset's capacity to inform present or future generations about the past. In the case of many heritage assets their importance has already been established through the designation (i.e. scheduling, listing and register) processes applied by Historic England.
- 10.3.20. The criteria used to establish importance, and thus the sensitivity of an asset to physical change i.e. to upstanding or buried archaeological remains in this assessment are presented in **Table 10.3** and are drawn from the Department of Digital, Culture, Media and Sports publication, Principles for Selection of Listed Buildings (**Ref. 10.9**) and the Scheduled Monuments Policy Statement (**Ref. 10.10**) published by the same body, which outline the criteria for designating heritage assets.

Table 10.3 - Criteria for Establishing Importance

Importance	Criteria
International and National	<p>World Heritage Sites;</p> <p>Scheduled Monuments (Actual and Potential);</p> <p>Grade I and II* Listed Buildings;</p> <p>Grade I and II* Registered Parks and Gardens;</p> <p>Registered Battlefields;</p> <p>Fine, little-altered examples of some particular period, style or type.</p>
Regional	<p>Grade II Listed Buildings;</p> <p>Grade II Registered Parks and Gardens;</p> <p>Conservation Areas;</p> <p>Major examples of some period, style or type, which may have been altered;</p> <p>Asset types which would normally be considered of national importance that have been partially damaged (such that cultural heritage value has been reduced).</p>
Local	<p>Locally Listed Heritage Assets;</p> <p>Lesser examples of any period, style or type, as originally constructed or altered, and simple, traditional sites, which group well with other significant remains, or are part of a planned group such as an estate or an industrial complex;</p> <p>Asset types which would normally be considered of regional importance that have been partially damaged or asset types which would normally be considered of national importance that have been largely damaged (such that their cultural heritage value has been reduced).</p>
Negligible	<p>Relatively numerous types of remains;</p> <p>Findspots or artefacts that have no definite archaeological remains known in their context;</p> <p>Asset types which would normally be considered of local importance that have been largely damaged (such that their cultural heritage value has been reduced);</p>

Methodology for Assessing Direct Physical Effects

10.3.21. A direct effect by a development can potentially result in an irreversible loss of information content and therefore cultural heritage significance. In the case of this assessment it relates to the potential for impacts upon buried archaeological remains. The potential magnitude of change upon heritage assets caused by the Proposed Development has been rated using the classifications and criteria outlined in **Table 10.4**.

Table 10.4 - Criteria for Establishing Magnitude of Physical Change

Magnitude of Change	Criteria
High	<p>Major loss of information content resulting from total or large-scale removal of deposits from a site.</p> <p>Major alteration of a monument's baseline condition.</p>

Magnitude of Change	Criteria
Medium	Moderate loss of information content resulting from partial removal of deposits from a site. Moderate alteration of a monument's baseline condition.
Low	Minor detectable changes leading to the loss of information content. Minor alterations to the baseline condition of a monument.
Negligible	Very slight or barely measurable loss of information content. Loss of a small percentage of the area of a site's peripheral deposits. Very slight alterations to a monument.
None	No physical change anticipated.

10.3.22. The predicted level of direct effect upon each asset will be determined by considering its importance in conjunction with the magnitude of change predicted for it. The method of deriving the level of effect classifications is shown in **Table 10.5 below**.

Table 10.5: Level of Direct Effect resulting from Physical Change to Heritage Assets

Magnitude of Change	Importance of Asset			
	Negligible	Local	Regional	National and International
High	Minor	Moderate	Moderate-Major	Major
Medium	Negligible - Minor	Minor-Moderate	Moderate	Moderate-Major
Low	Negligible	Minor	Minor-Moderate	Moderate
Negligible	Negligible	Negligible	Minor	Minor-Moderate
None	None	None	None	None

The levels of effect recorded in bold are those considered to be 'significant' effects in EIA terms

Method for Assessing Setting Effects

10.3.23. Whilst determining the cultural significance of a heritage asset is essential for establishing its importance, it is widely recognised (**Ref. 10.11**) that the importance of an asset is not the same as its sensitivity to changes to its setting. Thus, in determining effects upon the setting of assets by the Proposed Development, both importance and sensitivity to changes to setting need to be considered.

10.3.24. Setting is a key issue in the case of some, but by no means all assets. A nationally important asset does not necessarily have high sensitivity to changes to its setting (relative sensitivity) this may be because its value lies in its other characteristics and its setting is not a factor which contributes



demonstrably to its significance. An asset’s sensitivity refers to its capacity to retain cultural heritage significance in the face of changes to its setting. The ability of the setting to contribute to an understanding, appreciation and experience of the asset and its value also has a bearing on the sensitivity of that asset to changes to its setting. Assets with high sensitivity will be vulnerable to changes that affect their settings, and even slight changes may reduce their significance or the ability of setting to contribute to the understanding, appreciation and experience of the asset. Less sensitive assets will be able to accommodate greater changes to their settings without significant reduction in their significance and, in spite of such changes, the relationship between the asset and its setting will still be legible.

10.3.25. The criteria for establishing an asset’s relative sensitivity are outlined in **Table 10.6**.

Table 10.6: Criteria for Establishing Relative Sensitivity to Changes to Setting

Sensitivity	Definition
High	<p>An asset whose setting contributes significantly to an observer’s understanding, appreciation and experience of it and its significance should be thought of as having High Sensitivity to changes to its setting. This is particularly relevant for assets whose settings, or elements thereof, contribute directly to their significance (e.g. form part of their Evidential and Aesthetic Value (Ref. 10.12)). For example, an asset which retains an overtly intended or authentic relationship with its setting and the surrounding landscape. These may in particular be assets that have constructed sightlines to and/or from them, or assets intended to be visually dominant within a wide landscape area.</p> <p>An asset, the current understanding, appreciation and experience of which relies heavily on its modern setting. In particular an asset whose setting is an important factor in the retention of its cultural significance.</p>
Medium	<p>An asset whose setting contributes moderately to an observer’s understanding, appreciation and experience of it and its significance should be thought of as having Medium Sensitivity to changes to its setting. This could be an asset for which setting makes a contribution to significance, but whereby its significance is derived mainly from its physical evidential values. This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape but where that relationship (and therefore the ability of the assets’ surroundings to contribute to an understanding, appreciation and experience of them and their significance) has been moderately compromised either by previous modern intrusion in their setting or the landscape, or where the asset itself is in such a state of disrepair that the relationship with setting cannot be fully determined.</p> <p>An asset, the current understanding, appreciation and experience of which, relies partially on its modern setting regardless of whether or not this was intended by the original constructors or authentic users of the asset. An asset whose setting is a contributing factor to the retention of its cultural significance.</p>
Low	<p>An asset whose setting makes some contribution to an observer’s understanding, appreciation and experience of it and its significance should generally be thought of as having Low Sensitivity to changes to its setting. This may be an asset whose significance is mainly derived from its physical evidential values and whereby changes to its setting will not materially diminish our understanding, appreciation and experience of it or its significance. This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape, but where that relationship (and therefore the ability of the assets’ surroundings to contribute to an understanding, appreciation and experience of them and their significance) has been significantly compromised either by previous modern intrusion to its setting or landscape, or where the asset itself is in such a state of disrepair that the relationship with setting cannot be determined.</p>

Negligible	An asset whose setting makes minimal contribution to an observer's understanding, appreciation and experience of it and its significance should generally be thought of as having Negligible Sensitivity to changes to its setting. This may include assets for which the authentic relationship with their surrounding has been lost, possibly having been compromised by previous modern intrusion, but which still retain cultural value in their physical evidential value and possibly wider historical and communal values.
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- 10.3.26. The determination of an asset's sensitivity to changes to its setting is first and foremost reliant upon the determination of its setting. The criteria set out in **Table 10.6** are intended as a guide. Assessments of individual assets are informed by knowledge of the asset itself, of the asset type if applicable, and by site visits to establish the current setting of the assets. This allows for the use of professional judgement and each asset is assessed on an individual basis. It should be noted that individual assets may fall into a number of the sensitivity categories presented above, e.g. a country house may have a high sensitivity to alterations within its own landscaped park or garden, but its sensitivity to changes in the wider landscape may be less.
- 10.3.27. In establishing the relative sensitivity of an asset to changes to its setting, the setting must first be identified. This assessment outlines a range of factors, through qualitative written narrative, which will be considered when establishing the setting of an asset and therefore determining its sensitivity. The factors will be assessed from known records and in the field. In defining these criteria, emphasis has been placed on establishing the current setting of each asset, how this contributes to the significance of the asset and how the Proposed Development would impact upon it.
- 10.3.28. Determining the magnitude of change caused by the Proposed Development requires an identification of the change to the setting of any given asset, and in particular changes to those elements of the setting that inform its cultural significance. **Table 10.7** outlines the main factors affecting magnitude of change.

Table 10.7: Factors Affecting Magnitude of Change

Site Details	Importance of detail for assessing magnitude of change
1) Proximity to centre of the Site	Increasing distance of an asset from the Proposed Development will, in most cases, diminish the effects on its setting.
2) Visibility of the Proposed Development (based on visualisations where appropriate)	The proportion of the development that is likely to be intervisible with the asset will usually directly affect the magnitude of change to its setting.
3) Complexity of landscape	The more visually complex a landscape is, the less prominent a new development may appear within it. This is because where a landscape is visually complex the eye can be distracted by other features and will not focus exclusively on the new development. Visual complexity describes the extent to which a landscape varies visually and the extent to which there are various land types, land uses, and built features producing variety in the landscape.
4) Visual obstructions	This refers to the existence of features (e.g. tree belts, forestry, landscaping or built features) that could partially or wholly obscure the development from view.

10.3.29. It is acknowledged that **Table 10.7** primarily deals with visual factors affecting setting. Whilst the importance of visual elements of settings, e.g. views, intervisibility, prominence etc, are clear, it is also acknowledged that there are other, non-visual factors which could potentially result in setting effects. Such factors could be other sensory factors, e.g. noise or smell, or could be associative. In coming to a conclusion about magnitude of change upon setting, where appropriate this assessment makes reference to traffic, lighting, and landscape and visual assessments, which also form part of this ES.

10.3.30. Once the above has been considered, the prediction of magnitude of change to setting is based upon the criteria set out in **Table 10.8**. In applying these criteria, particular consideration is given to the relationship of the Proposed Development to those elements of setting which have been qualitatively defined as most important in contributing to the significance of the heritage asset and the ability to understand, appreciate and experience it and its significance.

Table 10.8 Criteria for Classifying Magnitude of Change in Setting

Magnitude	Criteria
High	<ul style="list-style-type: none"> Direct and substantial change in a view affecting a significant sightline to or from an asset; Direct and substantial change in a view affecting a key 'designed-in' view or vista from an asset; Direct severance of the relationship between an asset and its setting; Major imposition within a Cultural Landscape; A change that alters the setting of an asset such that it threatens the protection of the asset and the understanding of its cultural significance.
Medium	<ul style="list-style-type: none"> Oblique change in a view affecting an axis adjacent to a significant sightline to or from an asset but where the significant sightline of the asset is not obscured; Oblique change in a view affecting a key 'designed-in' view or vista from an asset; Partial severance of the relationship between an asset and its setting; Notable alteration to the setting of an asset but not directly affecting those elements of the setting which contribute most to the understanding of the cultural significance of the asset; Notable, but not major, imposition within a Cultural Landscape; A change that alters the setting of an asset such that the understanding of the asset and its cultural significance is marginally diminished.
Low	<ul style="list-style-type: none"> Peripheral change in a view affecting a significant sightline, including key 'designed in' view or vista, to or from an asset; Minor imposition within a Cultural Landscape; A change that alters the setting of an asset, but where those changes do not materially affect an observer's ability to understand, appreciate and experience the asset or its significance.
Negligible	All other changes to setting.
None	No setting changes.

- 10.3.31. The level of effect resulting from changes in the setting of cultural heritage assets is judged to be the interaction of the asset’s sensitivity (**Table 10.6**) and the magnitude of the change (**Table 10.8**) and also takes into consideration the importance of the asset (**Table 10.3**). In order to provide a level of consistency, the assessment of sensitivity, the prediction of magnitude of change and the assessment of level of effect have been guided by pre-defined criteria. A qualitative descriptive narrative is also provided for each asset to summarise and explain each of the professional value judgments that have been made in reaching a judgement on sensitivity of the asset and the magnitude of change.
- 10.3.32. The interactions that guide the determination of the level of effect on settings of the assets in question is shown in **Table 10.9**.

Table 10.9: Level of Indirect Effect on the Setting of Cultural Heritage Assets

Magnitude of Change	Relative Sensitivity			
	Negligible	Low	Medium	High
High	Minor	Minor-Moderate	Moderate	Major
Medium	Negligible	Minor	Minor-Moderate	Moderate
Low	Neutral	Negligible	Minor	Minor-Moderate
Negligible	Neutral	Neutral	Negligible	Minor

The levels of effect recorded in bold are those considered to be ‘significant’ effects in EIA terms

Assessment of Harm to Designated Heritage Assets

- 10.3.33. The NPPF states that where designated heritage assets are concerned, a judgement should be made as to the level of harm that could be caused to heritage assets by a proposed development. It requires harm to be categorised as either ‘*substantial*’ or ‘*less than substantial*’. The level of harm predicted then establishes the planning test to be applied. Updates to the PPG in July 2019 indicate that the category of harm identified needs to be ‘*explicitly identified*’ (**Ref. 10.7**, Paragraph: 018 Reference ID: 18a-018-20190723).
- 10.3.34. Harm is defined by Historic England as:
- “Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.”* (**Ref. 10.12**).
- 10.3.35. The PPG notes that:



“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset”. (Ref. 10.7, Paragraph: 018 Reference ID: 18a-018-20190723) ¹

- 10.3.36. The PPG notes that the ‘*substantial*’ harm is a ‘*high test*’ and that as such it is unlikely to result in many cases (Ref. 10.7, Paragraph: 018 Reference ID: 18a-018-20190723).
- 10.3.37. Direct effects cause a reduction or loss of significance because the physical alteration of the asset reduces its evidential value, and accordingly its ability to inform this and future generations about our past. If the physical effect materially alters the appearance of the heritage asset it may affect its aesthetic value.
- 10.3.38. Conversely, adverse effects on setting commonly reduce the aesthetic value of the cultural heritage asset; but in some special cases can reduce the evidential value, principally by interrupting, or in severe cases completely obstructing, some designed-in view to or from the asset or by adversely affecting the ability of the observer to appreciate the heritage significance of the asset. Such an effect upon setting would reduce the information content, and thus the overall significance of the asset.
- 10.3.39. The Proposed Development would cause no direct effects upon designated heritage assets. As such, any discussion of harm in this assessment will relate to effects on the setting of designated heritage assets.
- 10.3.40. In terms of effects upon the setting of designated heritage assets, it is considered that only those effects identified as ‘significant’ in this assessment have the potential to be of ‘*substantial*’ harm. Where no significant effect is found, the harm is considered to be ‘*less than substantial*’. This is because, as set out earlier in this methodology, effects only reach the significance threshold if their relative sensitivity to changes in setting is at the higher end of scale, or if the magnitude of change is at the higher end of the scale.
- 10.3.41. For many designated assets, setting may not contribute to their significance or contribution to significance may be limited. For these assets, even High magnitude changes to setting are unlikely to have adverse effects on the overall significance of the designated asset. As set out in **Table 10.8**, lower ratings of magnitude of change tend to relate to notable or perceptible changes to setting but where these changes do not necessarily obscure or damage elements of setting or relationships which directly contribute to the significance of assets. As such, effects that are not significant will result in ‘less than substantial’ harm. Where there are beneficial effects, no effects, or effects are deemed to be Neutral, there will be no harm.
- 10.3.42. Where significant effects are identified, a detailed assessment of the level of harm is made. Whilst non-significant effects will cause ‘*less than substantial*’ harm, the reverse is not always true. That is, the assessment of an effect as being ‘significant’ does not necessarily mean that the harm to the asset is ‘*substantial*’. The assessment of level of harm, where required, will be a qualitative one, and

will largely depend upon whether the effects predicted would result in a major impediment to the ability to understand or appreciate the heritage asset in question by reducing or removing its information content and therefore reducing its significance.

10.4. BASELINE CONDITIONS

SITE AND ARCHAEOLOGICAL BASELINE

- 10.4.1. The Site is located on land to the east of M40 and south of A4095, Chesterton, Bicester, approximately 500m to the west of the centre of Chesterton village. It measures approximately 18.6ha and is bound by the M40 motorway to the west, by the A4095 to the northeast, by Bicester Golf Club Clubhouse and the eastern half of Bicester Golf Course, comprising of nine holes, to the southeast and by agricultural land to the south.
- 10.4.2. A HEDBA has already been undertaken for the Site (**Volume II: Appendix 10.1**), to a methodology agreed with OCC's Planning Archaeologist, and provides the full results of the desk-based research and walkover survey and thus established baseline conditions. The reader is referred to **Volume II: Appendix 10.1** for a full description of the baseline conditions, a summary of which is set out here.
- 10.4.3. There are eight Listed Buildings of Grade II status and two Listed Buildings of Grade II* status within the 1.5km Study Area. The Site is located 465m to the west of Chesterton Conservation Area (Site 51) and 1.4km to the east of the Grade II Registered Middleton Park (Site 61). A Scheduled barrow (Site 1) is located 1.38km to west of the Site, near the southeast corner of Middleton Park. The Scheduled Alchester Roman Site (Site 62) is located 1.9km to the southeast of the Site, and has been included in this assessment at the request of CDC's Conservation Officer. All of these assets are depicted on **Figure 10.1** at the end of this Chapter.
- 10.4.4. The HEDBA identified six non-designated assets recorded within the Site. Of these, two features are associated with the Site's previous use as agricultural fields (Sites 53-54), one feature is a 20th century quarry (Site 52) and three features are golf course features from the later 20th century (Sites 55-57).
- 10.4.5. There are no known finds or remains dating to the prehistoric or Roman periods within the Site. A review of aerial photographs indicates that remains dating to the prehistoric period within the 1.5km Study Area are predominantly located to the west and northeast of the Site. Known heritage assets that potentially date to the Roman period are situated along the alignment of the Roman Akeman Street (Site 2) to the south of the Site or further east towards Chesterton and the Roman town of Alchester (Site 62). Therefore, the potential for finds or remains dating to the prehistoric or Roman periods to be present on the Site is considered to be low.
- 10.4.6. No assets dating to the early historic and medieval period are present within the Site. It is likely that the Site remained part of the agricultural land to the west of Chesterton and southwest of the Deserted Medieval Settlement of Bignell (Site 11) throughout the medieval period. It is considered that the potential for finds or remains dating from the early historic or medieval periods to be present within the Site is low.
- 10.4.7. Map regression indicates that the Site was in agricultural use throughout the post-medieval period and any post-medieval remains which might survive on Site are thus likely to be agricultural in nature. Although finds or remains from the post-medieval period, other than those related to agricultural use, cannot be ruled out, the potential for such remains to be present is considered to be low.



- 10.4.8. The Ordnance Survey maps in the modern period show that the Site remained relatively unchanged prior to the development of Chesterton Golf Course from the late 20th century. However, a quarry (Site 52) is shown on the Site along the A4095 on the Ordnance Survey map of 1923. The quarry is still extant on the Ordnance Survey mapping of 1967 to 1968, but by the time of the Ordnance Survey map of 1970 it is no longer depicted. Chesterton Golf Course, to the east of the Site is first depicted on the Ordnance Survey map of 1993 to 1996. New features are depicted on this map that indicate that the Site itself may have been part of the golf course at this time. A feature that appears to be a golf pond is depicted in the eastern portion of the Site along with a golf water drain that heads northwest from this pond. These two features are still extant on the present Bicester Golf Course (Sites 56-57). Despite the depiction of these features the extent of the landscaping undertaken within the Site to construct the golf course is unclear. However, information supplied during the walkover survey indicates that the topography of the Site was relatively flat until landscaping works for the golf course were undertaken around 2002. Therefore, any archaeological finds or remains from the modern period that may survive on the Site, will likely consist of agricultural field boundaries, field drainage systems and the remains of the quarry. There is also the potential for remains associated with landscaping and drainage required for the construction of the original Chesterton Golf Course. Therefore, the potential for finds or remains dating from the modern period to be present within the Site is considered to be medium, though any such finds are likely to be related to the construction and use of the golf course and are unlikely to be particularly sensitive in cultural heritage terms.
- 10.4.9. The historic environment baseline, including the assessment of the potential for archaeological remains to survive on the Site, as noted above, is based upon current understanding of the Site from desk-based assessment.

DESIGNATED ASSET SETTING BASELINE

- 10.4.10. The Grade II Listed Oxford Lodge (Site 27) is a late 18th century gate lodge for Middleton Park. It is located near the junction of the A4095 with Oxford Road. It is located on the roadside within a small clearing. Trees and tree belts associated with Middleton Park are located in close proximity to its south, west and north elevations. Mature deciduous vegetation, including trees and hedges, is also located to its east on the opposite side of Oxford Road. Land further to the east, between the lodge and Site is agricultural in nature and includes the A4095 and the M40. The lodge is built in a decorative style with a two-storey crenelated tower with arched Gothic ground-floor windows and a crenelated porch in the left cant of the front. It would have been designed to mark the entrance to Middleton Park and also restrict access and egress to the Park at certain points. On this basis the main elements of setting which contribute to significance of the asset can be said to relate to its relationship with Middleton Park and with the road. It is highly sensitive to changes which would affect the ability to understand its relationship with the Park and the adjacent road but it is less sensitive to changes within the wider landscape and is judged to be of Medium Sensitivity to changes in this context.
- 10.4.11. The Grade II Listed Barn Approximately 40 metres northwest of Chesterton Fields Farmhouse (Site 31) is of mid to late 18th century date. It is of limestone rubble with a corrugated lead roof. It is located towards the centre of a farm complex which includes large modern sheds and is in turn surrounded by largely arable agricultural fields some of which are divided by hedgerows. As a largely functional agricultural building the barn would have originally been located to allow ease of access to associated farm buildings and the agricultural resources and the farm as a whole would

have also likely had some consideration to access to communication routes. As such the elements of setting which contribute to the significance of the asset and an ability to understand and experience it are the farming complex in which it sits and its immediately associated agricultural land. On this basis it is judged to be of Low Sensitivity to changes in the wider landscape.

- 10.4.12. The Northern Area of Chesterton Conservation Area is the only portion of the Conservation Area which lies within the ZTV-Visual Barriers (**Volume II: Appendix 13.C; Figure 6b**). The Northern Area protects the location of late medieval buildings originally centred around a second village green at Bignell (**Ref. 10.14**). The northern green at the junction of Alchester Road and Bignell View forms a foci for the residential buildings within the character area. The buildings within the character area are primarily of one and half to two storeys and of late 18th century date. The Conservation Area appraisal notes the residential character and rural appearance and identifies a key view from the east side of the green looking west which highlights the green and the relationship of the historic buildings to it. A second key view is identified from the south-west of the character area looking northeast, the appraisal notes that this view frames Top Green Cottage. The Northern Area of the Conservation Area is considered to be highly sensitive to changes to its setting and character within the designation boundary and is also highly sensitive to changes which would obscure or alter the key views identified. However, it is less sensitive to changes beyond its boundaries and in this context considered to be of Medium Sensitivity to changes to its setting.
- 10.4.13. The Grade II Registered Middleton Park (Site 61) comprises a country house with the remains of an early 18th Century pleasures grounds based on a medieval park. This is further surrounded by an 18th and early 19th Century landscape park (**Ref. 10.15**). Historical features within the Park include a motte and bailey castle at Middleton Stoney (List Entry 1015164), medieval church and park and post-medieval and modern architectural features. A large part of the Park's significance relates to the legible evolution and use of the landscape and to the association of particular features with notable architects such as Thomas Cundy and Edwin and Robert Lutyens. The Park is largely enclosed by tree belts and woodlands and slopes away to the west and south. The Park is judged to be highly sensitive to changes within its boundaries but is less sensitive to changes beyond its boundaries. In this context the Sensitivity of the Park is judged to be Medium.
- 10.4.14. The Scheduled Alchester Roman Site (Site 62) comprises the remains of a Roman settlement in the form of buried and earthwork remains. It has been subject to a number of excavations and surveys which have revealed occupation dating from the mid first to the fourth century. A bath house, cemetery, several buildings (found by excavation to have in some cases been timber and later replaced with stone), streets, defences and a possible temple have been identified. The town lay at the junction of five roads and near to Chesterton Brook. A parade ground, access road and marching camp are located to the southeast of the town and Scheduled separately. The current setting of the asset is dominated farmland and the adjacent A41 to the northwest and the railway which bisects the site on its southeast side. The majority of the asset's significance lies in the buried remains and surviving town plan. The important elements of current setting relate to the relationships of individual features within the Scheduled area and the relationship of the town to the roads which it lay at the junctions of. The asset is judged to be of Medium Sensitivity to changes in the wider landscape.
- 10.4.15. The Scheduled Saxon barrow opposite Oxford Lodge (Site 1) is a hlaew (pre-Christian burial monument of Anglo-Saxon or Viking date) and its main significance lies in its rarity as it was one of only 50-60 positively identified in England, and in the content of its buried archaeological remains



which have the potential to significantly add to an understanding of Anglo-Saxon burial practice. The monument is relatively substantial measuring up to 20m in diameter, north to south, and standing up to 2m in height. This is despite the removal of its western quadrant prior to road widening in 1974 and further landscaping of the remaining western portion of the monument to allow for increased road visibility. The List Entry (**Ref. 10.16**) indicates that the original barrow probably stood to c. 2.5m. Given the size of monument and its function it is likely that it was located and constructed to be highly visible within the landscape or a local area. However, its current setting is within a small bank of thickly planted trees to the north of the junction of Oxford Road with the A4095. Beyond the trees it is surrounded by these roads to the west, south and east, with an agricultural field to the north. Given this current setting it is difficult to understand how the monument might have related to the wider landscape or natural or built features therein. On this basis the barrow is judged to have Medium Sensitivity to changes to its setting.

FUTURE BASELINE

- 10.4.16. Assuming that the Site were to continue in operation as a golf course there would be no material changes to the current baseline setting of heritage assets in the surrounding area. Further landscaping or drainage works associated with continued operation of the golf course could potentially result in degradation and/or loss of any hitherto unknown buried archaeological remains which may be present.

SENSITIVE RECEPTORS

- 10.4.17. The following sensitive receptors have been assessed:

- Potential buried archaeological remains; and
- Designated heritage assets.

- 10.4.18. Designated heritage asset locations are shown on **Figures 1-3** and **1-4** of **Chapter 1: Introduction**, and on **Figure 10.1** at the end of this Chapter.

10.5. RELEVANT ELEMENTS OF THE PROPOSED DEVELOPMENT AND ESTABLISHING THE PRE-MITIGATION SCENARIO

CONSTRUCTION PHASE

- 10.5.1. Relevant aspects of the construction phase of the Proposed Development which inform the assessment of potential impacts upon archaeological and cultural heritage receptors relate to the groundbreaking works which will be required in relation to construction and landscaping. Groundbreaking works have the potential to remove or disturb any buried archaeological remains which may be present.

OPERATIONAL PHASE

- 10.5.2. Relevant aspects of the operational phase of the Proposed Development (which inform the assessment of potential impacts upon the setting of designated heritage assets) relate to the proposed height, scale, massing and materials of the built elements of the Proposed Development and the proposals for landscaping which could have the potential to act as primary mitigation by offering screening effects. The full details of the Proposed Development in this respect are as set out in **Chapter 4: The Proposed Development** and have informed the assessment of potential impacts upon the setting of designated assets during the operational phase.

10.6. ASSESSMENT OF EFFECTS, MITIGATION AND RESIDUAL EFFECTS

CONSTRUCTION PHASE

- 10.6.1. During the construction phase, the Proposed Development has the potential to impact directly upon hitherto unknown buried archaeological remains that may be present within the Site. There is the potential for High magnitude change as groundbreaking works associated with construction, landscaping or the insertion of services have the potential to fully remove any deposits which may be present. The level of effect and whether or not it is significant would depend upon the importance of any remains encountered the extent to which they would be damaged or removed by groundbreaking works associated with the Proposed Development. The potential for encountering archaeological remains is set out by period in Section 10.4.
- 10.6.2. It is proposed that an archaeological evaluation by trial trenching will be undertaken during the determination period to further assess the potential for buried archaeological remains to survive on Site. At the time of writing of this Chapter nine of 15 trenches have been excavated and no archaeology has been encountered. Where remains are encountered an addendum to this ES Chapter will be produced to fully assess the magnitude of change, level of effect and whether or not that effect is significant. Where appropriate, secondary mitigation will be proposed and will include, where possible avoidance of any adverse effect by preservation of the asset *in situ*. Where this is not possible, any adverse effect may require offsetting through preservation by record which would be facilitated through the excavation recording, post-excavation analysis and publication, the scope of which should be in proportion to the importance of the asset. Any such work would be secured as a condition attached to any planning permission gained. The aim of any proposed mitigation will be to ensure that the residual effect is not significant.

OPERATIONAL PHASE

- 10.6.3. The operational phase of the Proposed Development has the potential to result in adverse effects upon the setting of the following designated heritage assets:
- Grade II Listed Oxford Lodge (Site 27);
 - Grade II Listed Barn Approximately 40 metres Northwest of Chesterton Fields Farmhouse (Site 31);
 - Chesterton Conservation Area (Site 51);
 - Grade II Registered Middleton Park and Garden (Site 61);
 - The Scheduled Alchester Roman Site (Site 62); and
 - The Scheduled Saxon barrow 40m south east of Oxford Lodge (Site 1).

Effects on the Setting of Grade II Listed Oxford Lodge

- 10.6.4. As noted in Paragraph 10.4.10 the Grade II Listed Oxford Lodge (Site 27) is judged to be of Medium Sensitivity to changes to its setting which occur in the wider landscape context. The Site is located 1.41km to the east-southeast of the Lodge at its closest point and the built elements of the Proposed Development would be located c. 1.61km to the southeast. The ZTV-Visual Barriers (**Volume II: Appendix 13.C; Figure 6b**) indicates that there is the potential for visibility, however given the presence of vegetation to the immediate east of Oxford Road, any views of the Proposed Development would likely to be limited to glimpses during winter months when the trees are out of leaf. The built elements of the Proposed Development would also be located beyond a considerable area of agricultural land and the M40 and existing and proposed vegetation within the Site itself; and



well beyond the elements of setting defined above as contributing to the significance of the asset. On this basis the magnitude of change is judged to be, at most, Low. Therefore, there is likely to be a **Minor adverse** permanent effect (**not significant**) on the setting of Oxford Lodge. Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. As such, there would be a **Minor adverse** permanent residual effect (**not significant**) upon the setting of Oxford Lodge. Any harm to the asset, in terms of the NPPF, would be considerably less than substantial.

Effects on the Setting of Grade II Listed Barn

- 10.6.5. As noted in Paragraph 10.4.11 above the Grade II Listed Barn Approximately 40 metres Northwest of Chesterton Fields Farmhouse (Site 31) is judged to be of Low Sensitivity to changes to its setting which occur in the wider landscape. The barn is located 625m from the Site at its closet point. The built elements of the Proposed Development would be located at a distance of c. 920m. While the ZTV – With Barriers (**Volume II: Appendix 13.C; Figure 6b**) indicates that the Proposed Development would be visible, the adjacent farm buildings, hedgerows and existing and proposed vegetation within the Site itself are likely to largely screen the built elements of the Proposed Development as can be seen in Viewpoint 8 (**Volume II: Appendix 13.1D; Viewpoint 8**). The Proposed Development would be located well beyond, and will not alter the immediate agricultural setting of, the barn and thus would not materially alter the setting such that the ability to understand and appreciate the asset and its significance would be reduced. As such the magnitude of change is judged to be Low. Therefore, there is likely to be a **Negligible adverse** permanent effect (**not significant**) on the setting of the Grade II Listed Barn. Secondary mitigation is unlikely to be possible to address this setting effect and given that no significant effect is predicted is not deemed necessary. As such, there would be **Negligible adverse** permanent residual effect (**not significant**) upon the setting of the barn. There is likely to be no harm to the asset, in terms of the NPPF.

Effects on the Setting of the Chesterton Conservation Area

- 10.6.6. Chesterton Conservation Area (Site 51) includes much of the historic, medieval, village core including the Old Manor (Site 10) and St Mary's Church (Site 9) which later expanded in a linear pattern north towards Bignell. The Conservation Area Appraisal (**Ref. 10.14**) identifies three character areas within the village; the Main Village Area comprising land along The Lane and Manor Farm Lane where the church and Old Manor are located and spreading north along Alchester Road; the Chesterton Lodge Area comprising land south of the Lane and which is associated with the Grade II Listed Chesterton Lodge; and the Northern Area comprising properties to the northeast of Bignell View (A4095).
- 10.6.7. The ZTV – With Barriers (**Volume II: Appendix 13.C; Figure 6b**) indicates that there would be no visibility from either the Main Village Area or the Chesterton Lodge Area, and visibility from the Northern Area would be limited to the point where the Conservation Area meets the junction of the A4095 and an unnamed road forming the south-eastern boundary of Bicester Golf Club. In their consultation response the Cherwell District Council Conservation Officer also indicated that the potential for impact upon views of the Conservation Area when approached from the south-west and north-west should be considered. When approached from the north-west along the A4095, views of the Conservation Area are entirely screened by vegetation associated with Bignell Park and Bicester Golf Club until the signs marking the entrance to the village itself are reached; at which point the Proposed Development would be located behind the observer and as such no effects upon this view are predicted. Similarly, in approaching the village from the southwest along the unnamed road

mentioned above, the Proposed Development would be located at a c. 90 degree angle from the village and so would not be seen in the same view. Further, the Proposed Development is largely outside the ZTV for this approach and on this basis, there would be no effect on this view. Similarly, approaches to the Conservation Area from the north-east, along the A4095, and the south-east, along the unnamed road which crosses Gagle Brook, are outside the ZTV and the Proposed Development would not be seen in juxtaposition with the Conservation Area on approach and no adverse effect is predicted. Given the above, the assessment of impacts upon the Conservation Area will be limited to consideration of impacts upon the Northern Area Character Area. As per Paragraph 10.4.12 above the Northern Area of the Conservation Area is considered to be of Medium Sensitivity to changes to its setting when these occur beyond the Conservation Area boundaries.

- 10.6.8. The Proposed Development would not feature in views of the green or in the key view across it from the east, being outside the ZTV at this point. The location of the second key view is also outside the ZTV and in any case is also focused away from the Proposed Development. The ZTV indicates that visibility would be limited to the extreme southwestern corner of the Northern Area Character Area, and Viewpoint 5 (**Volume II: Appendix 13.8; Figure 8**) indicates there would be no visibility of the Proposed Development beyond the semi mature vegetation at this junction. As such, there will be no change to the setting of the asset. Correspondingly there would be **no adverse effect** upon the setting of the asset and no harm to it in terms of the NPPF.

Effects on the Setting of Middleton Park and Garden

- 10.6.9. As per Paragraph 10.4.13 above, Middleton Park (Site 61) is judged to be of Medium Sensitivity to changes to its setting which occur beyond its boundaries. The ZTV – With Barriers (**Volume II: Appendix 13.C; Figure 6b**) indicates that the majority of Middleton Park will lie outside the ZTV for the Proposed Development. The only areas where potential visibility is indicated are along the eastern boundary of the Park where it abuts Oxford Road and a small area to the south of Middleton Stoney on the north-eastern edge of the motte and bailey castle. While there is potential visibility from these locations, The Belt along the eastern boundary of the Park is quite dense and mature vegetation and trees and hedges largely line the western side of Oxford Road as well, broken occasionally by field entrances. As such, any views from these locations would likely be fleeting glimpses. The distance to the built elements of the Proposed Development from those elements of the Park within the ZTV range between 1.5km and 2.38km and lie not only beyond the vegetation within the Park and on Oxford Road itself, but also are visually separated from the Park by agricultural fields and mature vegetation in the middle distance as indicated by Viewpoint 8 (**Volume II: Appendix 13.D; Viewpoint 8**) which has been taken from a location along the eastern boundary of the Park. The Proposed Development would not impact upon the landscape character of the Park and would not obscure any of the internal relationships of features within the Park and is therefore judged to be beyond those elements of setting which contribute to the significance of the asset. As such, the magnitude of change is deemed to be at most Low. Therefore, there would likely be at most a **Minor adverse permanent effect (not significant)** on the setting of Middleton Park. Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. As such, there would be a **Minor adverse permanent residual effect (not significant)** upon the setting of the Middleton Park. Any harm to the asset, in terms of the NPPF, would be considerably less than substantial.



Effects on the Setting of Scheduled Alchester Roman Site

10.6.10. As per Paragraph 10.4.14 the Scheduled Alchester Roman Site (Site 62) is judged to be of Medium Sensitivity to changes in the wider landscape. The majority of the asset lies within the ZTV – With Barriers (**Volume II: Appendix 13.C; Figure 6b**) with the built elements of the Proposed Development being located over 2km to the north-west of the Site. Views in the direction of the Proposed Development from the centre of the Site currently take in the pasture fields of the Scheduled area and hedgerows and mature and semi-mature trees in the middle distance. Viewpoint 10 (Verified Views Document; Figure 11) taken from near the northwest extent of the Scheduled area indicates that the Proposed Development would be entirely screened by vegetation to the north along the line of the A41 and will likely be similarly screened from other areas of the asset located further east. Given the distance to the Proposed Development and the intervening character of the landscape, would mean that even any slight glimpses of the Proposed Development would not obscure or detract from the relationships of features within the Scheduled area nor the relationship of the town to the adjacent road system and would not materially alter the current setting of the asset. As such the magnitude of change is deemed to be at most negligible. Therefore, there is likely to be at most a **negligible adverse** permanent effect (**not significant**) on the setting of Alchester Roman town. Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. As such there would be a **Negligible adverse** permanent residual effect (**not significant**) upon the setting of the Alchester Roman town. There is likely to be no harm to the asset, in terms of the NPPF.

Effect on the Setting of the Scheduled Saxon Barrow

10.6.11. As per Paragraph 10.4.15 above, the Scheduled Saxon barrow (Site 1) is judged to be of Medium Sensitivity to changes to its setting. Built elements of the Proposed Development would be located c. 1.21km to the southeast. The ZTV-Visual Barriers (**Volume II: Appendix 13.C; Figure 6b**) indicates that there is potential for visibility, however given the presence of vegetation in the immediate area surrounding the barrow and further tree belts to the south of the A4095, any views of the Proposed Development would likely be limited to glimpses during winter months when the trees are out of leaf. The built elements of the Proposed Development would also be located beyond a considerable area of agricultural land and the M40 and existing and proposed vegetation within the Site itself. The Proposed Development would not alter the ability to understand the asset as a Saxon burial monument nor would it materially change current perceptible setting of the monument. On this basis the magnitude of change is judged to be, at most, Negligible. Therefore, there would likely be a **Negligible adverse** permanent effect (**not significant**) on the setting of the barrow. Secondary mitigation is unlikely to be possible to address this setting effect, and given no significant effect is predicted it is not deemed necessary. As such, there would be **Negligible adverse** permanent residual effect (**not significant**) upon the setting of the barrow. There is likely to be no harm to the asset, in terms of the NPPF.

10.7. LIMITATIONS AND ASSUMPTIONS

10.7.1. Archaeological evaluation by trial trenching is required to inform the planning decision. The scope and method of this programme of archaeological works has been agreed with OCC's Planning Archaeologist. However, due to ecological considerations resulting from the presence of Great Crested Newts, it is intended to undertake these works following submission of the application but prior to determination. As such, consideration of potential impacts upon archaeological remains in

this Chapter are limited to an understanding of the archaeological potential of the Site based on the HEDBA (**Volume II: Appendix 10.1**). It is intended to produce an addendum to this Chapter following the completion of trial trenching to more fully assess the potential for direct impacts upon archaeological remains during the Construction Phase and to identify any significant effects upon these archaeological remains.

10.8. SUMMARY

- 10.8.1. This chapter has assessed the potential for the Proposed Development to have direct impacts upon potential archaeological remains during the construction phase, and the potential for it to result in setting impacts upon designated heritage assets during the operational phase.
- 10.8.2. The potential for archaeological remains to survive within the Site has been identified based on the HEDBA (**Volume II: Appendix 10.1**) and is considered to be Low for the prehistoric, Roman, Early Historic, medieval and post-medieval periods. There is a greater chance that remains relating to the modern period survive, though these would likely relate to agricultural use of the Site and its subsequent development into a golf course, and are therefore unlikely to represent significant remains. Six designated heritage assets within the Study Area lie within the ZTV – With Barriers (**Volume II: Appendix 13.C; Figure 6b**) and therefore the potential for effects upon their settings is possible.
- 10.8.3. The construction phase has the potential to impact directly upon any buried archaeological remains which may be present within the Site and thus result in adverse effects. As groundbreaking works could potentially result in the removal of any such remains, a High magnitude change is possible. However, the level of effect would be dependent upon the significance of any remains identified and the exact magnitude of change. An archaeological evaluation by trial trenching will be undertaken during the determination period to further understand the potential for archaeological remains to survive. The results will be reported on in an addendum to this Chapter and further detail in terms of magnitude of change, level of effect and significance as well as mitigation proposals will be given therein.
- 10.8.4. Potential effects on the settings of six designated heritage assets have been assessed in Section 10.6. No significant residual effects have been found.
- 10.8.5. **Table 10.10** below presents a summary of effects on archaeological and cultural heritage receptors.



Table 10.10 - Summary of Effects Table for Cultural Heritage

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Construction Phase				
Potential for direct effects on hitherto unknown buried archaeological remains	Potential buried archaeological remains	Significance unknown; further evaluation by trial trenching to be undertaken during the determination to further inform this potential effect. - / P / D/ LT	Mitigation to be determined following trial trench evaluation and secured by planning condition.	Significance unknown; further evaluation by trial trenching to be undertaken during the determination to further inform this potential effect. - / P / D/ LT
Operational Phase				
Potential for effects on the setting Grade II Listed Oxford Lodge (Site 27)	Grade II Listed Oxford Lodge (Site 27)	Minor adverse (not significant). - / P / I / LT	None proposed and none deemed necessary	Minor adverse (not significant). - / P / I / LT
Potential for effects on the Grade II Listed Barn Approximately 40 metres Northwest of Chesterton Fields Farmhouse (Site 31)	Grade II Listed Barn Approximately 40 metres Northwest of Chesterton Fields Farmhouse (Site 31)	Negligible adverse (not significant) - / P / I / LT	None proposed and none deemed necessary	Negligible adverse (not significant) - / P / I / LT
Potential for effects on the setting and character of Chesterton	Chesterton Conservation Area (Site 51)	No effect	N/A	No effect

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Conservation Area (Site 51)				
Potential for effects on the setting of the Grade II Registered Middleton Park (Site 61)	Grade II Registered Middleton Park (Site 61)	Minor adverse (not significant). - / P / I / LT	None proposed and none deemed necessary	Minor adverse (not significant). - / P / I / LT
Potential for effects on the setting of the Scheduled Alchester Roman site (Site 62)	Scheduled Alchester Roman site (Site 62)	Negligible adverse (not significant). - / P / I / LT	None proposed and none deemed necessary	Negligible adverse (not significant). - / P / I / LT
Potential for effects on the setting of the Scheduled Saxon barrow opposite Oxford Lodge (Site 1)	Scheduled Saxon barrow opposite Oxford Lodge (Site 1)	Negligible adverse (not significant) - / P / I / LT	None proposed and none deemed necessary	Negligible adverse (not significant) - / P / I / LT

NB: Aspects of the Proposed Development considered as part of the pre-mitigation scenario are summarised above in Section 10.5.

Key to table:

+ / - = Positive or Negative P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term N/A = Not Applicable



10.9. REFERENCES

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- **Ref 10.11:** Lambrick, 2008, *Setting Standards: A Review prepared on behalf of the IFA*.
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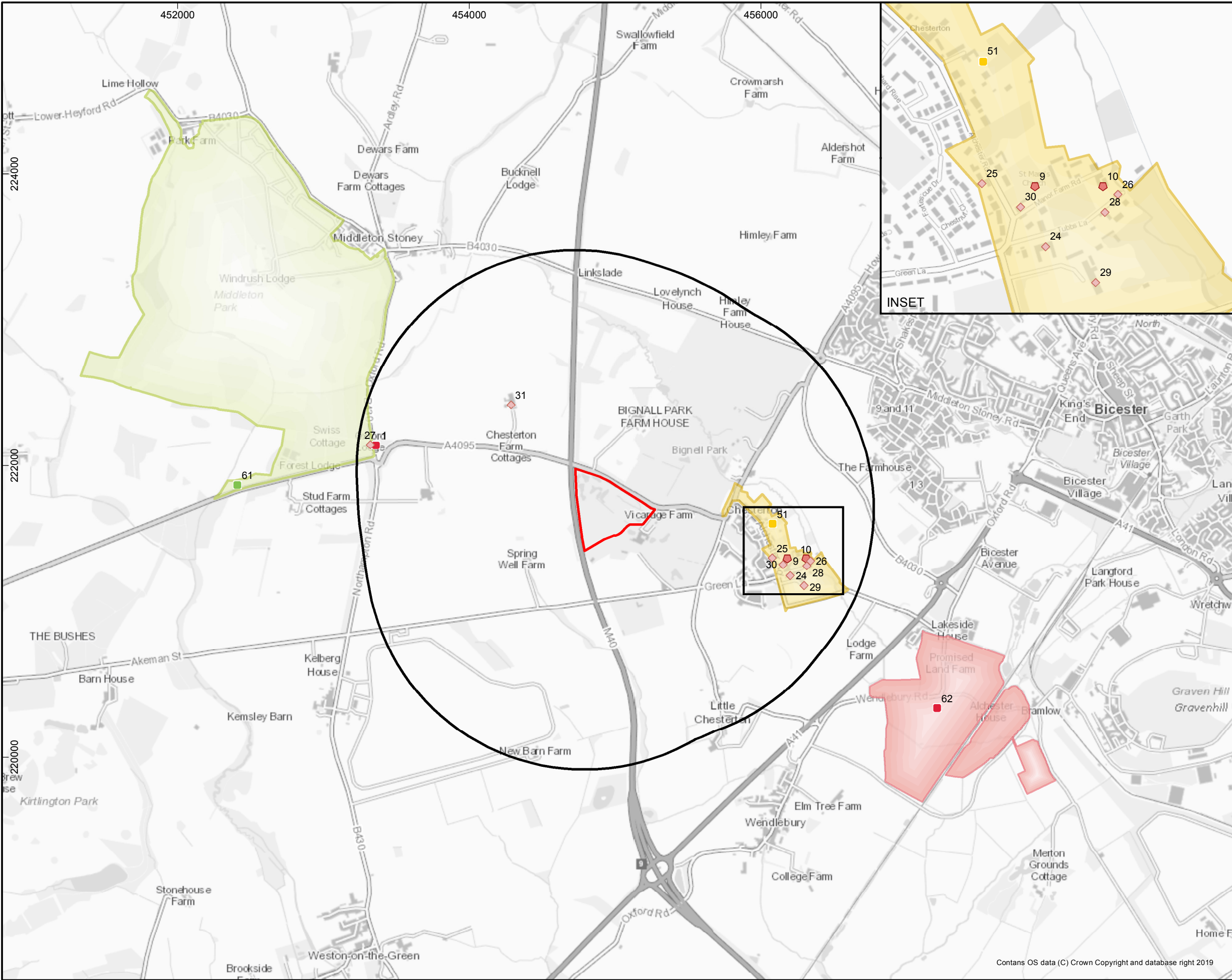
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FIGURES



Designated Heritage Assets Recorded within the Study Area

- Legend**
- Site Boundary
 - 1.5km Study Area
 - Middleton Park RPG
 - Alchester SM
 - Conservation Area
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Area
 - ◆ Listed Building- Grade II*
 - ◆ Listed Building- Grade II



INSET

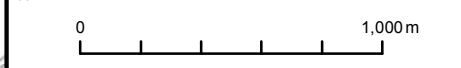
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DWG no:	01/24559/EIA/10.1/01
AOC Project No.:	24559



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:25,000 @ A3



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