



## Appendix 11.1

### CULTURAL HERITAGE DESK-BASED ASSESSMENT (DBA)

# CULTURAL HERITAGE REPORT

Land at J10, M40, Baynards Green, Bicester

JAC27300  
Land at J10, M40, Baynards  
Green, Bicester  
Version 4  
August 2021

### Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	Draft for Comment	James Archer	Sally Dicks	Sally Dicks	29/06/2021
Version 2	To Include Historic England NMR Data and Aerial Photographs	James Archer	Sally Dicks	Sally Dicks	20/07/2021
Version 3	Client comments	James Archer	Sally Dicks	Sally Dicks	02/08/2021
Version 4	To include for Built Heritage Assets	James Archer & Anja Ueberjahn- Trita	Thomas Copp	Thomas Copp	25/08/2021

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## EXECUTIVE SUMMARY

- Land at J10, M40, Baynards Green, Bicester has been assessed for its below ground archaeological potential as well as built heritage constraints in advance of proposed development.
- The proposed development will not impact on any designated archaeological assets or designated built heritage assets.
- The results of this assessment and recent geophysical survey have suggested a moderate archaeological potential at the site for the Later Prehistoric periods and for Saxon/Medieval rural and transient activity. A specific potential is identified in association with possible archaeological anomalies identified during geophysical survey. If present at the site, it is most likely that any remains would be of a local or possibly a regional significance.
- Past ground disturbance at the site is likely to have been widespread as a result of historic agricultural activity, as well as very localised areas of development and extraction.
- Overall, the site is likely to retain an archaeological potential and it is possible that development at the site could impact upon remains of a local or possibly regional significance.
- The site shares no visual or functional connection to any designated built heritage asset. The nearest heritage asset, comprising a Grade II listed Barn, has had its historical connection to the open countryside disrupted when the barn was converted for business use in the 20<sup>th</sup> century. Therefore, the site no longer contributes to its significance.
- Given that the results of this assessment and geophysical survey suggest that high significance remains which might preclude development or provide a material design consideration are unlikely to be present at the site or be impacted by proposals, per paragraph 194 of the NPPF it is suggested that this information is sufficient to confirm the site's suitability for development from an archaeological and built heritage perspective, and that any further archaeological works could be reasonably secured by an appropriately worded planning condition.



## Contents

<b>EXECUTIVE SUMMARY</b> .....	<b>I</b>
<b>1 INTRODUCTION AND SCOPE OF STUDY</b> .....	<b>4</b>
<b>2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK</b> .....	<b>5</b>
National Planning Policy.....	5
Local Planning Policy .....	8
Relevant Guidance.....	10
Relevant National and Local Designations .....	11
<b>3 GEOLOGY AND TOPOGRAPHY</b> .....	<b>12</b>
Geology .....	12
Topography .....	12
<b>4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE</b> .....	<b>13</b>
Timescales used in this report.....	13
Introduction.....	13
Previous Archaeological Work .....	14
Early Prehistoric – Palaeolithic & Mesolithic .....	14
Later Prehistoric – Neolithic, Bronze Age & Iron Age .....	15
Roman.....	15
Saxon/Early Medieval & Medieval.....	15
Post Medieval & Modern (including map regression exercise) .....	16
Historic Landscape Characterisation.....	17
LiDAR Plot.....	17
Aerial Photographic Analysis.....	17
Undated Evidence .....	17
Negative Evidence.....	17
Assessment of Significance .....	18
<b>5 HISTORIC BUILT ENVIRONMENT APPRAISAL</b> .....	<b>19</b>
Identification of Built Heritage Assets.....	19
Assessment of Built Heritage Assets .....	19
<b>6 SITE CONDITIONS, THE PROPOSED DEVELOPMENT &amp; REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON CULTURAL HERITAGE</b> .....	<b>21</b>
Site Conditions .....	21
Proposed Development.....	21
Review of Potential Development Impacts on Archaeological Assets .....	21
<b>7 SUMMARY AND CONCLUSIONS</b> .....	<b>22</b>

## Figures

Figure 1: Site Location

Figure 2a: HER Data Plot (Data from Oxfordshire HER)

Figure 2b: HLC Plot (Data from Oxfordshire HER)

Figure 2c: NMR Data Plot (Data from Historic England)

Figure 2d: Built Heritage Assets Plot

Figure 3: LiDAR Plot

Figure 4: 1768 Jeffreys Map of Oxfordshire

Figure 5: 1815 Ordnance Survey Drawing

Figure 6: 1880 Ordnance Survey (1:10560)

Figure 7: 1945 Aerial Photograph

Figure 8: 1981 Ordnance Survey (1:10560)

Figure 9: 1992 Ordnance Survey (1:10560)

Figure 10: 2004 Google Earth Image

Figure 11: 2020 Google Earth Image

Figure 12: Site Layout as Existing

## Plates

Plate 1: Entrance to the converted Barn at the former Baynard's Green Farm

Plate 2: The Barn within the modern Business Park, viewed from Ambury Road

Plate 3: Access to Baynard's Training Estate & Baynard's Green Farm

Plate 4: Indicative Site Photo showing crop May 2021

## Appendices

Appendix 1: Archaeological Desk Based Assessment Written Scheme of Investigation 2021

Appendix 2: British Geological Survey Borehole Data

Appendix 3: Geophysical Survey Plans Western Site Parcel

Appendix 4: Geophysical Survey Plans Eastern Site Parcel

# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This cultural heritage assessment, which includes for below ground archaeological remains and built heritage assets, has been produced by RPS Group on behalf of Albion Land.
- 1.2 The subject of this assessment, also known as the study site, is land at J10, M40, Baynards Green, Bicester. The Site is split into two land parcels, bisected by the route of the A43. The western site parcel is approximately 42ha in extent whilst the eastern site parcel comprises approximately 24ha in extent. The overall site is centred at SP 54700 28852 (Fig. 1) within the administrative area of Cherwell District.
- 1.3 Albion Land has commissioned RPS Heritage to establish the archaeological potential of the site, to identify relevant nearby built heritage assets, and to provide guidance on ways to address any heritage constraints identified.
- 1.4 In accordance with relevant policy and guidance, and in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, built-heritage, topographic and land-use information in order to clarify the archaeological potential of the site and identify relevant built heritage assets.
- 1.5 This desk-based assessment comprises an examination of evidence on the Oxfordshire Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise and geophysical survey. A Written Scheme of Investigation was agreed with the Oxfordshire County Council Archaeologist for the methodology and scope of the archaeological input into this assessment (RPS May 2021 and see Appendix 1). A site visit was initially carried out in May 2021 with a follow-up visit in August 2021.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.7 It further assesses the significance of built heritage assets affected by the proposed development, the contribution made by their setting, as well as the impact of the proposed development upon this significance.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition of the contribution that heritage makes a contribution towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

## National Guidance

### Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.13 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### Overview: Historic Environment Good Practice Advice in Planning

- 2.14 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

### GPA1: The Historic Environment in Local Plans (March 2015)

- 2.15 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

## **GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**

- 2.16 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
  2. Understand the impact of the proposal on that significance;
  3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  4. Look for opportunities to better reveal or enhance significance;
  5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
  6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

## **GPA3: The Setting of Heritage Assets (Second Edition; December 2017)**

- 2.17 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.18 As with the NPPF the document defines setting as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.19 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.20 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

- 2.21 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.22 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
  3. Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
  4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused;
  5. Making and documenting the decision and monitoring outcomes. Decisions are made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.
- 2.23 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

### Cherwell Local Plan 2011 - 2031 Part 1 (July 2015)

- 2.24 The saved policies of the Cherwell Local Plan 1996 remain relevant for the site and the following policy has been saved:

**C25 IN CONSIDERING PROPOSALS FOR DEVELOPMENT WHICH WOULD AFFECT THE SITE OR SETTING OF A SCHEDULED ANCIENT MONUMENT, OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES AND MONUMENTS OF SPECIAL LOCAL IMPORTANCE, THE COUNCIL WILL HAVE REGARD TO THE DESIRABILITY OF MAINTAINING ITS OVERALL**



**HISTORIC CHARACTER, INCLUDING ITS PROTECTION, ENHANCEMENT AND PRESERVATION WHERE APPROPRIATE.**

2.25 The Cherwell Local Plan 2011-2031 Part 1 was adopted in July 2015 and replaced many of the policies in the previous 1996 plan. The following policy is relevant to archaeology at the site:

**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:**

- **...Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged**
- **Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation...**

2.26 The Mid-Cherwell Area Neighbourhood Plan 2018-2013 was "made" by Cherwell District in May 2019. The Neighbourhood Plan will be used to help decide planning applications in the Mid-Cherwell Neighbourhood Plan area. This included the western site parcel only. Relevant policy is as follows:

**POLICY PD1: DEVELOPMENT AT CATEGORY A VILLAGES**

**Any residential development proposal which is outside the settlement areas of these three villages must have particular regard to all the following criteria...**

**...d) The development should conserve and, where possible, enhance the special interest, character and appearance of the conservation areas and the significance of other heritage assets (see Appendix K: Heritage and Character Assessment)...**

**POLICY PC1: LOCAL EMPLOYMENT**

**Proposals for the establishment of new small businesses will be considered favourably where they:...**

**...b) do not have an adverse affect on the surrounding built, natural or historic environment that is not clearly outweighed by the economic benefits of the development...**

**POLICY PD5: BUILDING AND SITE DESIGN**

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



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

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

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

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

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

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

## Relevant Guidance

2.27 Criteria used to determine important historic hedgerows (The Hedgerows Regulations 1997);

2.28 To be 'important', a hedgerow must be at least 30 years **and** meet at least one of eight set criteria summarised below [they do not apply to hedgerows within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house]:

1. Marks a pre-1850 parish or township boundary.
2. Incorporates an archaeological feature such as a Scheduled Monument.
3. Is part of, or associated with, an archaeological site listed on the relevant Historic Environment Record.
4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
5. Forms an integral part of a pre-1845 field system.
6. Contains certain categories of species of animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
7. Includes:
  - a. at least 7 woody species, on average, in a 30 metre length;
  - b. at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
  - c. at least 6 woody species, on average, in a 30 metre length, including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
  - d. at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features. The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It

generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

8. Runs along a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (vii) below.
  - i. a bank or wall supporting the hedgerow;
  - ii. less than 10% gaps;
  - iii. on average, at least one tree per 50 metres;
  - iv. at least 3 species from a list of 57 woodland plants;
  - v. a ditch;
  - vi. a number of connections with other hedgerows, ponds or woodland;
  - vii. a parallel hedge within 15 metres.

### Relevant National and Local Designations

- 2.29 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.30 The site does not contain any listed buildings and does not fall within a conservation area. Three designated heritage assets, all Grade II listed, were identified within a 1km radius of the site.
- 2.31 The Local Authority's list of Local Heritage Assets has not yet been finalised. Local Heritage Assets have however been identified as part of the conservation area appraisals and these are intended to eventually form part of an adopted list.
- 2.32 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential, identify relevant heritage assets, and consider the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online 2021) as White Limestone Formation. A small band of head deposits is recorded in the southern part of the western site parcel, whilst alluvial deposits are recorded along the southern boundary of the eastern site parcel.
- 3.2 Geotechnical site investigations have been undertaken historically at the site, which have identified a sequence of topsoil overlying superficial silt deposits, and in turn the limestone bedrock in the western site parcel (BGS Online and see Appendix 2). The superficial deposits may represent hillwash colluvial deposits.

### Topography

- 3.3 The natural topography of the study site trends fairly gently downwards in a southerly direction, from circa 128m Above Ordnance Datum (AOD) at the northern corner of the western site parcel, down to 110m AOD at the southern boundary of the eastern site parcel. An east-west watercourse is located to the immediate south of the eastern site parcel.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

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

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km buffer of the study site (Figs. 2a-b), also referred to as the study area, held on the Oxfordshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18<sup>th</sup> century onwards until the present day. National Monument Records data from Historic England is shown on Figure 2c.
- 4.3 In general, the majority of HER records within the study area comprise evidence for cropmarks identified as possible archaeological anomalies. A focus of Medieval village activity is recorded at Baynards Green to the immediate north of the site.
- 4.4 The map regression exercise has demonstrated that the study site has likely remained open agricultural land or pasture since at least the 18<sup>th</sup> century through to the present day. Minor development is shown, comprising localised areas of agricultural buildings and a small extraction pit.
- 4.5 A programme of geophysical survey has been undertaken separately across each site parcel to support this assessment.
- 4.6 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

## Previous Archaeological Work

- 4.7 Recent archaeological work within the study site has comprised geophysical survey undertaken separately across the western and eastern site parcels. The survey across the western site parcel was undertaken in two phases.
- 4.8 Survey across the western site parcel (SUMO 2021 and Appendix 3) concluded the following:
- The survey at Baynards Green has not identified any anomalies of definite archaeological interest. Tentative linear and curvilinear trends have been mapped, though their exact origin remains unclear; they could be archaeological, natural or a result of agricultural practice. Ploughing effects are mapped in the results, along with possible drains / services, areas of natural magnetic variation and ferrous disturbance.*
- 4.9 Whilst survey works across the eastern parcel (Magnitude 2021 and see Appendix 4) concluded the following:
- Agricultural activity has been identified in the form of multiple systems of modern ploughing cultivation. Some areas of enhanced ploughing have also been detected around the edges of the survey area.*
- Natural variations in the background geology of the survey area have been detected. These anomalies are likely related to imperfections in the limestone bedrock and changes in the superficial/sedimentary deposits.*
- No anomalies strongly suggestive of archaeological activity have been identified, however anomalies of undetermined origins have been detected. It has not been possible to definitively determine whether these anomalies are the result of archaeological, agricultural or modern practises.*
- 4.10 Overall, it is apparent that no clear archaeological anomalies are present at the site other than evidence for Modern agricultural activity, although a number of anomalies of possible archaeological origin were identified.

## Early Prehistoric – Palaeolithic & Mesolithic

- 4.11 No evidence for Palaeolithic activity is recorded on the HER within a 1km buffer of the study site boundary. The only evidence for Mesolithic finds comprises a lithic implement found during evaluation at the A43 and recorded at the south western part of the study area (NMR Ref: 1211493, SP 54 28). The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. There are no river terrace gravels or other suitable deposits recorded at the site which might be considered conducive to the survival of early Prehistoric artefacts. The possible head, colluvium, or alluvial deposits recorded sporadically at the site may retain a limited potential for isolated residual artefacts only.
- 4.12 Therefore, given the lack of evidence from the nearby area, combined with a lack of a suitable underlying geological sequence, the archaeological potential at the study site for Palaeolithic and Mesolithic finds is considered to be low. The potential presence of residual flintwork artefacts cannot be entirely discounted within any underlying alluvial, colluvial or head deposits, although such finds would be of limited significance.

## Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.13 A single bank and ditch forming an incomplete sub-rectangular enclosure is present as earthworks at Stoke Lyne Wood c.700m south east of the study site. Interpretations have suggested that the feature may comprise part of a Neolithic long mortuary enclosure, a possible cursus, or a currently unknown monument type (HER Ref: MOX12362, SP 5543 2780).
- 4.14 Two possible ring ditch cropmarks are recorded from aerial photography, including one 490m north east of the study site (HER Ref: MOX27036, SP 5533 2946), and a second at Ardley House c.970m to the south (HER Ref: MOX4829, SP 5403 2776).
- 4.15 Cropmarks of a banjo enclosure, along with likely associated paddock enclosures and an extensive irregular boundary ditch, are shown in the area c.650m west of the study site (HER Ref: MOX4865, SP 5362 2865 & NMR Ref: 1059364). Analysis of further aerial photographs identified two banjo enclosures connected via a linear boundary in the area c.710m to the south of the site (HER Ref: MOX4873, SP 546 277 & NMR Ref: 1392362). One side of a possible banjo enclosure and a short section of a possibly associated trackway are visible as cropmarks c.620m to the east (HER Ref: MOX23339, SP 5576 2902 & NMR Ref: 1620873).
- 4.16 The surrounding area would have most likely comprised a settled landscape during the Later Prehistoric periods, as indicated by the identification of various cropmark anomalies of likely Later Prehistoric origin across the study area. Geophysical survey at the site has not indicated any particular anomalies that may comprise similar later Prehistoric monuments within the site boundary itself. Overall, the study site is considered to have a moderate archaeological potential for the Later Prehistoric periods.

## Roman

- 4.17 The only finds of Roman date within the 1km study area search radius comprise coins and pottery sherds found in a garden at Bucknell Road c.950m south of the study site (HER Ref: MOX4812, SP 5434 2748 & NMR Refs: 338880 & 338863).
- 4.18 The Roman town at Bicester was located circa 7km to the south of the study site, with radial roads leading north west and north east from the town. The nearest of these to the site was the Bicester to Stratford-upon-Avon road, which has been posited in the area circa 2.5km to the south west of the study site on a NW-SE alignment (Margary 1955).
- 4.19 Based on current evidence, the archaeological potential for evidence dating to the Roman period at the study site is considered to be low.

## Saxon/Early Medieval & Medieval

- 4.20 No finds of Saxon date have been recorded within the vicinity of the study site.
- 4.21 The Domesday Survey of 1086 recorded various early Medieval estates in the surrounding area, with the nearest located at Ardley to the south, Fritwell to the west, and Stoke (Lyne) to the east (Open Domesday Online 2021). Ardley and Fritwell were recorded as mid-size estates of 23 and 22 households respectively, with Stoke (Lyne) recorded as a large estate of 67 households. The associated estate lands comprised of ploughlands, pasture, meadow and woodlands.
- 4.22 A deserted Medieval village (DMV) is conjectured at “Cotes” in the area c.850m north east of the study site (HER Ref: MOX4745, SP 55 30). The village green at Baynard’s Green is thought to have originated as an area of open space utilised for Medieval horsemanship tournaments and racing. It has been suggested that this area of open space would have once straddled the Brackley Road (now the A43) in the area to the immediate north of the study site (HER Ref: MOX4853, SP 5480).

2924). The name Baynard's Green is thought to have originated from the Anglo-French name for a bay horse, "bayard" (The English Place Name Society n.d.).

- 4.23 Overall, the study site likely lay within an agricultural and pastoral landscape during the Saxon and Medieval periods. It is possible that the site may have been worked as arable land or utilised for pasture since the Saxon period. The extent of the green to the immediate north of the site is unclear and may have theoretically extended southwards into the study site itself. Therefore, a moderate archaeological potential can be considered at the study site for the Saxon and Medieval periods, with evidence thought most likely to comprise of agricultural activity, land division, and ephemeral activity associated with transient activity within the green area.

### Post Medieval & Modern (including map regression exercise)

- 4.24 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. One of these records was associated with a 19<sup>th</sup> century milestone formerly located at the southern part of the study site adjacent to the A43 and recorded as lost during works to construct the M40 (HER Ref: MOX4836, SP 548 285). Geophysical survey has identified evidence for Modern agricultural activity (Magnitude 2021 and SUMO 2021, Appendices 3-4).
- 4.25 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.26 The earliest such cartographic source is a 1768 Jeffrey's Map of Oxfordshire (Fig. 4), which shows the site in land to the south of what was then known as *Bayard's Green*. The Green is shown in a similar fashion to how a common might be depicted and is bisected by the now A43 road as well as a number of other trackways. The site itself is likely located within open land to the south of the Green and divided into the existing eastern and western site parcels by the precursor road to the A43. The early road now formed by the B4100 is shown along the site's northern boundary.
- 4.27 The 1815 Ordnance Survey Drawing (Fig. 5) shows the study site parcels divided by this roadway and likely in use for agriculture or pasture. A building is shown in the northern part of the western site parcel, possibly a farm building associated with those buildings at Baynard's Green to the immediate north east, as well as buildings at the location later associated with Baynard's Green Farm.
- 4.28 The 1880 Ordnance Survey plan (Fig. 6) is a detailed survey of the site undertaken to modern cartographic standards. The site is divided into a number of field parcels with a small cluster of agricultural buildings in the western site parcel. The earlier buildings in the northern part of this parcel had been demolished by this time. A footpath is shown in the southern part of the western parcel. A small pond, or former extraction pit, is shown in the eastern site parcel. Baynard's Green Farm is clearly visible as a group of buildings to the north east of the Site, formed in a polygonal arrangement.
- 4.29 The only changes shown within the site during the early 20<sup>th</sup> century (Fig. 7) and through to the present day (Figs. 8-12) comprised of minor internal field boundary changes. The M40 was constructed to form the Site's south western boundary by 1992 (Fig. 9), whilst the A43 was constructed by 2004 (Fig. 10) to replace the previous road which bisected the study site. By the 1980s, several buildings associated with Baynard's Green Farm had been demolished, with the barn building being one of the few remaining.
- 4.30 Overall, the historic mapping has demonstrated that the study site has likely remained open agricultural land or pasture since at least the 18<sup>th</sup> century through to the present day. Minor



development is shown, comprising localised areas of agricultural buildings and a small extraction pit.

- 4.31 Therefore, aside from remains associated with agricultural activity, land division, and localised areas of known modern development, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods. Evidence for agricultural activity, land division and Modern building foundations of negligible significance is likely to be present which is not discussed further in this assessment.

### Historic Landscape Characterisation

- 4.32 The Oxfordshire Historic Landscape Characterisation (HLC) data records each study site parcel within an area of enclosed fields (Fig. 2b).

### LiDAR Plot

- 4.33 The Environment Agency LiDAR data shows a number of possible anomalies throughout much of the site (Fig. 3).
- 4.34 In the first instance, this includes evidence for Modern agricultural activity, which is shown as very regular on the plot. Existing field boundaries, as well as likely former field boundaries corresponding to historic mapping, are also apparent.
- 4.35 Further anomalies of unknown origin are also present in the data. There appears to be little correlation in general between the LiDAR and the geophysical survey data, although there may be some anomalies shown on both sets of data in the south western part of the eastern site parcel (Magnitude 2021 and see Figure 3).

### Aerial Photographic Analysis

- 4.36 A range of aerial photographs supplied by Historic England have been analysed as part of this assessment, including from the 1940s and 1990s (not reproduced here). No clear archaeological anomalies have been identified within the site from those photographs.

### Undated Evidence

- 4.37 Geophysical survey across an area of land to the immediate north east of the study site has identified linear anomalies of possible archaeological origin, as well as small-scale quarrying activity and Post Medieval to Modern agricultural activity. The western part of the survey area nearest to the study site was considered to have a very low archaeological potential on the basis of these results (WYAS 2015, HER Ref: EOX6619, SP 5561 2908).
- 4.38 Further undated features of possible archaeological origin recorded on the HER within 1km of the study site include possible rectilinear enclosures and circular enclosures at the far north eastern part of the study area (HER Refs: MOX23340-1, SP 5542 2995 and SP 5533 2986), undated rectilinear and sub-rectilinear enclosures at the far northern part of the study area (HER Ref: MOX27354, SP 54402 30455), an undated circular enclosure c.550m to the west (HER Ref: MOX4838, SP 5361 2934), a possible enclosure recorded at the far eastern part of the 1km study area (HER Ref: MOX27151, SP 5600 2848), and vague linear anomalies at the far southern extent of the study area (HER Ref: MOX4833, SP 550 274).

### Negative Evidence

- 4.39 Archaeological evaluation at Fewcott Wind Farm in the area 330m west of the study site identified only two undated linears across a total of eight trenches (HER Ref: EOX3489, SP 5383 2884).



4.40 Phases of archaeological monitoring at Ardley to the south have identified no evidence for archaeological remains (HER Refs: EOX1814, SP 54250 27570; EOX3509, SP 5425 2757).

## Assessment of Significance

4.41 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.

4.42 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.

4.43 A non-designated heritage asset comprising a 19<sup>th</sup> century milestone is recorded at the southern part of the study site on the HER, adjacent to the A43, however this is thought to have been lost during construction of the M40 in the later 20<sup>th</sup> century.

4.44 Based on current evidence, a moderate archaeological potential has been identified at the study site for the Later Prehistoric periods, as well as for evidence of Saxon and Medieval agricultural activity, land division, and transient activity. A low potential is considered for all other past periods of human activity within the study site. In addition, a number of possible anomalies have been identified during geophysical survey which may retain an archaeological interest.

4.45 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards most likely local research agendas. It might be possible that Later Prehistoric monument evidence could contribute towards regional research objectives.

4.46 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local or possibly regional significance.

4.47 As identified by desk based work and recent geophysical survey, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Moderate potential, generally Low (Local) Significance, although evidence for similar monuments to those identified in the nearby area could be of Medium (Regional) Significance;
Roman	Low potential, Low (Local) Significance;
Saxon	Moderate potential for evidence of agricultural activity and land division, Low (Local) Significance;
Medieval	Moderate potential for evidence of agricultural activity, land division, and transient activity associated with the nearby village green, most likely to be of Low (Local) Significance;
Post Medieval & Modern	Low potential (likely to be entirely invested in evidence of agricultural activity, land division, and localised development for modern agricultural buildings), likely to be of Negligible (None) Significance.
Undated	A number of possible archaeological anomalies have been identified during geophysical survey and on LiDAR data which are currently uncharacterised and undated.

## 5 HISTORIC BUILT ENVIRONMENT APPRAISAL

### Identification of Built Heritage Assets

- 5.1 The National Heritage List for England (NHLE) and the Historic Environment Record (HER) were consulted in order to identify relevant designated and non-designated heritage assets. The search and scoping were further informed by comments received from Cherwell District Council.
- 5.2 The search concluded that the site does not contain any designated heritage assets. Three designated heritage assets were identified within a 1km search radius around the site (see Figure 2d). Non-designated heritage assets were not identified. The designated assets include:
- BARN AT SP 5487 2940, Grade II listed (List entry number: 1046400)
  - MANOR FARMHOUSE Grade II listed (List entry number: 1369564)
  - FEWCOTT FARMHOUSE Grade II (List entry number: 1046880)
- 5.3 The search result also included the very northern edge of Ardley Conservation Area, south of the site.
- 5.4 The site visit in August 2021 confirmed that only the Barn at SP 5487 2940, located in Baynard's Green, had the potential to be affected by the proposed development, due to its close proximity to the Site.
- 5.5 Manor Farmhouse and Fewcott Farmhouse are located in the village of Fewcott, circa 800m from the site. These assets have no visual, historical or functional connection to the site and are, furthermore, separated from the site by agricultural field boundaries and the M40 motorway network. As these assets would draw their significance from their historical connection and setting of Fewcott and Ardley, they have been scoped out of this built heritage assessment.
- 5.6 The Ardley Conservation Area also draws its historical interest from within the conservation area rather than from the area to the north. It shares no views with the Site and is separated from the Site by residential roads within Ardley and Fewcott, agricultural fields and the M40 motorway. It has therefore, been scoped out of this assessment.
- 5.7 The subsequent assessment of built heritage assets will focus on the Barn at SP 5487 2940.

### Assessment of Built Heritage Assets

- 5.8 In accordance with Step 2 of the 5-step process that is recommended by Historic England's GPA3 The Setting of Heritage Assets, this section provides an assessment of the significance of the identified heritage assets, including the degree to which their settings and views make a contribution to their significance.

#### **BARN AT SP 5487 2940, Grade II listed (List entry number: 1046400)**

- 5.9 The National Heritage List for England (NHLE) describes the asset as *a late C18 barn built from coursed squared limestone. Steeply pitched old-tile roof. 10 bays. 2 threshing floor entrances have C20 doors. Square ventilation holes and slits. Interior. Principal rafter roof with collars and ties, Some C20 repairs. Dividing wall at 5th bay.*
- 5.10 In the 19<sup>th</sup> century, the Barn was located to the north east of Bayard's Green (later renamed to Baynard's Green). It stood relatively isolated, consisting of several buildings, which formed a polygonal arrangement. The surrounding setting consisted mainly of open agricultural fields. The barn and associated farm lay on the route now forming the A43. Only two other buildings were visible

on the 1880 OS Map within a 500m radius, one of these included Baynard's House, as well as a building on the plot now including the western part of the Site.

- 5.11 The relative scarcity of population at the time has been partially attributed to the fact that from the 17<sup>th</sup> century the area underwent a conversion from arable land to pasture. For instance, before inclosure, the manor of Bainton, which included slightly over half the parish, was divided into five farms, and there were ten or eleven others of about 100 acres or more in size.
- 5.12 In 1816 the manor still consisted of five farms, but by 1832 there were only two and there was a tendency in the 19<sup>th</sup> century for farms in the rest of the parish to increase in size. Judged by the evidence provided by historical maps, these observations appear to be consistent with the farm at Baynard's Green.
- 5.13 During the 17<sup>th</sup> century, the green at Baynard's Green was well know for its horse racing tournaments and in the 19<sup>th</sup> century the parish was a noted hunting centre.
- 5.14 Parts of the Barn were demolished during the mid-20<sup>th</sup> century and converted into business premises (Plates 2-3). Today the building forms part of a small business estate.

### **Significance**

- 5.15 The asset derives its significance predominantly from its history as one of the oldest remaining buildings in Baynard's Green. It also holds architectural interest as a late 18<sup>th</sup> century stone barn, however to a lesser extent, due to significant alterations and conversions in the 20<sup>th</sup> century.

### **Setting**

- 5.16 The Barn's immediate setting consists of the business units, which includes modern extensions to the barn, as well as 20<sup>th</sup> century warehouses and yards. It is positioned adjacent to Baynard's Trading Estate. The Barn is accessible via a private drive near the A43/B4100 roundabout (Plate 4), which also holds a Service Station. The wider setting includes open farmland to the north, west and south, with the A43 running closely along its eastern boundaries and the B4100 to the south-west.

### **Contribution the setting makes to Significance**

- 5.17 The immediate setting, consisting of the small Business Unit, contributes to the asset's significance as it continues to facilitate the formation of a self-contained plot within the landscape, which has persisted since the late 18<sup>th</sup> century. The adjacent Baynard's Trading Estate and 20<sup>th</sup> century alterations and additions of modern warehouses near the Barn, have diminished the asset's significance as a late 18<sup>th</sup> century farm barn. The wider landscape is not appreciable from the Barn's location as it is surrounded by mature vegetation and modern buildings, with the functional and visual link between the listed building and this wider agricultural landscape now severed. The traffic noise from the nearby A43 is clearly audible from the Barn's location and further detracts from its significance as a 18<sup>th</sup> century rural building.

### **Contribution the Site makes to Significance**

- 5.18 Despite its close proximity, the Site shares no visual or functional connection to the asset. The asset's historical connection to the open countryside was disrupted when the barn was converted for business use in the 20<sup>th</sup> century. Therefore, the site no longer contributes to its significance.

## **6 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON CULTURAL HERITAGE**

### **Site Conditions**

- 6.1 The study site currently comprises a series of enclosed fields utilised for agriculture, which are divided into two site parcels to the east and west of the A43 (Fig. 12 & Plate 4).
- 6.2 Very localised areas of Modern agricultural development, as well as a small possible pond or former extraction pit, will have likely had a severe, negative below ground impact in the footprint of such works.
- 6.3 Past agricultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing.

### **Proposed Development**

- 6.4 Development proposals comprise the commercial development of the site with associated landscaping and hardstanding.

### **Review of Potential Development Impacts on Archaeological Assets**

- 6.5 The proposed development will not impact on any designated archaeological assets.
- 6.6 The results of this assessment and recent geophysical survey have suggested a moderate archaeological potential at the site for the Later Prehistoric periods and for Saxon/Medieval rural and transient activity. A specific potential is identified in association with possible archaeological anomalies identified during geophysical survey. If present at the site, it is most likely that any remains would be of a local or possibly a regional significance.
- 6.7 Past ground disturbance at the site is likely to have been widespread as a result of historic agricultural activity, as well as very localised areas of development and extraction.
- 6.8 Overall, the site is likely to retain an archaeological potential and it is possible that development at the site could impact upon remains of a local or possibly regional significance. The results of this assessment and geophysical survey would suggest that there are no high significance remains at the site which might preclude development or be a material design consideration.

### **Assessment of Built Heritage Impact**

- 6.9 Paragraph 195 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.10 The assessment of significance determined that the Site currently does not contribute to the significance of the Barn of the former Baynard's Green Farm. Therefore, the proposed development would have no impact on the significance of the designated heritage asset.

## 7 SUMMARY AND CONCLUSIONS

- 7.1 Land at J10, M40, Baynards Green, Bicester is under consideration for commercial development with associated landscaping and hardstanding. Therefore, in accordance with relevant government planning policy and guidance, a desk-based assessment and site visit were undertaken to clarify the below ground archaeological potential of the study area, as well as assess the impact on the historic built environment.
- 7.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 7.3 The NHLE search identified the Grade II listed Barn at SP 5487 2940 (List entry number: 1046400), which lies approx. 200m away from the Site. It has been concluded that the proposed development would have no impact on the significance of the designated heritage asset.
- 7.4 As identified by desk based work and recent geophysical survey, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
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Undated	A number of possible archaeological anomalies have been identified during geophysical survey and on LiDAR data which are currently uncharacterised and undated.

- 7.5 Past ground disturbance at the site is likely to have been widespread as a result of historic agricultural activity, as well as very localised areas of development and extraction.
- 7.6 Overall, the site is likely to retain an archaeological potential and it is possible that development at the site could impact upon remains of a local or possibly regional significance.
- 7.7 Given that the results of this assessment and geophysical survey suggest that high significance remains which might preclude development or provide a material design consideration are unlikely to be present at the site or impacted by proposals, per paragraph 194 of the NPPF it is suggested that this information is sufficient to confirm the site's suitability for development from an archaeological and built heritage perspective, and that any further archaeological works could be reasonably secured by an appropriately worded planning condition.

## Sources Consulted

### General

British Library  
Historic England Archive (NMR and Aerial Photographs)  
Oxfordshire Historic Environment Record  
Oxfordshire History Centre  
The National Archive

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Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
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### Cartographic

17<sup>th</sup> Century Plan showing Baynards Green

1768 Jeffreys Map of Oxfordshire

1785 Kitchin Map of Oxfordshire

1815 Ordnance Survey Drawing

1870 Stuchbury's Farm Plan and Schedule

1880 Ordnance Survey (1:10560)

1900 Ordnance Survey (1:10560)

1910 District Valuation Map

1920 Ordnance Survey (1:10560)

1923 Ordnance Survey (1:10560)

1945 Aerial Photograph

1946 Aerial Photograph

1947 Aerial Photograph

1954 Ordnance Survey (1:10560)

1960-69 Aerial Photograph

1961 Aerial Photograph

1965 Ordnance Survey (1:10560)

1981 Aerial Photograph

1981 Ordnance Survey (1:10000)

1991 Aerial Photographs

1992 Ordnance Survey (1:10000)

2001 Ordnance Survey (1:10000)

2004 Google Earth Image

2006 Google Earth Image

2010 Ordnance Survey (1:10000)

2017 Google Earth Image

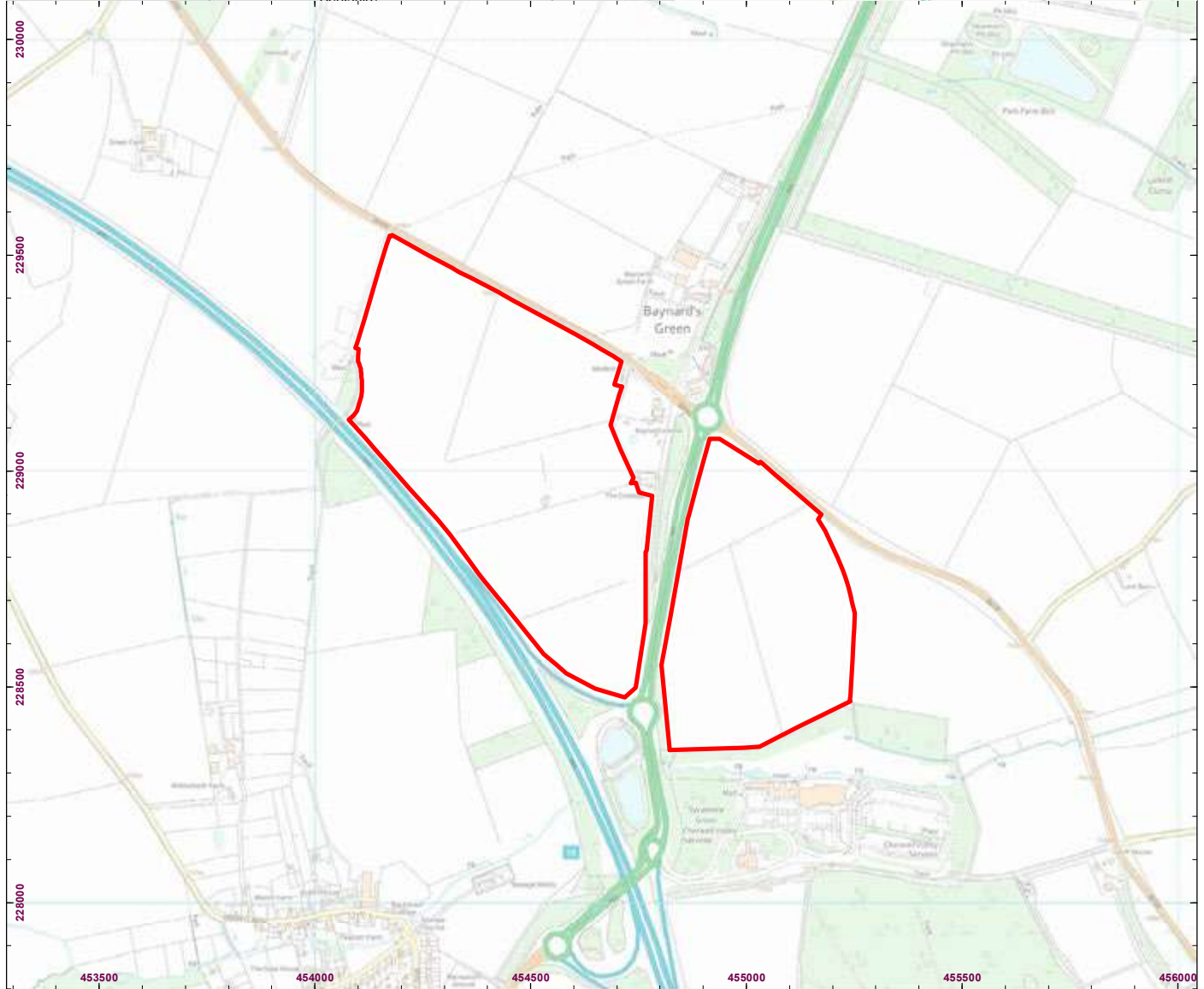
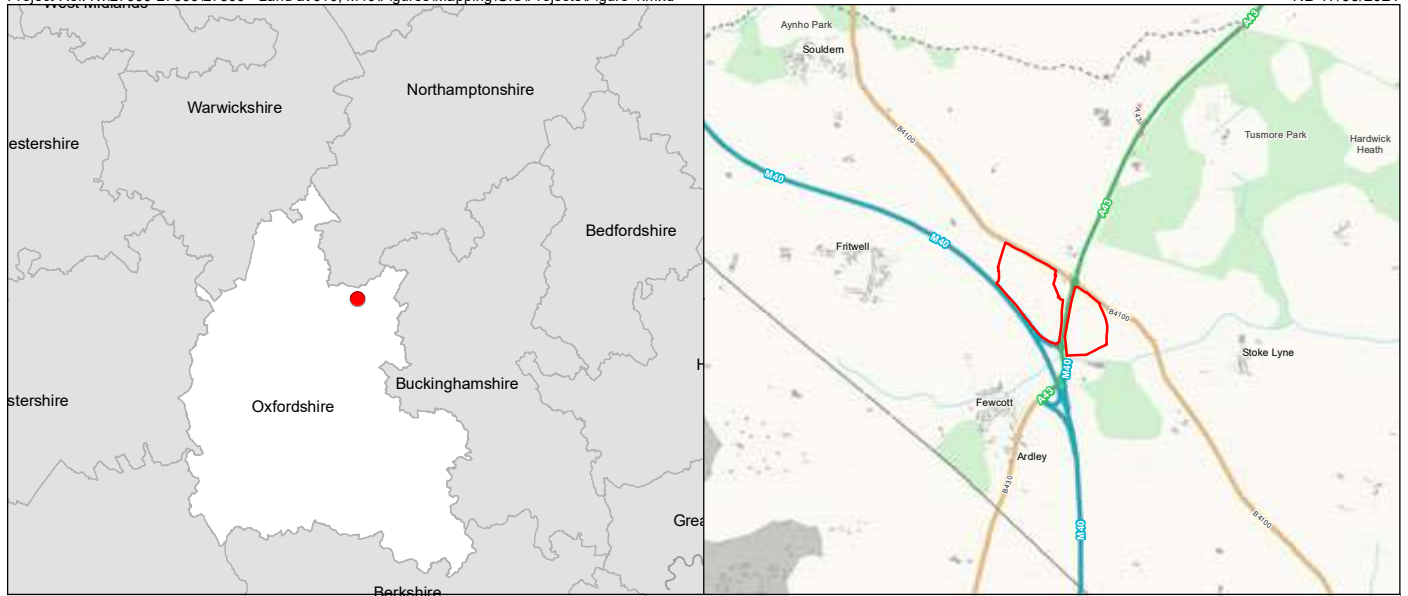
2020 Google Earth Image

2021 Ordnance Survey (1:10000)





**FIGURES**



 Site Boundary

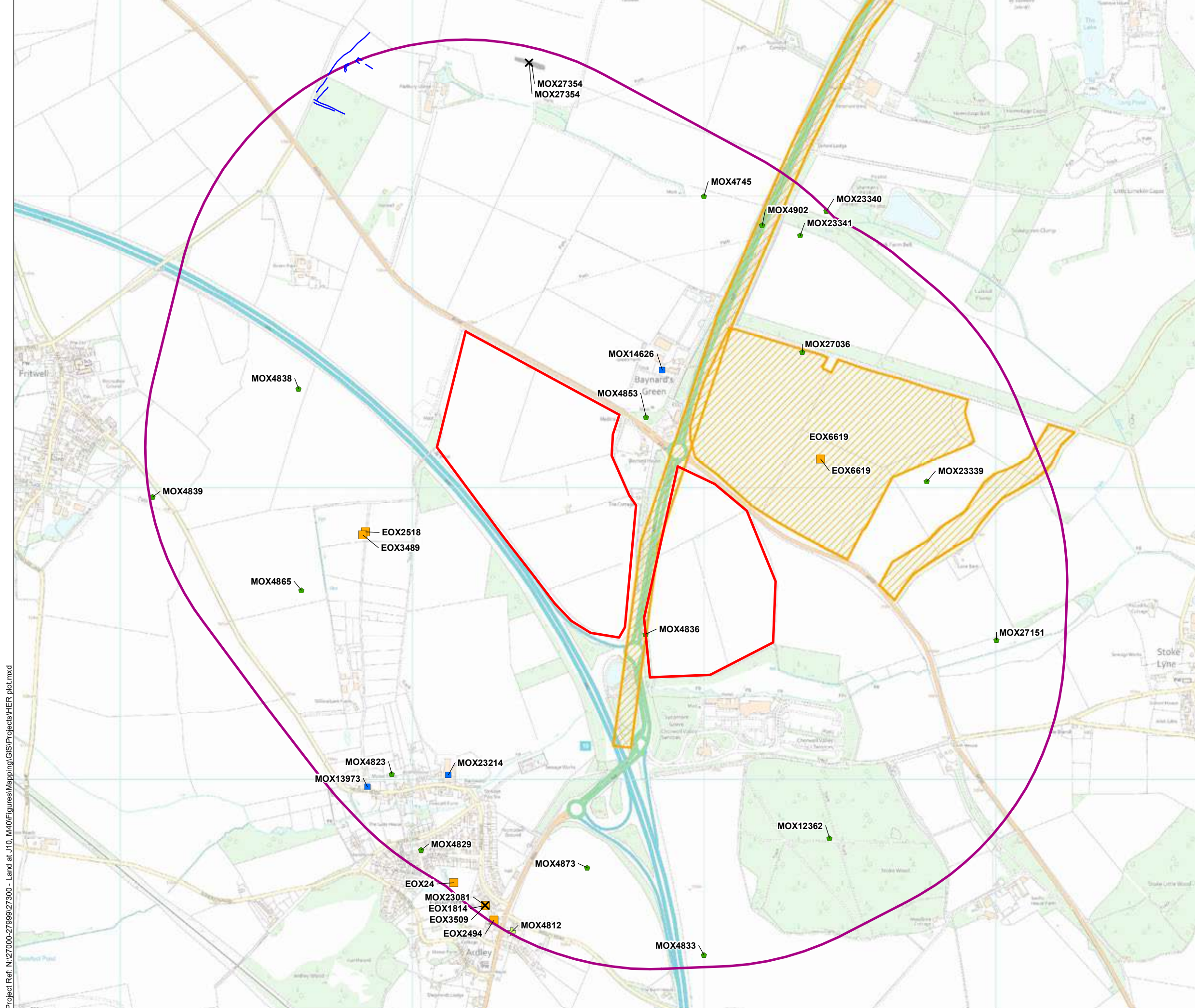


0 200 400m  
Scale at A4: 1:15,000



Figure 1  
Site Location





**Legend**

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

**HER Records Points**

- Monuments
- Findspots
- Buildings
- Elements

**HER Records Polygons**

- Elements
- Cropmarks

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

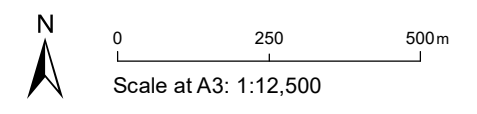
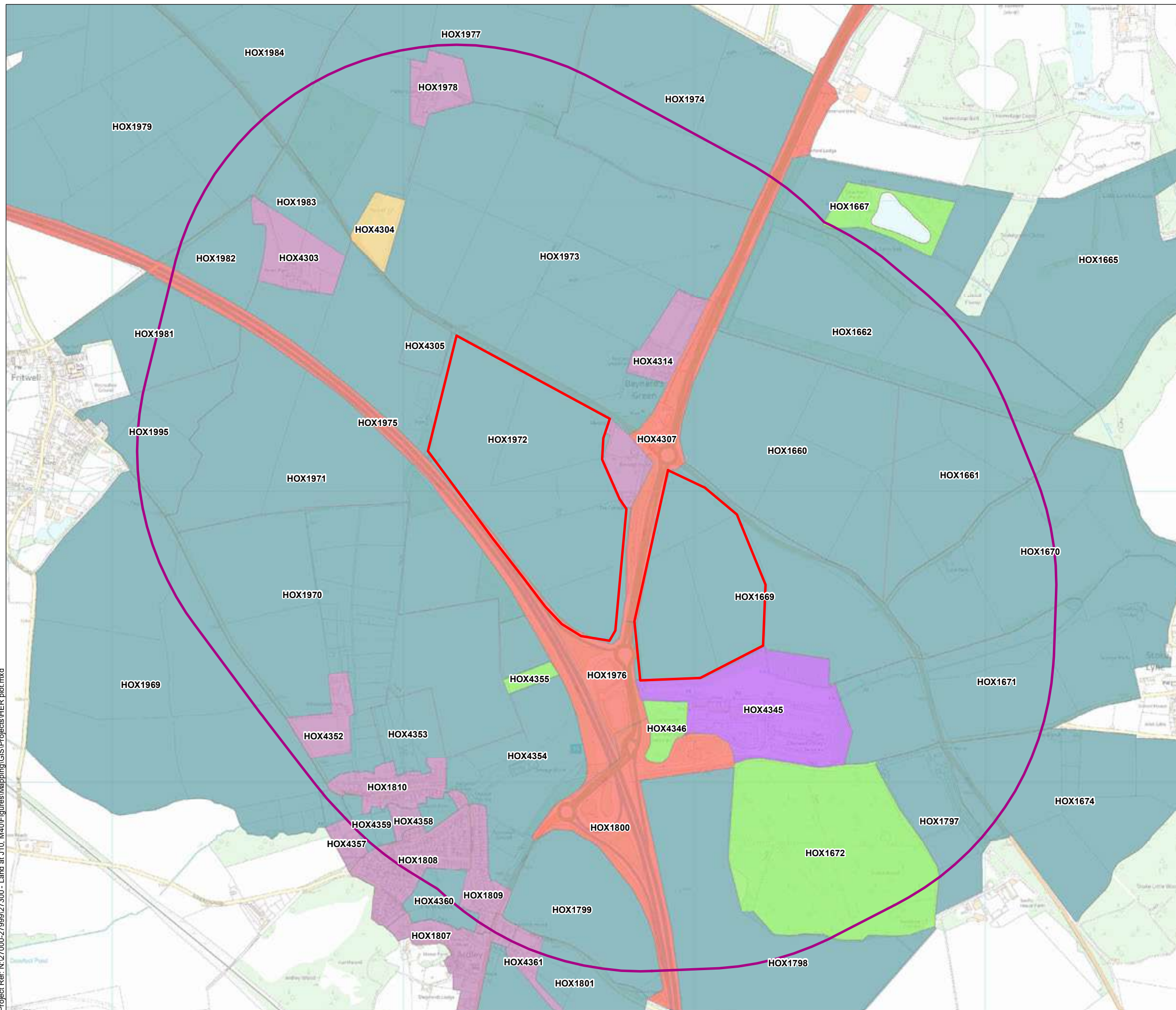


Figure 2a  
HER Data Plot (Data from Oxfordshire HER)

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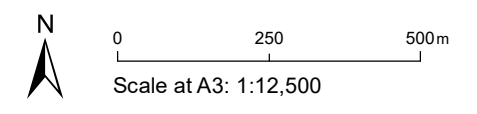


Project Ref: N:\27000-27999\27300 - Land at J10, M40\Figures\Mapping\GIS\Projects\HER plot.mxd



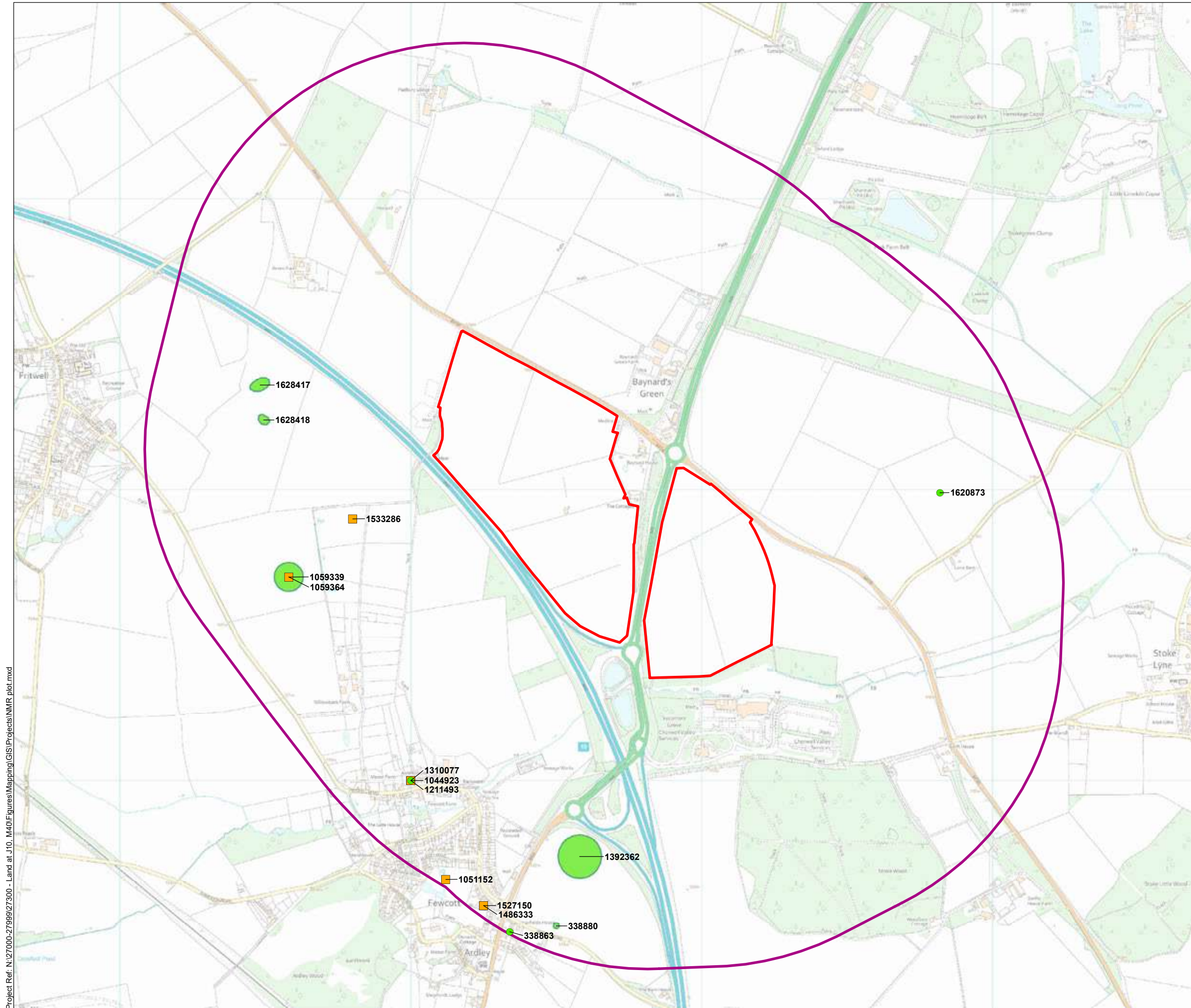
### Legend

- Site Boundary
- 1km search radius
- Historic Landscape Characterisation:**
  - Commercial
  - Communication
  - Enclosure
  - Ornamental
  - Rural Settlement
  - Woodland



**Figure 2b**  
HLC Data Plot (Data from Oxfordshire HER)





**Legend**

- ▭ Site Boundary
- 1km search radius

**NMR Records:**

- NMR Feature (Point)
- ▭ NMR Feature (Polygon)
- ▭ NMR Event (Point)

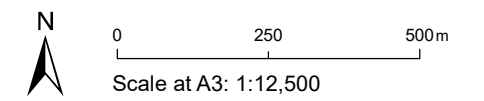
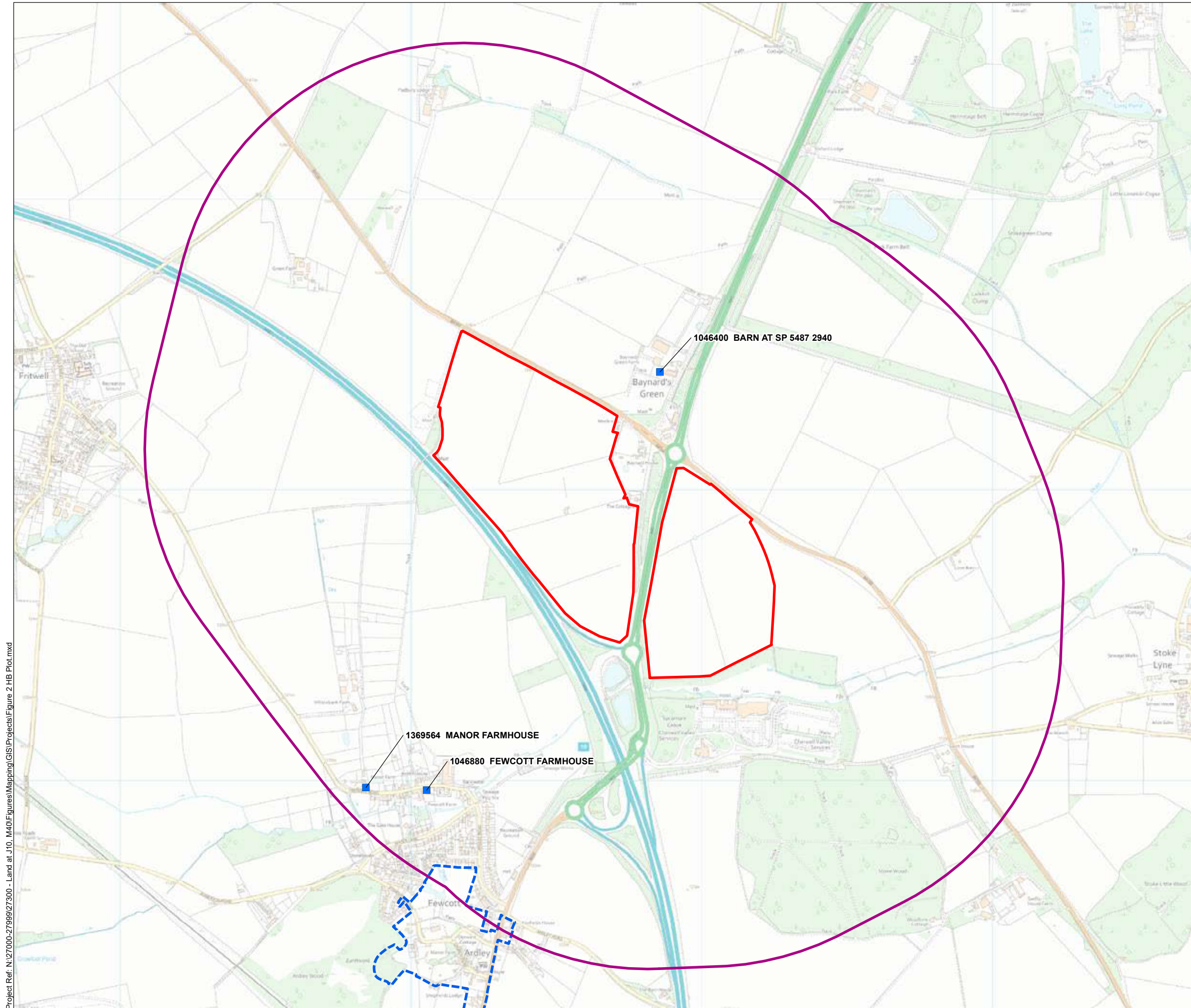


Figure 2c

NMR Data Plot (Data from Historic England)





**Legend**

- Site Boundary
- 1km search radius

Designated Heritage Assets:

**Listed Buildings**

- Grade II

**Conservation Area**

- Ardley

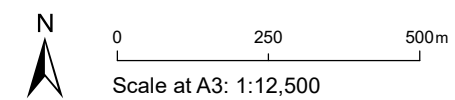
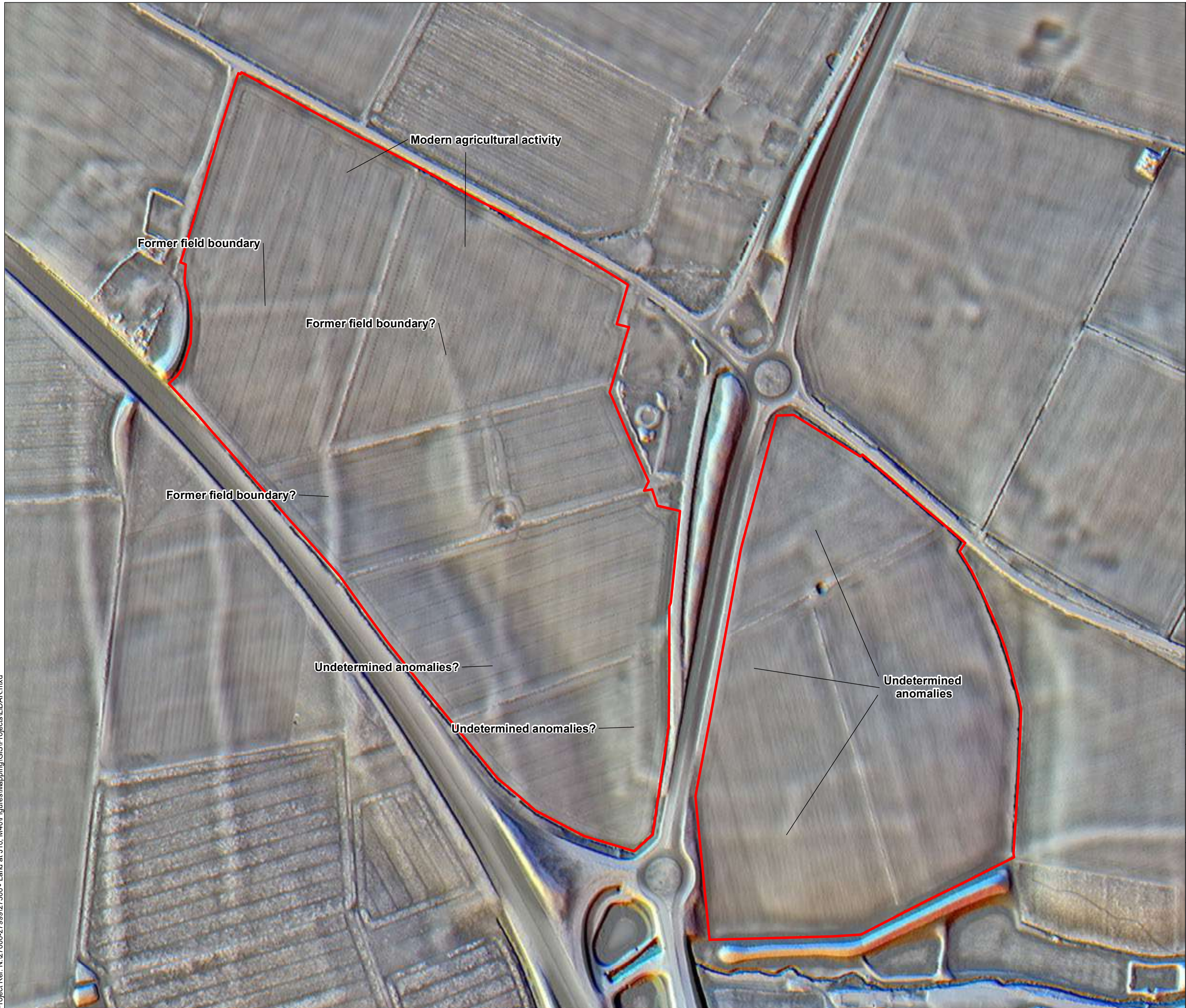



Figure 2d

Built Heritage Assets Plot





**Legend**

 Site Boundary

**LiDAR DATA**

Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
18/01/2019 - 29/03/2019

Processing:  
Multi-direction Hillshade overlaid on  
simple Local Relief Model

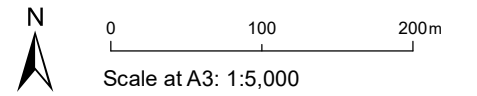
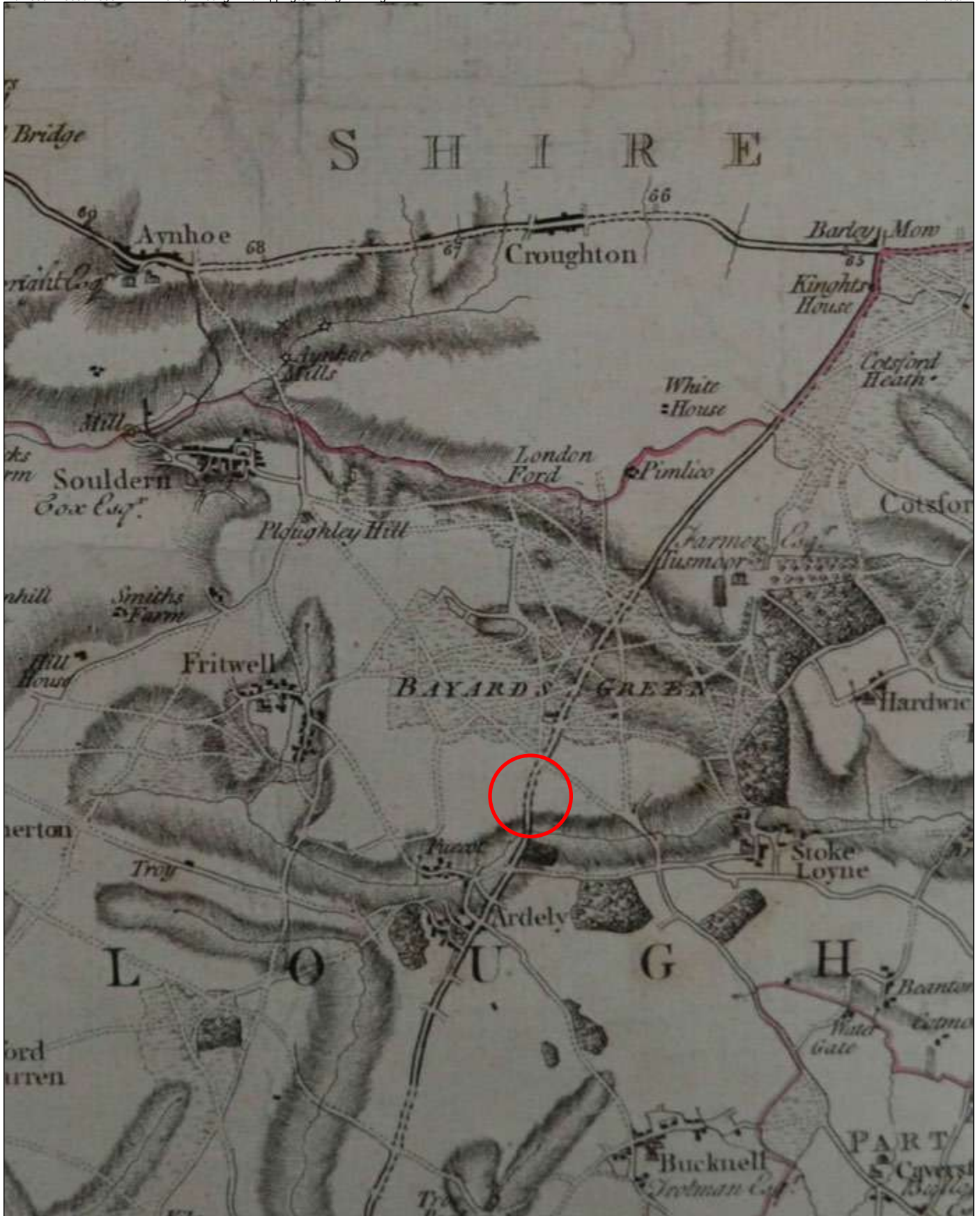



Figure 3

LiDAR Plot





 Approximate site location



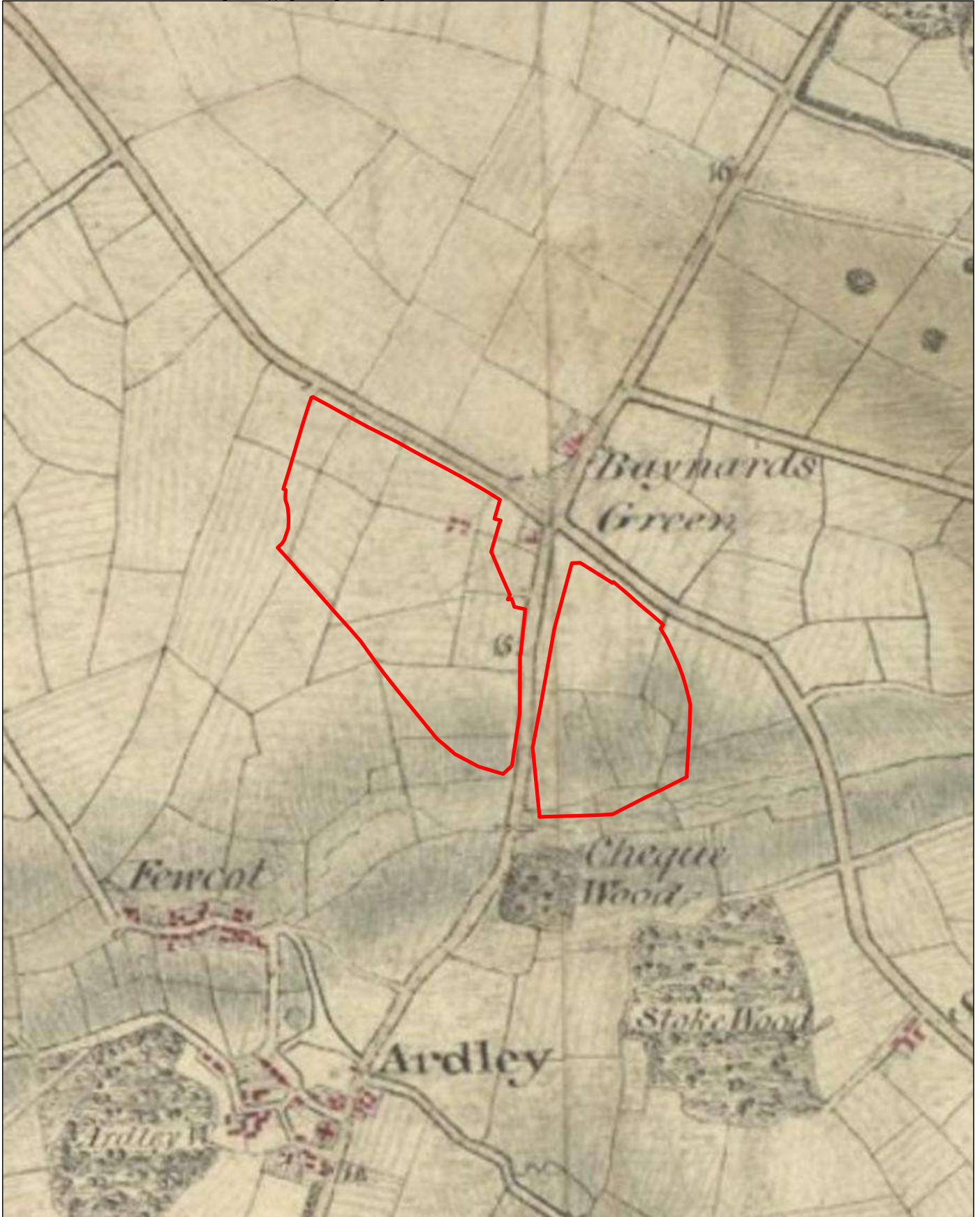
Not to Scale  
Illustrative Only



Figure 5

1815 Ordnance Survey Drawing





 Site Boundary

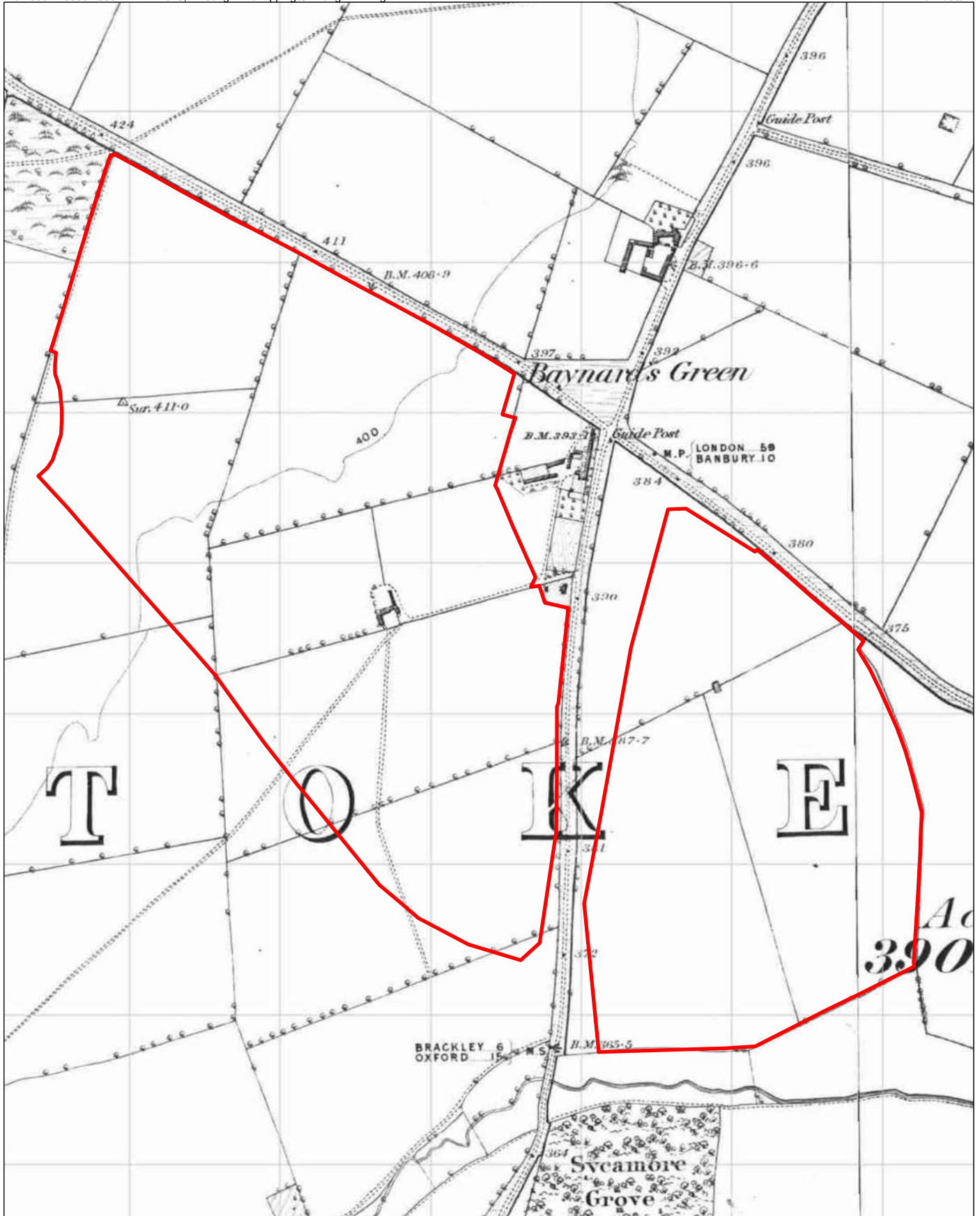


0 100 200m  
Scale at A4: 1:15,000



Figure 5

1815 Ordnance Survey Drawing



 Site Boundary



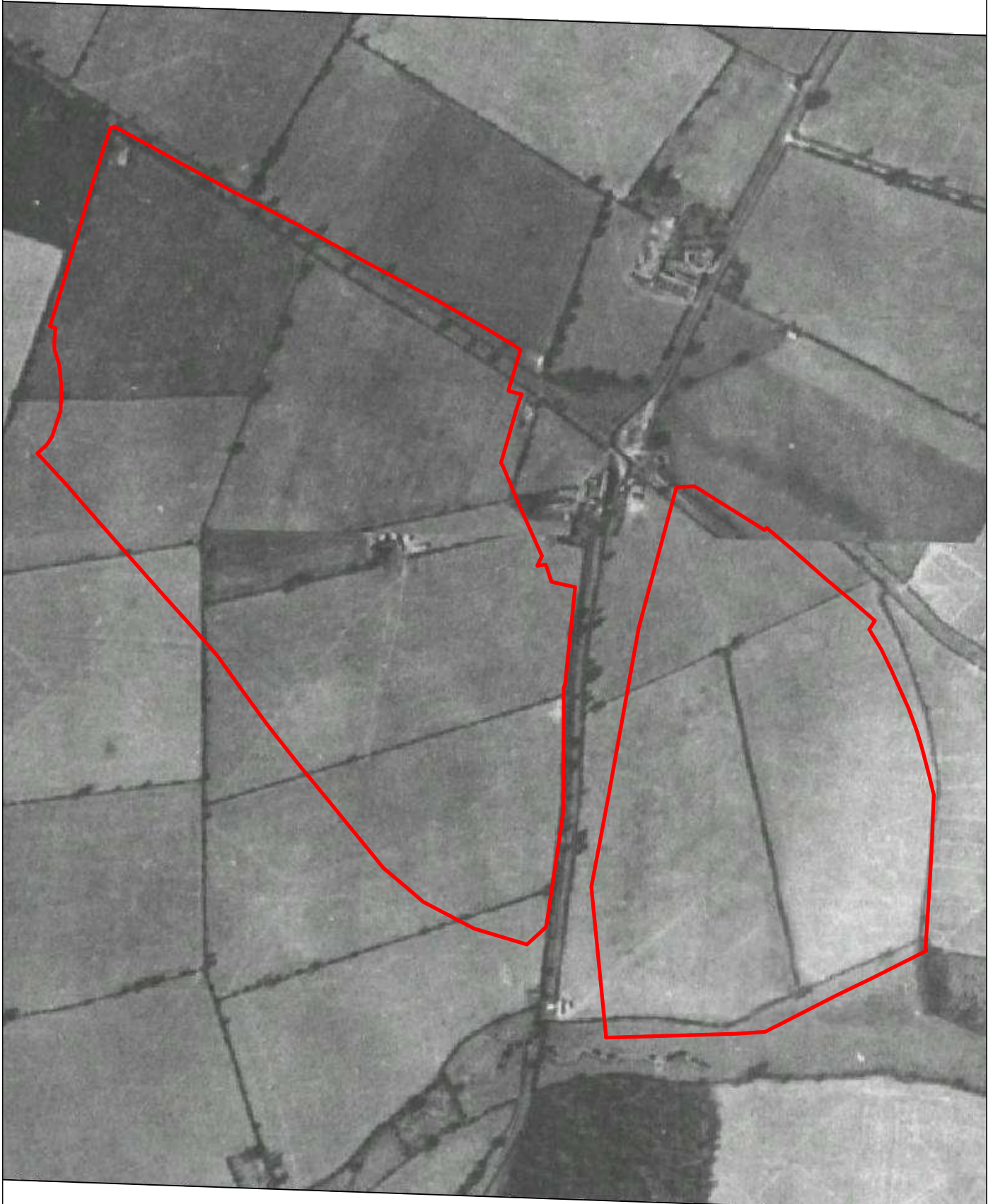
0 50 100m  
Scale at A4: 1:7,000



Figure 6

1880 Ordnance Survey Map





 Site Boundary

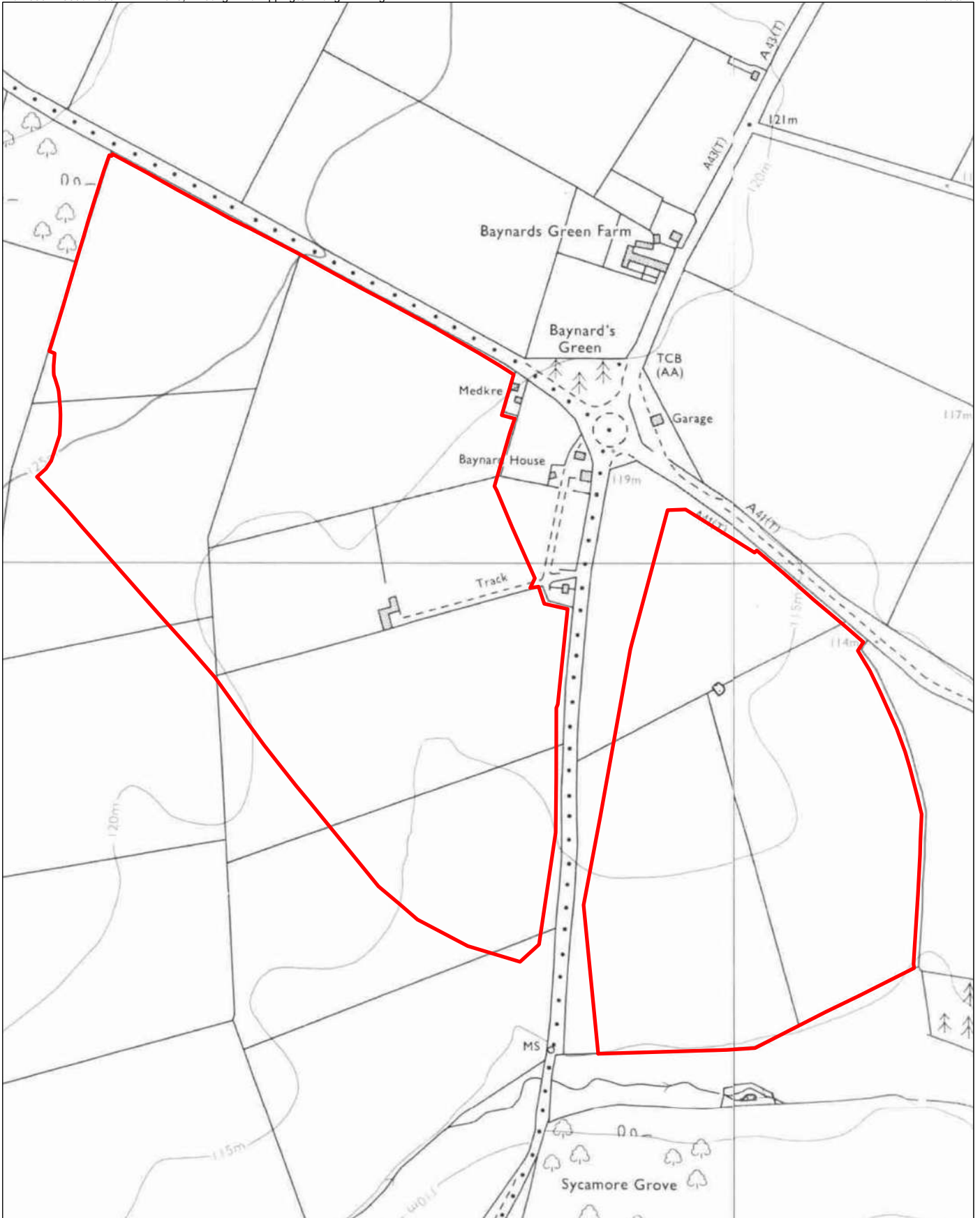


0 50 100m  
Scale at A4: 1:7,000



Figure 7

1945 Aerial Photograph



 Site Boundary

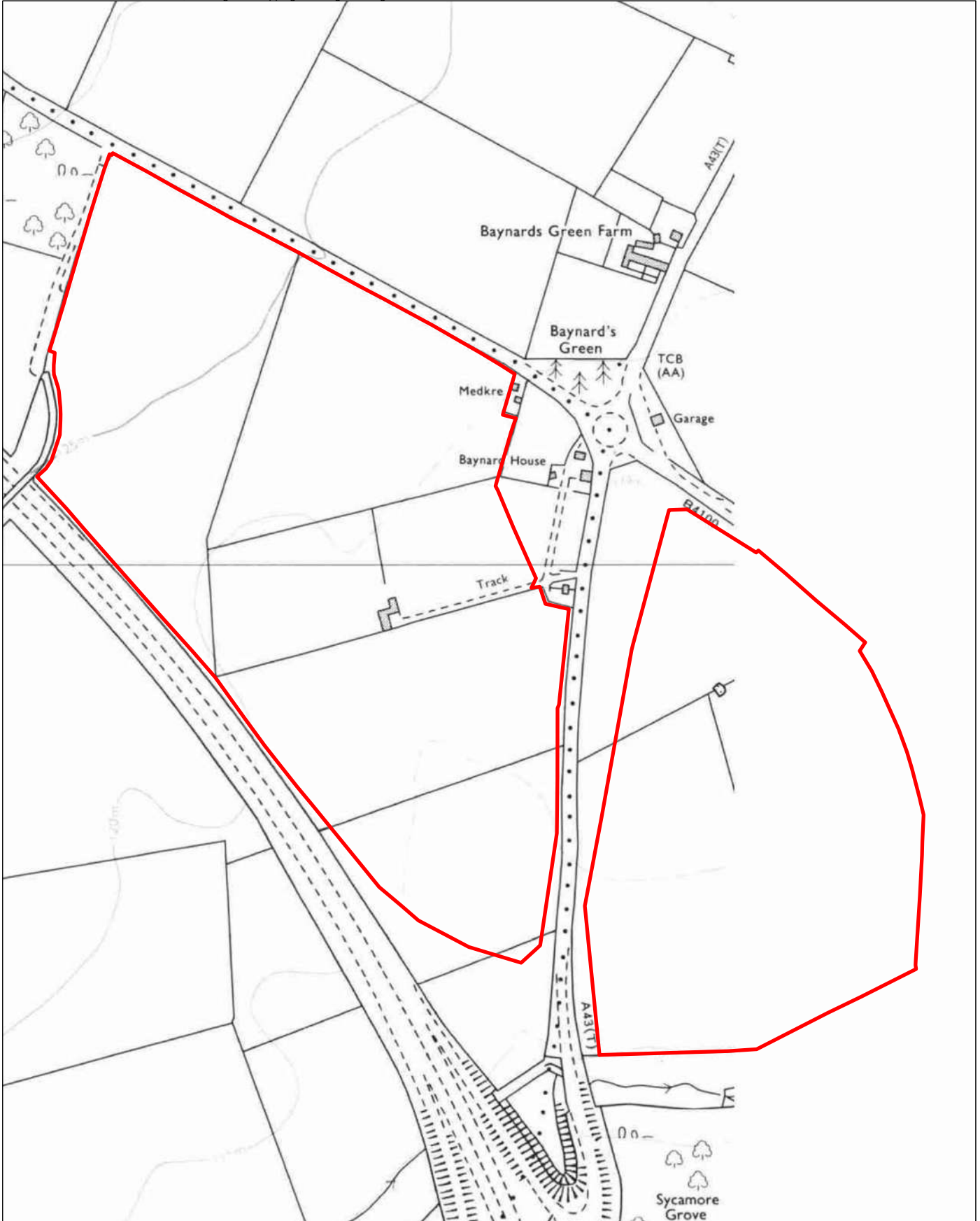


0 50 100m  
Scale at A4: 1:7,000



Figure 8

1981 Ordnance Survey Map



 Site Boundary



0 50 100m  
Scale at A4: 1:7,000



Figure 9

1992 Ordnance Survey Map  
(partial coverage)





 Site Boundary



0 50 100m  
Scale at A4: 1:7,000



Figure 10

2004 Google Earth Image



 Site Boundary



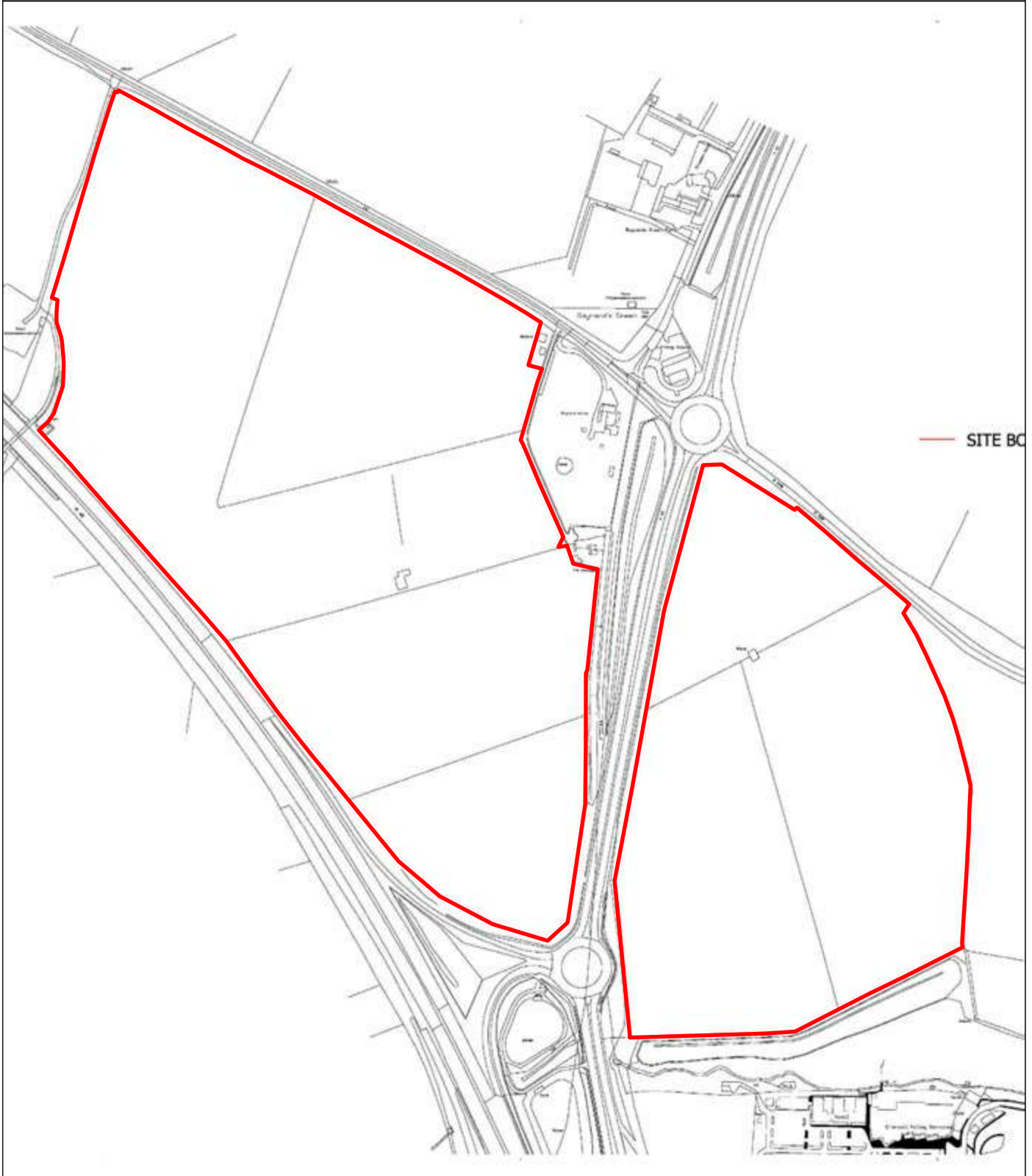
0 50 100m  
Scale at A4: 1:7,000



Figure 11

2020 Google Earth Image





 Site Boundary



0 50 100m  
Scale at A4: 1:7,000



Figure 12  
Site Layout as Existing





**PLATES**



Plate 1: Entrance to the converted Barn at the former Baynard's Green Farm



Plate 2: The Barn within the modern Business Park, viewed from Ambury Road



Plate 3: Access to Baynard's Training Estate & Baynard's Green Farm



Plate 4: Indicative Site Photo showing crop May 2021



**APPENDICES**

## Appendix 1

### Archaeological Desk Based Assessment Written Scheme of Investigation 2021



# WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at J10, M40, Baynards Green, Bicester

JAC27300  
Land at J10, M40, Baynards  
Green, Bicester  
Version 1 For County  
Archaeologist Comment  
May 2021

## ARCHAEOLOGICAL DESK BASED ASSESSMENT WRITTEN SCHEME OF INVESTIGATION

---

Version	Status	Authored by	Date
Version 1	For County Archaeologist Comment	James Archer	06/05/2021

---

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E james.archer@rpsgroup.com	

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## Contents

1	INTRODUCTION AND SCOPE OF STUDY .....	4
2	PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	6

## Figures

Figure 1: Site Location



# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 An archaeological desk-based assessment will be prepared by RPS Heritage who have been commissioned to assess the archaeological potential of the site, any possible archaeological constraints, and thus the site's suitability for appropriate development.
- 1.2 The assessment will consider an area of land at J10, M40, Baynards Green, Bicester, Oxfordshire, within Cherwell District. The site is approximately 66ha in area and is centred at SP 54690 28875 (Fig. 1).
- 1.3 The assessment will be prepared in accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), and will draw together the available archaeological, topographic and land-use information from a variety of sources in order to clarify the archaeological potential of the site.
- 1.4 The desk-based assessment will comprise an examination of evidence on the Oxfordshire Historic Environment Record (HER) within a 1km buffer radius of the site, and will consider information from other sources, including:
- British Geological Survey
  - British Library
  - Environment Agency LiDAR Data
  - Historic England Archives Monuments Information England including Aerial Photos
  - Historic England National Heritage List
  - Historic England National Mapping Programme
  - Historic Landscape Characterisation Data
  - Oxfordshire Historic Environment Record
  - Oxfordshire History Centre
  - The National Archives
- 1.5 Relevant internet sources will also be consulted. During the ongoing Covid-19 Pandemic, particular archival sources may be currently unavailable due to archive closures. Where possible, these sources will be included within the assessment once available.
- 1.6 The assessment will include a discussion of the archaeological potential of the site, broken down into Prehistoric and Historic time periods, followed by an evaluation of past development which may have had a negative below ground impact on any archaeological remains which may be present. If available, details of the proposed development will be provided. A judgement will then be made regarding the archaeological potential of the site, any past development impacts, and the likelihood of development having a significant and/or widespread archaeological impact. The assessment will be structured as follows:
- Executive Summary
  - Introduction and Scope of Study
  - Planning Background and Development Plan Framework
  - Geology and Topography

- Archaeological and Historical Background, including Assessment of Significance and Map Regression Exercise
- Site Conditions, the Proposed Development and Impact on Archaeological Assets
- Summary and Conclusions
- Sources Consulted

1.7 The assessment will include a set of figures to include:

- Site Location
- Historic Environment Record Data Plot(s)
- Historic Landscape Characterisation Data
- Environment Agency LiDAR Data Plot (processed accordingly, with hill shade applied)
- Map Regression
- Aerial Photographs
- Site as Existing
- Proposed Development Plans (if available, subject to confidentiality issues)

1.8 If possible, a site visit will be undertaken, subject to health and safety requirements, access arrangements, agreement from the client and confidentiality issues. During the Covid-19 Pandemic site visits are only to be undertaken where absolutely necessary and to an approved Risk Assessment. If not possible at this stage, a site visit may be undertaken at a later phase of work.

1.9 The Assessment will enable relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and heritage solutions to the archaeological potential and archaeological impacts identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.5 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.6 The site is situated within the administrative area of Cherwell District. Local planning policy provided by the District Council is therefore relevant to the site and will be examined as part of the assessment.
- 2.7 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

## Sources Consulted

### Bibliographic

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

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

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019)

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

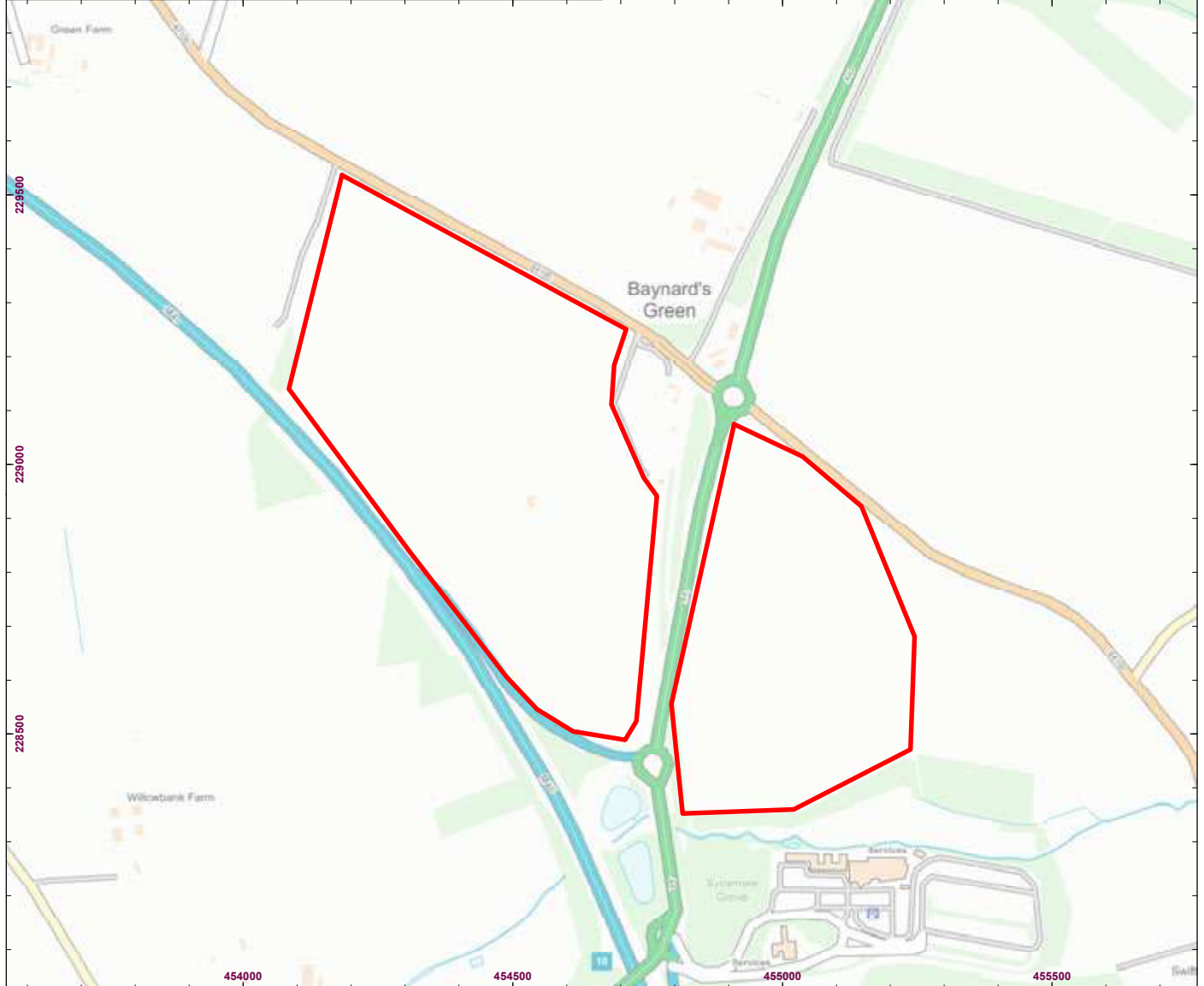
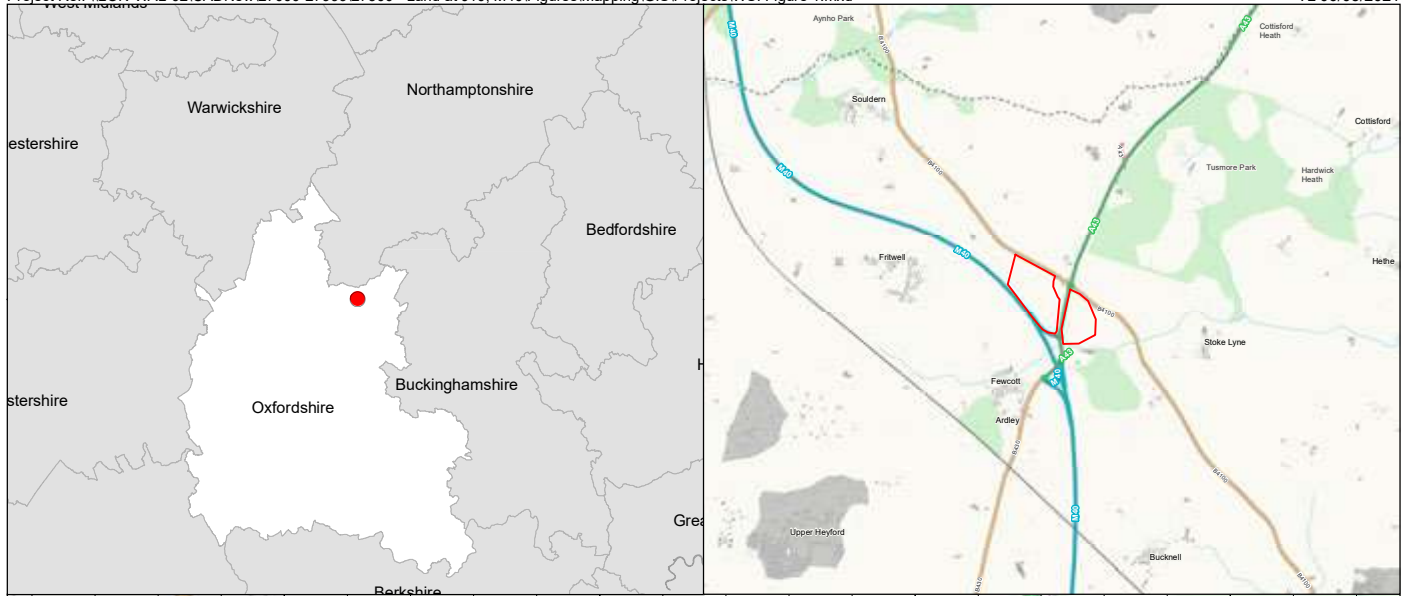
Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

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



**FIGURES**



 Site Boundary



0 200 400m  
Scale at A4: 1:12,000



Figure 1

Site Location



## Appendix 2

### British Geological Survey Borehole Data



### Borehole Scans

Click on a borehole to view scan.

#### Borehole depth

- 0 - 10m
- 10 - 30m
- 30m+
- Unknown
- Confidential or Restricted

[More on boreholes](#)



<b>ENGINEER, SURVEY &amp; PARTNERS</b>			<b>CORFORD TO BIRMINGHAM NEW ROUTE - CORFORD TO BANBURY SECTION</b>			<b>SOUNDING LEVEL</b>		<b>100. 00</b>		<b>S.D.B.</b>		<b>HOLE NO.</b>		<b>403</b>	
DRAWN BY: J.S.P. FOLLOWING BY: Exploration Associates LAB. TESTING BY: Exploration Associates			<b>EXPLORATION BENCHM.</b> Bench Coring - Depth 100 Ft. 100 feet Diameter Rotary Coring from O.S. to 100.0 ft.			CORFORD 414507 6 031103 W DATUM 1.5.79 to 2.5.79		100.00 100.00 W 0.00 0.00 0.00 100.00 100.00 W		<b>WELL 1 OF 2</b> <b>Flowing</b>		<b>Pressure</b> <b>A</b>			

Section of Borehole	Depth of Casing	Depth to Base	Description of Strata	Scale Lamb	Vertical Exaggeration	Flow to O.S. (cc)			LAB. TESTING					Subsidence Tests and Notes						
						Rate	No.	Volume	W %	U %	L %	U <sub>1</sub> %	U <sub>2</sub> %	U <sub>3</sub> %	U <sub>4</sub> %	U <sub>5</sub> %	U <sub>6</sub> %	U <sub>7</sub> %	U <sub>8</sub> %	
			100.00 - 100.10 (0.10) Yellowish-brown silty sand with some coarse sand & gravel. (C4050)																	
			Not flowing but dark carbonaceous silty grey sandy clay. (C4051)																	
			Notes 1.0 to 1.10 m. (100.10 to 100.20) m. (C4052) Greenish-grey silty clay with some coarse sand & gravel. (C4052)																	
			Notes 1.10 to 1.20 m. (100.20 to 100.30) m. (C4053) Silty clay with some coarse sand & gravel. (C4053)																	
			Notes 1.20 to 1.30 m. (100.30 to 100.40) m. (C4054) Silty clay with some coarse sand & gravel. (C4054)																	
			Notes 1.30 to 1.40 m. (100.40 to 100.50) m. (C4055) Silty clay with some coarse sand & gravel. (C4055)																	
			Notes 1.40 to 1.50 m. (100.50 to 100.60) m. (C4056) Silty clay with some coarse sand & gravel. (C4056)																	
			Notes 1.50 to 1.60 m. (100.60 to 100.70) m. (C4057) Silty clay with some coarse sand & gravel. (C4057)																	
			Notes 1.60 to 1.70 m. (100.70 to 100.80) m. (C4058) Silty clay with some coarse sand & gravel. (C4058)																	
			Notes 1.70 to 1.80 m. (100.80 to 100.90) m. (C4059) Silty clay with some coarse sand & gravel. (C4059)																	
			Notes 1.80 to 1.90 m. (100.90 to 101.00) m. (C4060) Silty clay with some coarse sand & gravel. (C4060)																	
			Notes 1.90 to 2.00 m. (101.00 to 101.10) m. (C4061) Silty clay with some coarse sand & gravel. (C4061)																	
			Notes 2.00 to 2.10 m. (101.10 to 101.20) m. (C4062) Silty clay with some coarse sand & gravel. (C4062)																	
			Notes 2.10 to 2.20 m. (101.20 to 101.30) m. (C4063) Silty clay with some coarse sand & gravel. (C4063)																	
			Notes 2.20 to 2.30 m. (101.30 to 101.40) m. (C4064) Silty clay with some coarse sand & gravel. (C4064)																	
			Notes 2.30 to 2.40 m. (101.40 to 101.50) m. (C4065) Silty clay with some coarse sand & gravel. (C4065)																	
			Notes 2.40 to 2.50 m. (101.50 to 101.60) m. (C4066) Silty clay with some coarse sand & gravel. (C4066)																	
			Notes 2.50 to 2.60 m. (101.60 to 101.70) m. (C4067) Silty clay with some coarse sand & gravel. (C4067)																	
			Notes 2.60 to 2.70 m. (101.70 to 101.80) m. (C4068) Silty clay with some coarse sand & gravel. (C4068)																	
			Notes 2.70 to 2.80 m. (101.80 to 101.90) m. (C4069) Silty clay with some coarse sand & gravel. (C4069)																	
			Notes 2.80 to 2.90 m. (101.90 to 102.00) m. (C4070) Silty clay with some coarse sand & gravel. (C4070)																	

**REMARKS** - See notes on drawings and in book.

**PRELIMINARY** - See notes on drawings and in book.

**GENERAL** - See notes on drawings and in book.

**SCALE** - See notes on drawings and in book.

**VERTICAL EXAGGERATION** - See notes on drawings and in book.

**FLOW TO O.S.** - See notes on drawings and in book.

**LAB. TESTING** - See notes on drawings and in book.

**SUBSIDENCE TESTS** - See notes on drawings and in book.

**STRONG STOPPAGE** - See notes on drawings and in book.

**WELL NO.** - 403

**DATE** - 1.5.79 to 2.5.79

**ENGINEER** - Exploration Associates

**DRAWN BY** - J.S.P.

**LAB. TESTING BY** - Exploration Associates

**EXPLORATION BENCHM.** - Bench Coring - Depth 100 Ft. 100 feet Diameter Rotary Coring from O.S. to 100.0 ft.

**CORFORD 414507**  
**6 031103 W**  
**DATUM 1.5.79 to 2.5.79**

**100.00**  
**100.00 W**  
**0.00 0.00 0.00**  
**100.00**  
**100.00 W**

**WELL 1 OF 2**  
**Flowing**

**Pressure**  
**A**

**Subsidence Tests and Notes**

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74 1.00 140  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

**Flowing stoppage**  
 1.40 74 9.20 68  
 2.21 74  
 2.40 74  
 2.50 74  
 2.60 74 8.31 57  
 2.70 74  
 2.80 74  
 2.90 74  
 3.00 74 17.74

S.L. 10/5/85

ENGINEER: THE BRITISH RAILWAYS  
 LONDON BY: J.C. ...  
 FIELDWORK BY: J.K.K. ...  
 LAB. TESTING BY: ...

OXFORD TO BIRMINGHAM NEW ROUTE - OXFORD TO BANBURY SECTION  
 EXCAVATION METHOD: JCS 10

GROUND LEVEL: 121.74  
 COORDINATES: 4182 0 2247 N  
 DATE: 22nd March, 1975

HOLE NO. 441  
 SHEET 1 OF 1  
 FIGURE A

Depth to Water (m)	Depth (m)	Level (m) above datum	Description of Strata	Lithology	Depth (m)	New Test Results Strength (kN/m <sup>2</sup> )										Lab Testing	Additional Tests and Notes	
						Unconfined					Confined							
						Pa	Q	Pa	Q	Pa	Q	Pa	Q	Pa	Q			
	0.30	124.44	Thin dark brown friable silty CLAY. (Expansive)	[Symbol]	0.30													
	0.70	124.04	Fine to stiff reddish brown silty friable silty sandy CLAY with occasional roots. (Collapsible)	[Symbol]	0.70													
	1.40	123.34	Stiff light yellowish brown sandy very silty CLAY with well-sorted gravel and occluded and cemented laminae of moderately strong limestone. Collapsible and fracture increasing in quantity with depth. (Collapsible)	[Symbol]	1.40													
	1.70	123.04	Angular GRAVEL and COBBLES of moderately weak cemented to moderately strong light brown silty clay to medium grained limestone with some dense slightly clayey silty calcareous silt. (Weathered White Limestone)	[Symbol]	1.70													PA dry.
	1.90	122.84	Base of pit is moderately strong irregularly jointed due to medium grained LIMESTONE. (White Limestone)	[Symbol]	1.90													

UNSATURATED TESTS: None shown. State the direction of flow.

NOTES:  Test with air  Submerged with water

SYMBOLS:  Sand  Silt  Clay  Gravel  Cobble  Root  Fracture  Cementation

TESTS:  Moisture content  Bulk density  Dry density  Swell  Shrinkage  Plasticity  Liquid limit  Plastic limit  Free water ratio

1. Fully SOE, G. Eng. PER. FIG.

Drawn: Ernest Reed (Construction Unit, BR) Birmingham Road, Bedford

1 of 1  
 100%  
 100%

411/111/15 J/C

LOCATION: Box 3 Distribution  
Center - Arley

BORING NO. No. 1

DATE OF BORING 10.25.1981

Description of Strata	Depth (feet)			Description of Stratification	Notes or Remarks
	Top	Bottom	Thickness		
<p>1.00 - 1.05 Silt with some clay and some organic</p>	1.00	1.05	0.05		
<p>1.05 - 1.10 Silt with some clay and some organic and scattered pebbles</p>	1.05	1.10	0.05		
<p>1.10 - 1.15 Silt with some clay and some organic and scattered pebbles</p>	1.10	1.15	0.05		
<p>1.15 - 1.20 Silt with some clay and some organic and scattered pebbles</p>	1.15	1.20	0.05		
<p>1.20 - 1.25 Silt with some clay and some organic and scattered pebbles</p>	1.20	1.25	0.05		
<p>1.25 - 1.30 Silt with some clay and some organic and scattered pebbles</p>	1.25	1.30	0.05		
<p>1.30 - 1.35 Silt with some clay and some organic and scattered pebbles</p>	1.30	1.35	0.05		
<p>1.35 - 1.40 Silt with some clay and some organic and scattered pebbles</p>	1.35	1.40	0.05		
<p>1.40 - 1.45 Silt with some clay and some organic and scattered pebbles</p>	1.40	1.45	0.05		
<p>1.45 - 1.50 Silt with some clay and some organic and scattered pebbles</p>	1.45	1.50	0.05		
<p>1.50 - 1.55 Silt with some clay and some organic and scattered pebbles</p>	1.50	1.55	0.05		
<p>1.55 - 1.60 Silt with some clay and some organic and scattered pebbles</p>	1.55	1.60	0.05		
<p>1.60 - 1.65 Silt with some clay and some organic and scattered pebbles</p>	1.60	1.65	0.05		
<p>1.65 - 1.70 Silt with some clay and some organic and scattered pebbles</p>	1.65	1.70	0.05		
<p>1.70 - 1.75 Silt with some clay and some organic and scattered pebbles</p>	1.70	1.75	0.05		
<p>1.75 - 1.80 Silt with some clay and some organic and scattered pebbles</p>	1.75	1.80	0.05		
<p>1.80 - 1.85 Silt with some clay and some organic and scattered pebbles</p>	1.80	1.85	0.05		
<p>1.85 - 1.90 Silt with some clay and some organic and scattered pebbles</p>	1.85	1.90	0.05		
<p>1.90 - 1.95 Silt with some clay and some organic and scattered pebbles</p>	1.90	1.95	0.05		
<p>1.95 - 2.00 Silt with some clay and some organic and scattered pebbles</p>	1.95	2.00	0.05		

NUMBER OF BORING: 100  
 DATE OF BORING: 10.25.1981  
 BORING NO.: No. 1  
 LOCATION: Box 3 Distribution Center - Arley  
 SCALE: 1" = 10' (Vertical) 1" = 10' (Horizontal)  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]





Description of Strata	Strata Change			Sample		SP SP SP SP	Water level
	Top	Depth in feet	S.S. Level in feet	Depth in feet	Type		
SPSSS Silty brown clayey silt with mica							
SPSSSS, SPSSSS Fine grained sandy silt with mica laminated with soil grains							
SPSS SSLS Sandstone affected by intense weathering and soil		1.00					
		2.00					
		3.00					
		4.00					
		5.00					
		6.00					

<b>SYMBOLS USED:</b> (Hatched) - silty (Stippled) - silty (Dotted) - silty (Blank) - sandstone affected by intense weathering and soil	<b>DEPTH LEVELS:</b> (1.00) - 1.00 (2.00) - 2.00 (3.00) - 3.00 (4.00) - 4.00 (5.00) - 5.00 (6.00) - 6.00	<b>KEY:</b> (J) - Test 1778 (A) - Area (Shading level) (S) - Sand sample (SL) - Silty sand sample (SP) - Standard Penetration Test (SPS) - Soil Resistance Test (T) - undisturbed soil (TS) - disturbed sample (U) - 200 sieve
--	--	---

Dr. of Soil, Univ. of Arizona

DATE March 1991	SECTIONAL No 3, 1991	DATE 5.1991	REPORT No. 3.1991
--------------------	-------------------------	----------------	----------------------

Description of Strata	Strata Change			Samples		SPT Blow Count	Water Level
	Depth ft.	S.S. (%)	Depth ft.	Type			
CLAY Soft brown clayey silt with roots	0.00						
GRAVELLY SAND Fine and medium grained sand with well rounded and well sorted	1.00		1.00	S			
SOFT SAND Sandstone advanced by rotary drilling see note	1.00						
	2.00						
	3.00						
	4.00						
	5.00						

SAMPLE LOCATION: 100-100-100-100-100  
 DATE: 10/10/10  
 SCALE: 1" = 1.00' for 5.00' above or below  
 REMARKS: Sandstone advanced by rotary drilling  
 ground level.

(S) - Soil Sample  
 (W) - Water Sampling Level  
 (T) - Test Sample  
 (G) - Gravel Sample  
 (SPT) - Standard Penetration Test  
 (CPT) - Cone Penetration Test  
 (A) - Anomalous Area  
 (N) - Indicated Sample  
 All of Strata shown in Section

## Appendix 3

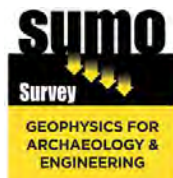
### Geophysical Survey Plans Western Site Parcel



# Geophysical Survey Report

Land at J10, M40, Baynards Green (Western Parcel)

Prepared with:



JAC27300  
Land at J10, M40, Baynards  
Green, Oxfordshire  
Version 2  
August 2021

### Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	For Client Comment	Rebecca Fradgley	John Gater	James Archer	18/06/2021
Version 2	To include additional NW Area	Rebecca Fradgley	John Gater	James Archer	25/08/2021

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---

**Prepared for:****Albion Land**



## Survey Report 03077: Baynards Green, Oxfordshire

<b>Survey dates</b>	17 - 21 May 2021 10 - 13 August; 19 August 2021
<b>Field co-ordinator</b>	James Lorimer BA Robert Knight MA
<b>Field Team</b>	Jasmin Folland MA Stephen Weston BA Jordan Morris BA
<b>Report Date</b>	25 August 2021
<b>CAD Illustrations</b>	Rebecca Fradgley BSc
<b>Report Author</b>	Rebecca Fradgley BSc
<b>Project Manager</b>	Simon Haddrell BEng AMBCS PCIfA
<b>Report approved</b>	Dr John Gater BSc DSc(Hon) MCIfA FSA

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## TABLE OF CONTENTS

1	LIST OF FIGURES	1
2	SURVEY TECHNIQUE	1
3	SUMMARY OF RESULTS	2
4	INTRODUCTION	2
5	RESULTS	3
6	DATA APPRAISAL & CONFIDENCE ASSESSMENT	4
7	CONCLUSION	4
8	REFERENCES	4

Appendix A     Technical Information: Magnetometer Survey Methods, Processing and Presentation

Appendix B     Technical Information: Magnetic Theory

### 1. LIST OF FIGURES

Figure 01	NTS	Site Location
Figure 02	1:4000	Magnetometer Survey - Greyscale Plots - Overview
Figure 03	1:4000	Magnetometer Survey - Colour Plots - Overview
Figure 04	1:4000	Magnetometer Survey - Interpretation - Overview
Figure 05	1:2500	Magnetometer Survey - Greyscale Plots - Areas 1 - 2
Figure 06	1:2500	Magnetometer Survey - Colour Plots - Areas 1 - 2
Figure 07	1:2500	Magnetometer Survey - Interpretation - Areas 1 - 2
Figure 08	1:2500	Magnetometer Survey - Greyscale Plots - Areas 3 - 6
Figure 09	1:2500	Magnetometer Survey - Colour Plots - Areas 3 - 6
Figure 10	1:2500	Magnetometer Survey - Interpretation - Areas 3 - 6
Figure 11	NTS	Greyscale Plots, 2017 Aerial Image, c. 1892-1914 OS Map and Interpretation
Figure 12	1:4000	Minimally Processed Data – Greyscale Plots
Figure 13	1:4000	XY Trace Plots (clipped at +/-15nT)

### 2. SURVEY TECHNIQUE

Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site.



Bartington Grad 601-2

Traverse Interval 1.0m

Sample Interval 0.25m

### 3 SUMMARY OF RESULTS

- 3.1 A detailed magnetometer survey has been conducted over approximately 42 hectares at Baynards Green and has not identified any anomalies of definite archaeological interest. Weak linear and curvilinear trends are of uncertain origin, and while an archaeological origin cannot be entirely ruled out, they could equally be natural or agricultural. Ploughing effects are visible in the results, along with possible services and a field drain, plus areas of magnetic disturbance from nearby ferrous objects. Natural responses associated with variations in the underlying limestone geology can also be seen in the data.

### 4 INTRODUCTION

- 4.1 **SUMO Geophysics Ltd** were commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **RPS Consulting Services**.

#### 4.2 Site details

NGR / Postcode	SP 55 289 / OX27 7SS
Location	The site is located at Baynards Green, which lies approximately 6km north-west of Bicester, Oxfordshire. The area is bound to the south-west by the M40 motorway and by the A43 to the east.
OASIS Ref.	sumogeop1-421413
District	Cherwell
Parish	Ardley CP
Topography	Mostly level with a slight fall from north to south.
Current Land Use	Arable
Geology (BGS 2021)	Solid: White Limestone Formation - limestone. Superficial: none recorded.
Soils (CU 2021)	Soilscape 5: freely draining lime-rich loamy soils.
Archaeology (OHER 2021)	Oxfordshire Historic Environment Record (HER) does not identify any designated or non-designated heritage assets within the boundary of the site. Approximately 600m to the northeast, a possible banjo enclosure (HER. 17456) is recorded, after being identified as cropmarks in aerial photographs. Further banjo enclosures (HER. 12329; HER. 15964) have been identified roughly 600m west and south of the site. The former comprises 3 paddocks adjacent to the banjo enclosure, as well as an extensive irregular boundary ditch while the latter has been identified as two banjo enclosures connected with a linear boundary. An undated circular enclosure (HER. 11618) visible on aerial photography is recorded roughly 580m to the northwest, and later prehistoric earthworks (HER. 16632) are identified in Stoke Wood to the south of the site.
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	c. 42 ha

#### 4.3 **Aims and Objectives**

To locate and characterise any anomalies of possible archaeological interest within the study area.

## 5 RESULTS

*The survey has been divided into six survey areas (Areas 1-6). Specific anomalies have been given numerical labels [1] [2] which appear in the text below, as well as on the Interpretation Figure(s).*

### 5.1 **Probable / Possible Archaeology**

5.1.1 No magnetic responses have been recorded that could be interpreted as being of definite archaeological interest.

### 5.2 **Uncertain**

5.2.1 A series of weak linear and curvilinear trends [1-4] are mapped in Areas 1, 2, 3, 4 and 6, each of the responses has an uncertain origin. The nearby proximity of numerous banjo enclosures and other later prehistoric features suggests that an archaeological origin cannot be entirely ruled out; however, it is equally feasible that they are a result of natural variations within the underlying limestone geology.

5.2.2 A negative linear anomaly [5] runs between Areas 5 and 6 and also has an uncertain origin. Given that the response is very straight, it is thought to have a modern explanation, i.e. relating to agricultural practices or a possible drain / plastic pipe.

5.2.3 A single discrete positive anomaly [6] is visible in Area 5 and is also of uncertain origin. The feature is indicative of a pit and could have an archaeological explanation, though it could also be natural in origin.

### 5.3 **Former Field Boundary (corroborated)**

5.3.1 A linear anomaly [7] can be seen running east-west across Area 1. The response corresponds with the location of a former field boundary, visible on available historic Ordnance Survey maps (see Fig. 11) dating to 1892.

### 5.4 **Agricultural – Ploughing / Land Drains**

5.4.1 Evidence for modern ploughing activity can be seen in Areas 1, 2 and 6 in the form of closely spaced, magnetically weak, parallel linear anomalies on a north-south alignment.

5.4.2 A single linear anomaly, comprising positive and negative components, can be seen in the east of Area 5; it is indicative of a modern field drain.

### 5.5 **Natural / Geological / Pedological / Topographic**

5.5.1 Large, amorphous areas of enhanced magnetic response and small discrete positive anomalies are visible across the site. These are typical of responses detected over limestone geologies and reflect natural pitting / variations within the bedrock.

### 5.6 **Ferrous / Magnetic Disturbance**

5.6.1 Discrete ferrous anomalies at spacings varying between 25m and 35m are noted, and appear to form linear alignments in Areas 3, 5, and 6. These are likely to have a modern origin and are thought to be related to drains or services.

- 5.6.2 Ferrous responses close to boundaries are due to adjacent fences and gates, while an area of magnetic disturbance at the east of Area 6 is indicative of consolidation at the edge of the field. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

## 6 DATA APPRAISAL & CONFIDENCE ASSESSMENT

- 6.1 Historic England guidelines (EH 2008) Table 4 states that the typical magnetic response on the local soils / geology is generally good. The results from this survey indicate the presence of anomalies of uncertain origin along with ploughing effects. There is no *a priori* reason to suggest that archaeological anomalies would not have been detected, should they be present.

## 7 CONCLUSION

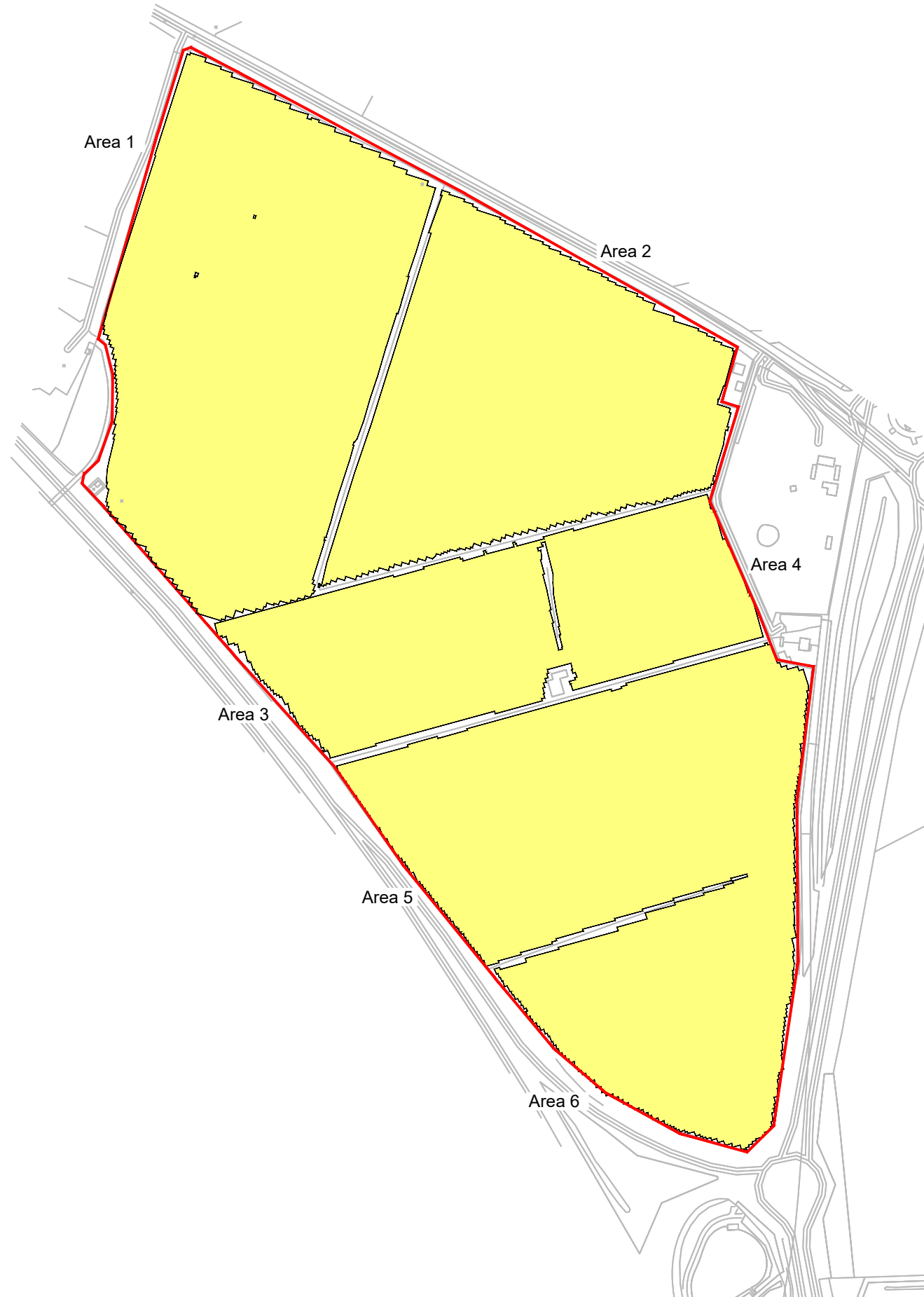
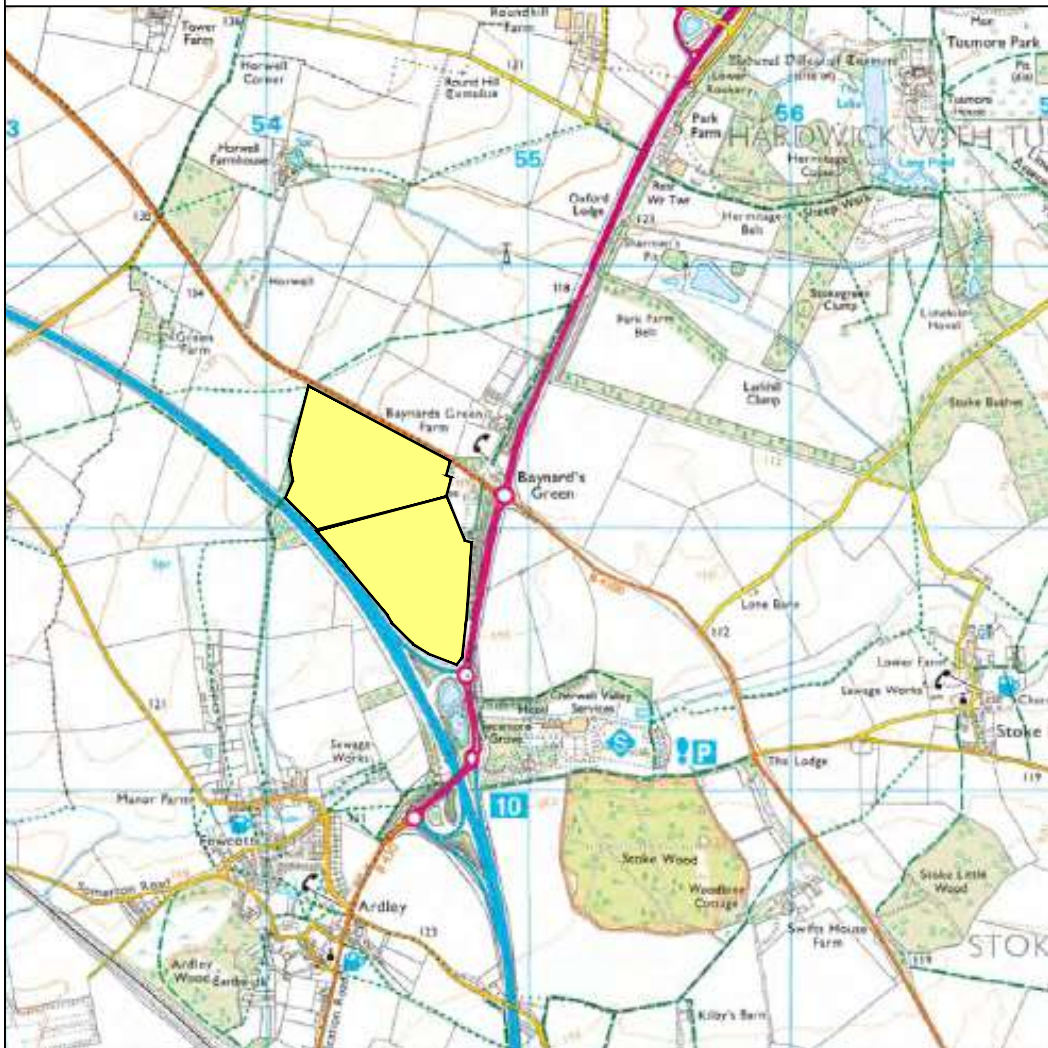
- 7.1 The survey at Baynards Green has not identified any anomalies of definite archaeological interest. Tentative linear and curvilinear trends have been mapped, though their exact origin remains unclear; they could be archaeological, natural or a result of agricultural practice. Ploughing effects are mapped in the results, along with possible drains / services, areas of natural magnetic variation and ferrous disturbance.

## 8 REFERENCES

- BGS 2020 British Geological Survey, Geology of Britain viewer [accessed 17/06/2021] *website*: (<http://www.bgs.ac.uk/opengeoscience/home.html?Accordion1=1#maps>)
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[http://www.archaeologists.net/sites/default/files/CIfAS%26GGeophysics\\_2.pdf](http://www.archaeologists.net/sites/default/files/CIfAS%26GGeophysics_2.pdf)
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- OTHER 2021 Oxfordshire Historic Environment Record [accessed 13/05/2021] *website*: [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)



Survey Area



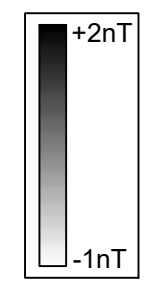
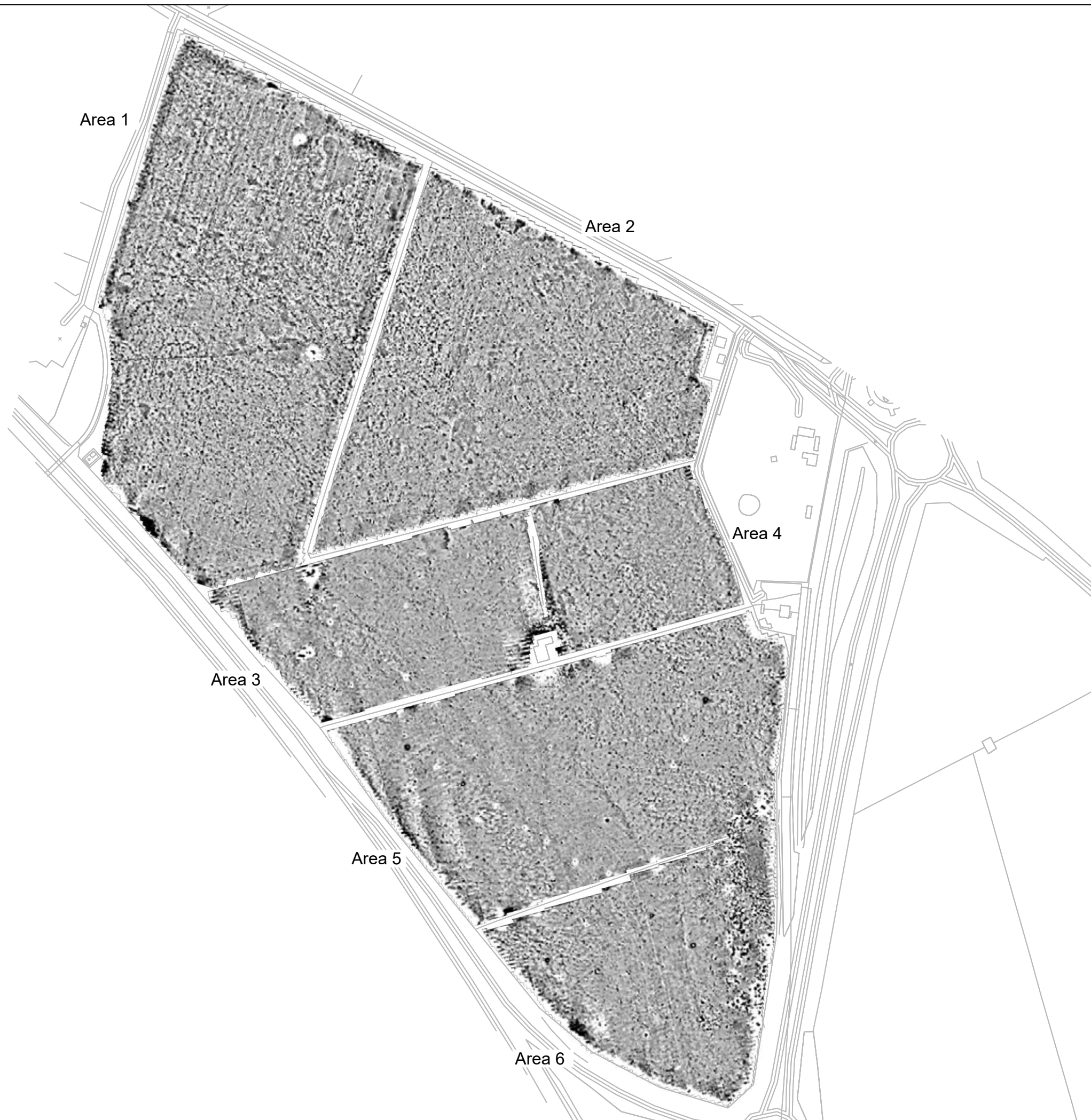
Reproduced from Ordnance Survey's 1:25 000 map of 1998 with the permission of the controller of Her Majesty's Stationery Office. Crown Copyright reserved. Licence No: 100018665

	Survey Areas	N
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Title:	Site Location	
Client:	RPS Consulting Services	
Project:	03077 - Baynards Green, Oxfordshire	
Scale:	NOT TO SCALE	Fig No: 01





Title: Magnetometer Survey - Greyscale Plots - Overview

Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

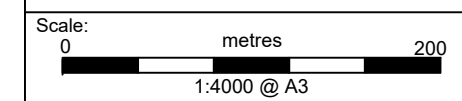
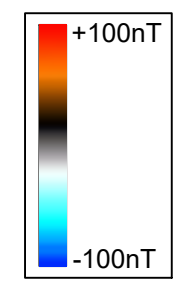
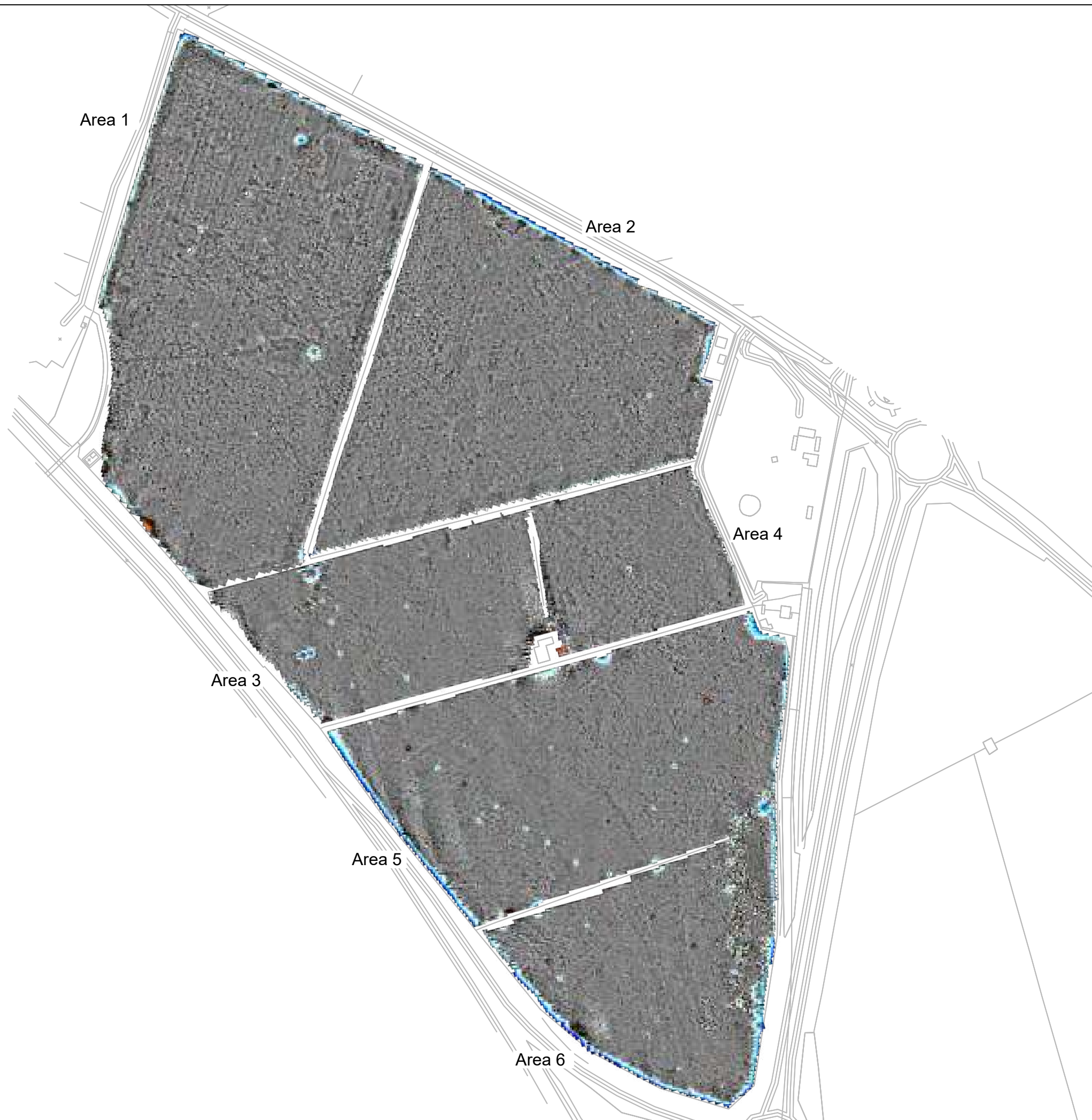


Fig No: 02





Title: Magnetometer Survey - Colour Plots - Overview

Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

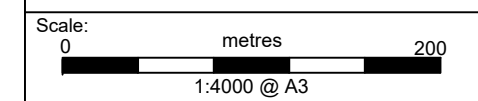
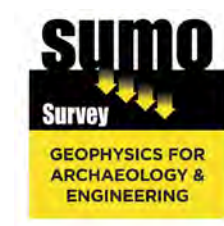


Fig No: 03



### KEY

	Uncertain Origin (trend)
	Agriculture (plough)
	Possible land drain
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Possible service
	Ferrous



Title: Magnetometer Survey - Interpretation - Areas 3 - 6

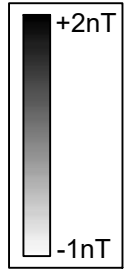
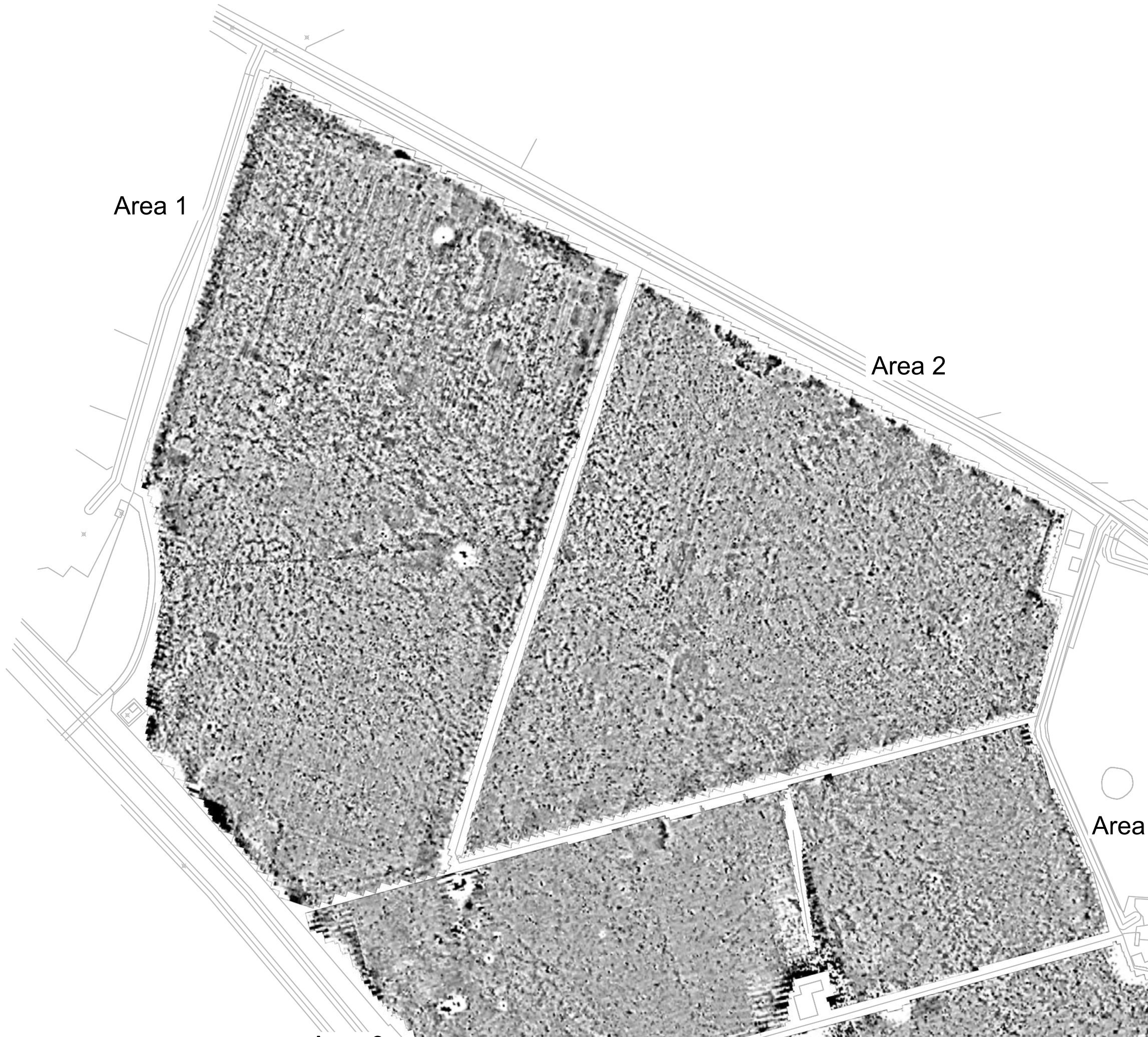
Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

Scale: 0 metres 200  
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Fig No: 04





Title: Magnetometer Survey - Grayscale Plots - Areas 1 - 2

Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

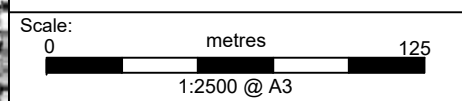
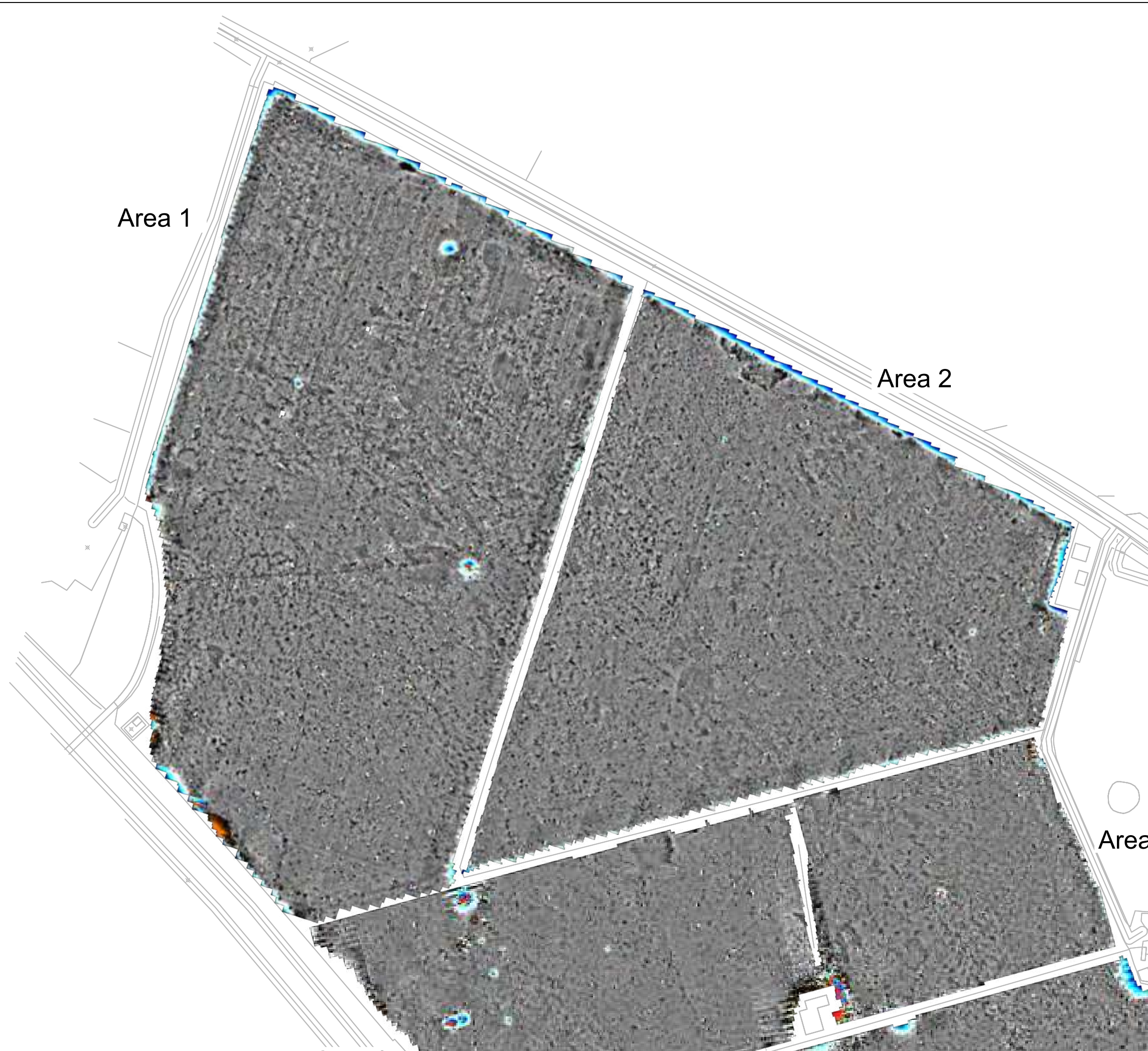


Fig No: 05





Title: Magnetometer Survey - Colour Plots - Areas 1 - 2

Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

Scale: 0 metres 125  
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Fig No: 06





**KEY**

	Uncertain Origin (trend)
	Agriculture (plough)
	Possible land drain
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Possible service
	Ferrous



Title: Magnetometer Survey - Interpretation - Areas 1 - 2

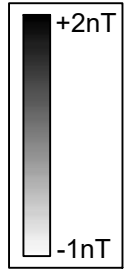
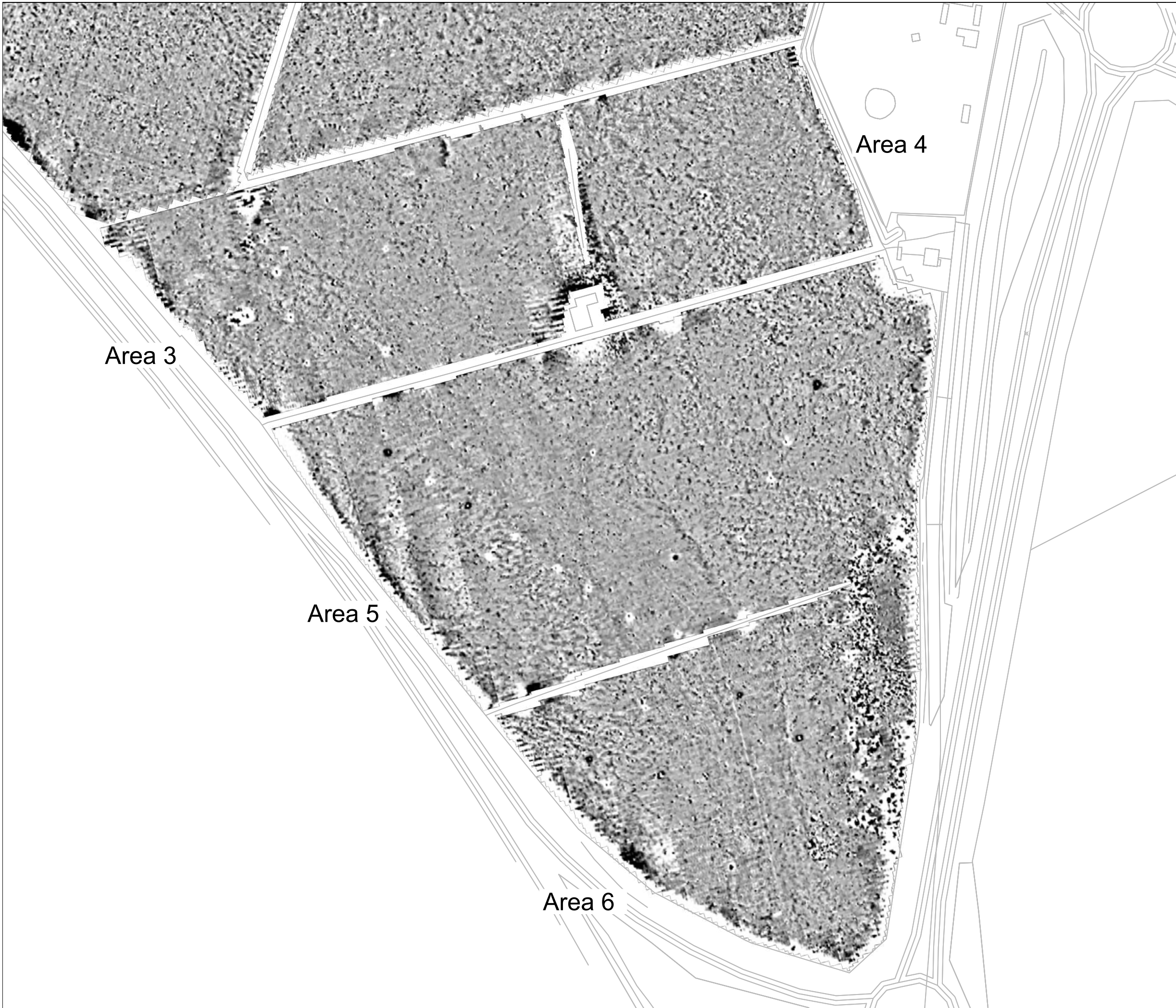
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Project: 03077 - Baynards Green, Oxfordshire

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Fig No: 07





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Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

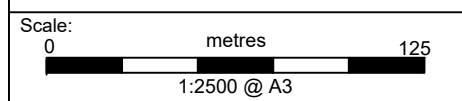
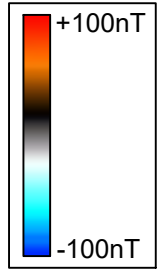
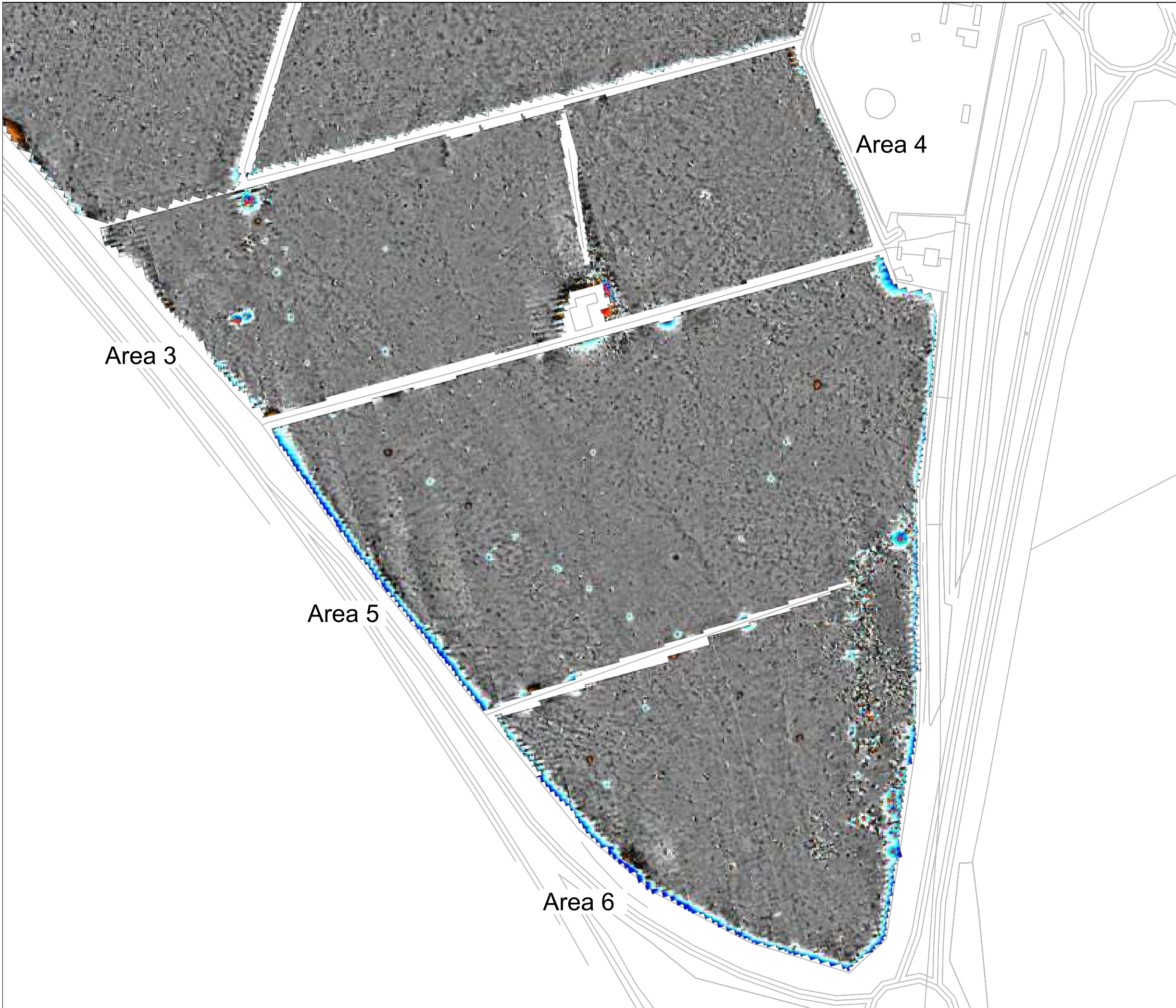


Fig No: 08





Title: Magnetometer Survey - Colour Plots - Areas 3 - 6

Client: RPS Consulting Services

Project: 03077 - Baynards Green, Oxfordshire

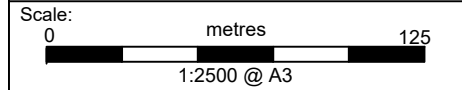
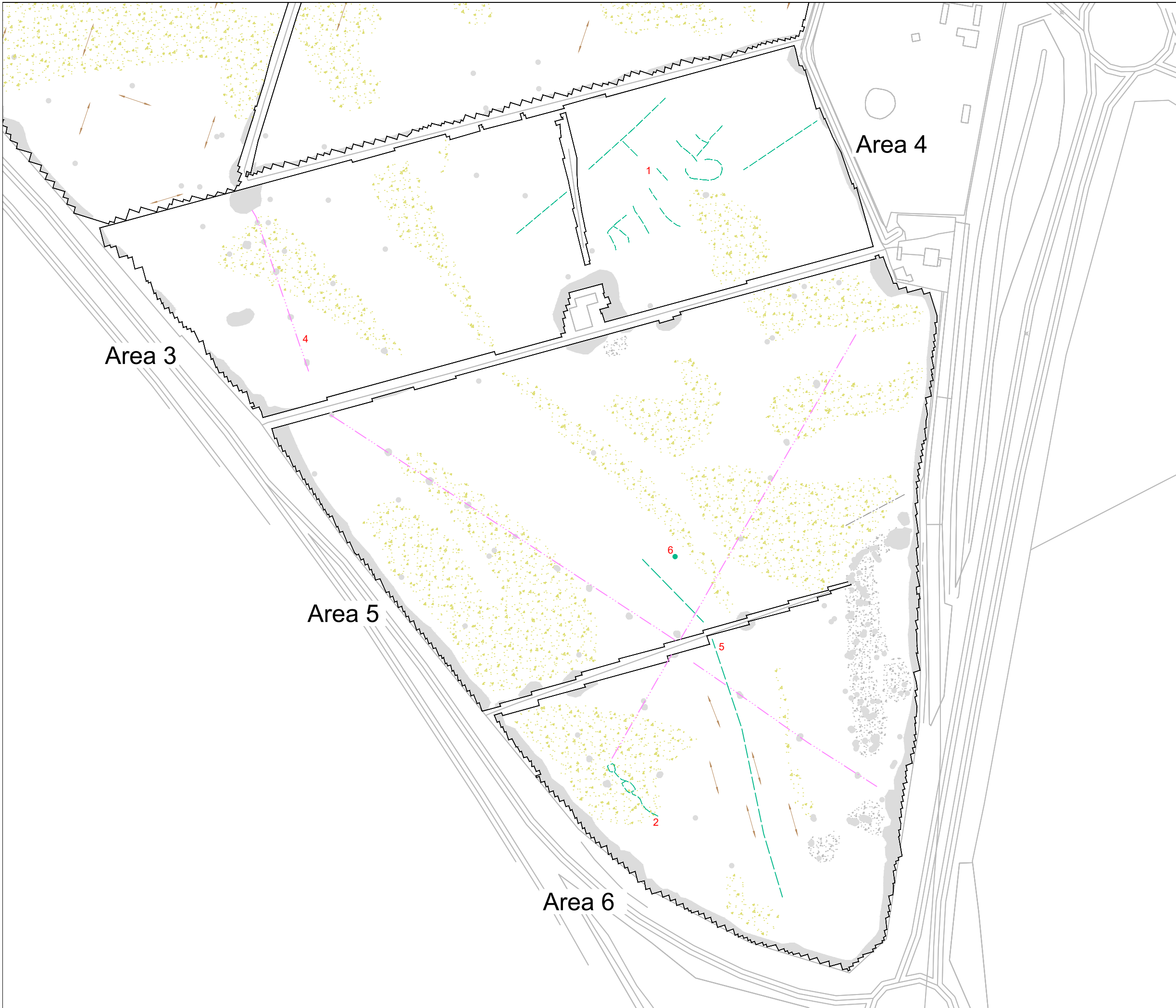
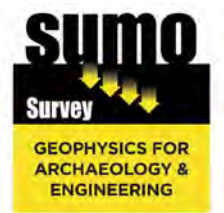


Fig No: 09



### KEY

	Uncertain Origin (trend)
	Agriculture (plough)
	Possible land drain
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Possible service
	Ferrous



Title: Magnetometer Survey - Interpretation - Areas 3 - 6

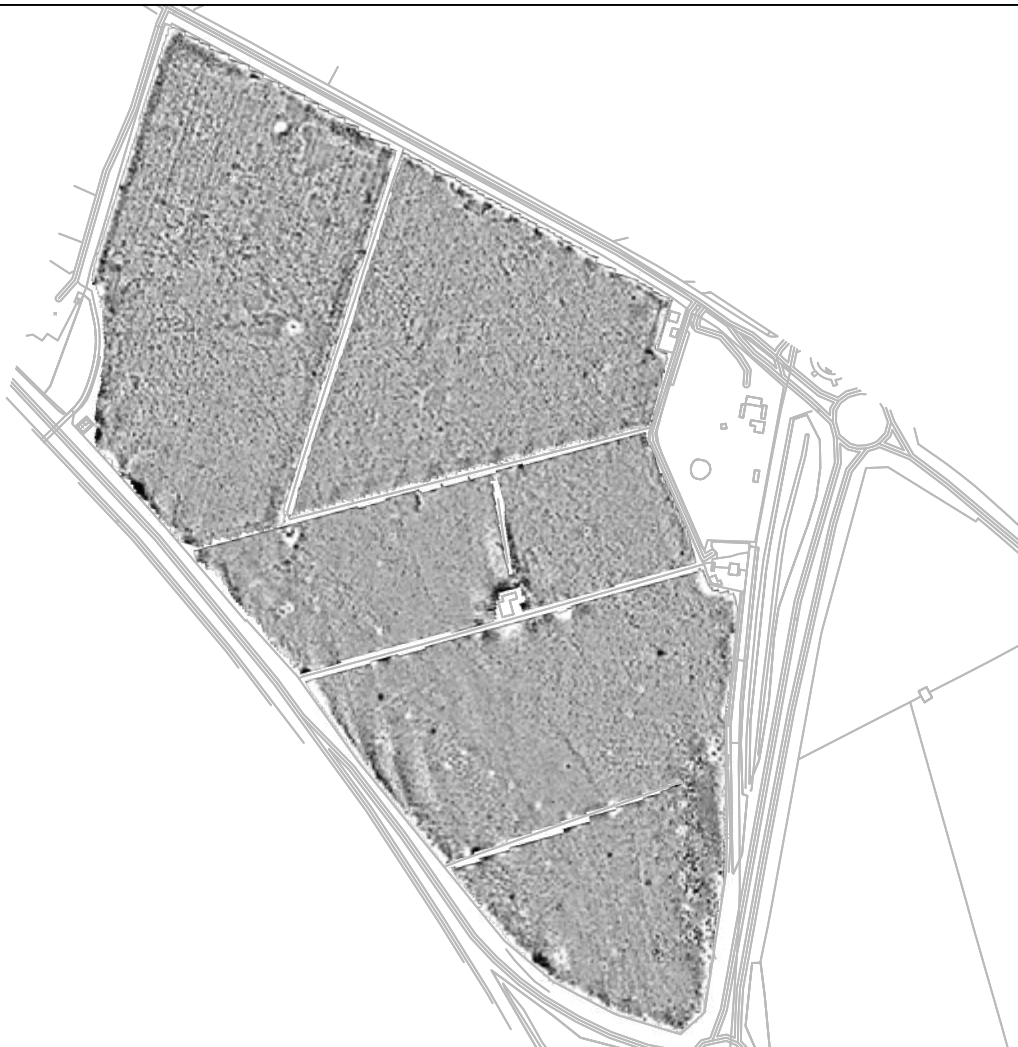
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Project: 03077 - Baynards Green, Oxfordshire








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Fig No: 10





**KEY**

	Uncertain Origin (trend)
	Agriculture (plough)
	Possible land drain
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Possible service
	Ferrous



Title: Greyscale Plots, 2017 Aerial Image, c. 1892-1914 OS Map and Interpretation

Client: RPS Consulting Services

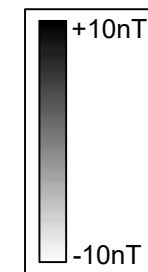
Project: 03077 - Baynards Green, Oxfordshire

Scale: NOT TO SCALE Fig No: 11



c. 1892-1914, 25 Inch, Ordnance Survey Map ©2021 National Library of Scotland





Title:  
Minimally Processed Data - Greyscale Plots

Client:  
RPS Consulting Services

Project:  
03077 - Baynards Green, Oxfordshire

Scale:  
0 metres 200  
1:4000 @ A3

Fig No:  
12