
Land at Cropredy Marina, Cherwell, Oxfordshire

Heritage Statement



Project: Land at Cropredy Marina, Cherwell, Oxfordshire

Client: Obsidian Strategic

Job Number: 491670

Revision: 1

File Origin: 2. National\Oxfordshire/ Land at Cropredy Marina/Reports

Document Checking:

Prepared by: Phil Evans (BA (Hons), PGDiP, MCIFA)
Associate Director, Heritage & Archaeology –
Heritage and Townscape

Signed:



Contents

1.0	Introduction	- 6 -
1.1	Project background	- 6 -
1.2	Site Location	- 6 -
1.3	Soils and Geology	- 7 -
1.4	Proposed development	- 7 -
1.5	Scope	- 7 -
1.6	Aims and objectives	- 7 -
2.0	Methodology and sources	- 10 -
2.1	Heritage Statement	- 10 -
2.2	Site visit	- 11 -
2.3	Assessing heritage significance	- 11 -
2.4	Assessing harm	- 12 -
2.5	Assessing the contribution of setting	- 12 -
2.6	Archaeological remains	- 13 -
3.0	Historic environment baseline	- 15 -
3.1	Introduction	- 15 -
3.2	Overview of past archaeological investigations	- 15 -
3.3	Archaeological and historical background	- 17 -
4.0	Buried heritage assets: statement of potential and significance	- 29 -
4.1	Introduction	- 29 -
4.2	Archaeological potential and significance	- 29 -
4.3	Past Impacts and factors affecting archaeological survival	- 29 -
5.0	Above ground heritage assets: statement of significance	- 32 -
5.1	Introduction	- 32 -
5.2	Scoping	- 32 -
5.3	Designated heritage assets for assessment	- 34 -
6.0	Assessment of change	- 39 -
6.1	Introduction	- 39 -
6.2	Impact on buried heritage assets (archaeology)	- 39 -

6.3	Impact on above ground heritage assets (built heritage)	- 40 -
7.0	Conclusion and recommendations	- 44 -
7.1	Conclusion	- 44 -
7.2	Below ground heritage considerations.....	- 44 -
7.3	Built heritage considerations.....	- 45 -
8.0	References	- 46 -
8.1	Documentary sources	- 46 -
8.2	Cartographic & Aerial Photographic sources.....	- 46 -
9.0	Appendix 1: Gazetteer of known heritage assets	- 48 -
10.0	Appendix 2: Definitions of heritage significance/importance	- 53 -
11.0	Appendix 3: Factors for determining the importance of known and potential heritage assets .	- 54 -
12.0	Appendix 4: Criteria to determine the level of impact	- 56 -
13.0	Appendix 5: Planning Policy and Guidance	- 57 -
13.1	Legislation	- 57 -
13.2	National Planning Policy Framework	- 57 -
13.3	Local Planning Policy and Guidance	- 60 -

Tables

Table 1: Sources Consulted.....	- 10 -
Table 2: Designated built heritage assets scoped out	- 33 -
Table 3: Summary of designated built heritage assets for assessment	- 34 -
Table 4: Historic Environment Record Data (Monuments and Events).....	- 48 -

Figures

Figure 1 Aerial image of the Site (outlined in red) and its immediate environs	- 6 -
Figure 2 Plan of proposed development	- 9 -
Figure 3 Plan detailing areas monitored during an archaeological watching brief undertaken during the construction of Cropredy Marina in 2013	- 15 -
Figure 4 Archaeological Events within 1km of the Site	- 16 -
Figure 5 Tithe Map for the Parish of Cropredy of 1843 with the approximate area of the Site circled in red.	- 20 -
Figure 6 Extract from the Ordnance Survey map of 1881 with the Site outlined in red.....	- 21 -
Figure 7 Extract from the Ordnance Survey map of 1922 with the Site outlined in red.....	- 23 -
Figure 8 Extract from the Ordnance Survey map of 1965 with the Site outlined in red.....	- 24 -
Figure 9 Extract from the Ordnance Survey map of 1993 with the Site outlined in red.....	- 25 -
Figure 10 Aerial Photograph from 2006 showing former field boundaries and Ridge and Furrow	- 26 -
Figure 11 HER Monuments recorded within 1km of the Site.	- 27 -
Figure 12 Designated Heritage Assets within 1km of the Site.	- 28 -

Abbreviations and Conventions used in the text			
c.	circa	km	kilometres
CA	Conservation Area	LB	Listed Building
ha	hectares	LPA	Local Planning Authority
HA	Heritage Asset	m	metres
HE	Historic England	NGR	National Grid Reference
HER	Historic Environment Record	NHLE	National Heritage List for England
aOD	Above Ordnance Datum	NPPG	National Planning Practice Guidance
		NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; (Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

1.0 Introduction

1.1 Project background

- 1.1.1 Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for residential development for a proposed residential development on Land at Cropredy Marina, Oxfordshire, centred on NGR 446955 247088, see **Figure 1** – henceforth the Site.



Figure 1 Aerial image of the Site (outlined in red) and its immediate environs

1.2 Site Location

- 1.2.1 Cropredy is located in the county of Oxfordshire, 4 miles north of the town of Banbury, 20 miles south-west of the major town of Northampton, and 66 miles north-west of London. Cropredy falls within the district council of Cherwell, under the county council of Oxfordshire. The Site itself measures c. 4.5 ha and is located immediately to the north of the village between Claydon Road and the Oxfordshire Canal.

1.3 **Topography, Soils and Geology**

1.3.1 The land is low lying, much of which lies between 120m – 153m above sea level. The lowest point is at 99m in the valley to the east of the village. The predominant soil type within the vicinity of the Site consists of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (magic-defra.gov.uk) and the underlying solid geology consists of the Charmouth Mudstone Formation - Mudstone.

1.4 **Proposed development**

1.5 Outline planning permission for the development of up to 60 dwellings (Use Class C3), community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated infrastructure.

Scope

1.5.1 The report provides a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the Proposed Development. These are identified as having a degree of significance meriting consideration in planning decisions and include designated and non-designated assets. The report also includes an assessment of the archaeological potential of the Site and a discussion of the potential impact the development may have on both above ground (built heritage) and below ground (archaeological remains) heritage assets.

1.6 **Aims and objectives**

1.6.1 Archaeology and built heritage have been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this report is to assess the impact of the proposed development and to provide recommendations to mitigate any adverse effects, if required, as part of a future planning application to develop the Site. The aim is achieved through six objectives:

- Identify the presence of any known or potential heritage assets that may be affected by the proposals;

- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
- Determine the contribution that setting makes to the significance of any sensitive heritage assets;
- Assess the likely impacts upon the significance of the assets arising from the proposals,
- Assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

1.6.2 Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, taking into account past ground disturbance which may have compromised survival.

PROJECT TITLE
**OBSIDIAN STRATEGIC
LAND AT CROPREDY MARINA**

DRAWING TITLE
CONCEPT PLAN - PHASE 1

ISSUED BY London T: 020 7016 0720
DATE Feb 2023 DRAWN OT
SCALE@A3 1:2500 CHECKED MH
STATUS Final APPROVED JC

This drawing may contain: Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright 2020. All rights reserved. Reference number 100022432.

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© Carter Jonas. Quality Assured to BS EN ISO 9001: 2008
Source: Ordnance Survey

DWG. NO. J0043785_006



Figure 2 Plan of proposed development

2.0 Methodology and sources

2.1 Heritage Statement

2.1.1 The assessment has been carried out in accordance with the requirements of the NPPF (MHCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020) and Historic England (HE 2017, HE 2019, HE 2021).

2.1.2 In order to determine the full historic environment potential of the Proposed Development, a broad range of standard documentary and cartographic sources, including results from any previous archaeological investigations within and/or adjacent to the Proposed Development Areas, and a 1km wider study area around the Site, were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the area of the Proposed Development (**Figures 11**). In addition, designated heritage assets (such as scheduled monuments, listed buildings, and Conservation Areas) (**Figure 12**) were also assessed for potential indirect impacts to their settings and significance.

2.1.3 The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Sources Consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Essex HER	Historic Environment Records (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation area appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Source	Data	Comment
Local Planning Authority	Locally listed buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Historic maps (eg tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.

2.2 Site visit

2.2.1 In order to inform this report a site visit was carried out on 23rd January 2023 to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2 The site visit also extended into the outer study area beyond the areas of Proposed Development for the purposes of scoping designated heritage assets and their inter-visibility with the Proposed Development Area, as per Historic England guidance, and for the settings assessment itself.

2.3 Assessing heritage significance

2.3.1 The NPPF defines significance (Annex 2 Glossary) as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.'* The determination of the significance is based on statutory designation and/or professional judgement against these interests. They are identified in Historic England Conservation Principles (Advice Note 12 Statements of Significance):

Historic interest: *the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.*

Archaeological interest: *the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*

Architectural and artistic interest: *derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

2.3.2 These interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

2.3.3 In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

2.4 Assessing harm

2.4.1 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment:

Substantial harm: *The Planning Practice Guide discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'.*

Less than substantial harm; and

No harm (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

2.5 Assessing the contribution of setting

2.5.1 In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.

2.5.2 Setting is the way in which the asset is understood (i.e. archaeological and historical interests) and experienced (aesthetic interests). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

2.5.3 Guidance produced by Historic England (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

Step 1: asset identification. *The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.*

Step 2: assess the contribution of setting. *This stage assesses how setting contributes to the overall significance of a designated asset.*

Step 3: assess change. *This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).*

Step 4: mitigation. *This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).*

Step 5: reporting. *Making and documenting decisions and outcomes. This reports the assessment of effects.*

2.5.4 In accordance with Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have already been compromised.

2.6 Archaeological remains

2.6.1 The National Planning Policy Framework guidance identifies two categories of non-designated heritage assets of archaeological interest:

- **(1)** Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 68). They are of 3 types:
 - those that have yet to be formally assessed for designation.
 - those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.
 - those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

2.6.2 The reason why many nationally important monuments are not scheduled is set out in the document *Scheduled Monuments*, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.

- **(2)** Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

2.6.3 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

2.6.4 The guidance also notes that *“decision-making regarding such assets requires a proportionate response by local planning authorities”* and *“it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.”*

3.0 Historic environment baseline

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the Site and its environs by historic period, compiled from sources as listed in **Table 1** and **Appendix 1** and drawing on previous studies in the area surrounding the Site with due acknowledgement.

3.2 Overview of past archaeological investigations

3.2.1 10 archaeological investigations (both desk-based and fieldwork) have been undertaken within the wider study area. These investigations (either HER points or events) are shown on **Figure 4** and detailed in **Appendix 1**. Those within close proximity to the Site are summarised below:

- **EOX3426- Cropredy Marina, Claydon Road:** Watching brief during the ground stripping prior to the construction of a new marina north of Cropredy. Remains of ephemeral features were observed; shallow features recorded in Field 1, all probably from agricultural origin but severely truncated by modern ploughing with 6 sherds from agricultural activity. Fields 2 and 3 had no features in them.

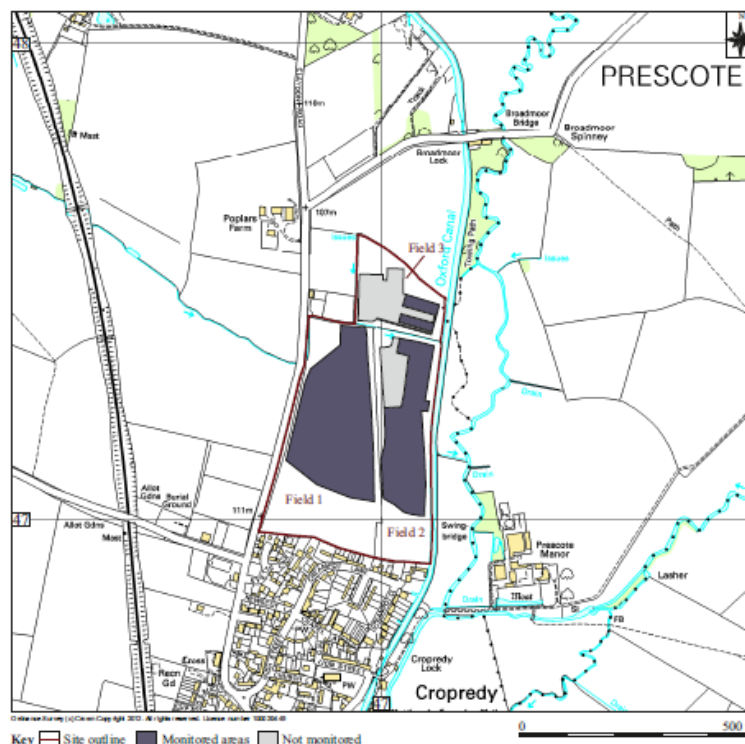


Figure 3 Plan detailing areas monitored during an archaeological watching brief undertaken during the construction of Cropredy Marina in



Figure 4 Archaeological Events within 1km of the Site

3.3 **Archaeological and historical background**

Prehistoric period (900,000 BC–AD 43)

- 3.3.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.
- 3.3.2 The Mesolithic hunter-gather communities of the post-glacial period (10,000–4000 BC) inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication.
- 3.3.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as a time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 3.3.4 There are two heritage assets of prehistoric date recorded on the HER within 1km of the Site: A geophysical survey (HER Ref. EOX5859) recorded an enclosure (HER Ref. MOX26833) of possible late prehistoric date c. 700m to the south-west of the Site, on the west side of Station Road. An oval enclosure (HER Ref. MOX27332), seen as cropmarks on aerial photographs, and of possible prehistoric date, is also recorded c. 875m to the south-west of the Site, c. 145m to the west of the GWR Oxford and Birmingham railway line.

Romano-British period (AD43 – AD410)

3.3.5 A single un-diagnostic abraded sherd of Romano-British pottery was located during the 2013 archaeological watching brief undertaken within the Site during the construction of the Marina. No features of Romano-British date were revealed, and the pottery was not retained due to its poor state of preservation. Within the wider study area, a possible Roman stock enclosure and field system (HER Ref. MOX27102) was recorded during archaeological evaluation trenching (HER Ref. EOX6248) to the west of Station Road, c. 650m to the south-west of the Site.

Anglo-Saxon (AD410 – AD1066) and medieval (1066 – 1540)

3.3.6 The Site is located within the township of Wardington within the historic parish of Cropredy, in the Hundred of Banbury. The majority of the boundaries of the ancient parish coincided with pre-inclosure hedges and the Saxon and medieval boundary banks and ditches (HER Refs. MOX4693 & MOX4680) are visible in the north-west corner of the village, c. 80m to the south of the Site.

3.3.7 The place-name Cropredy survives in its earliest form in the Domesday Book of 1086 as *Cropelie*, and has later variations of *Cropperi(a)* of 1109 and *Croprithi* of c. 1275. The etymology given for the name is *Croppa* or *cropp rīdīg*, a small stream either named after a person *Croppa* or an Old English plant name *cropp*. The latter suggestion is more likely and the name refers to the Highfurlong Brook, though elsewhere it has been interpreted as the *Brademere*. In 1086 the manor of Cropredy was held by the bishop of Lincoln which contained 50 hides and 55 villagers and 22 smallholders, 2 mills and 120 acres of pasture. There is a second account of the village covering a manor or a group of manors covering 30 hides with 28 villagers and 27 smallholders, 4 Frenchmen and 10 slaves, with 3 mills. These latter groups of holdings probably represent manors in the latter parish.

3.3.8 There are ten heritage assets of medieval date recorded in the wider study area. These include the deserted medieval village of Prescote (HER Refs. MOX4638 & MOX4667) which survives as poor-quality earthworks c. 150m to the east of the Site, on the eastern side of the Oxford Canal. It has been suggested that it could mark the position of an Anglo-Saxon minster enclosure similar to those identified at Bampton, Binsey and Bloxham. The site was investigated in 1997 but no clear evidence was found for an early religious enclosure, but it was possible to identify the surviving earthworks of the deserted medieval settlement.

- 3.3.9 Within the village of Cropredy itself lies the Church of St Mary the Virgin (HER Ref. MOX4655, NHLE 1216164), c. 250m to the south of the southern site boundary, a medieval cross (HER Ref. MOX4657), commonly known as a ‘cup and saucer’ lies off Station Road on the western side of the village c. 330m to the south-west of the Site, to the north-west of which, boundary ditches of medieval date (HER Ref. MOX11172) have also been recorded. Further boundary ditches of medieval date (HER Ref. MOX4695) have also been recorded c. 445m to the south of the Site, a moat and possible fishpond (MOX4682) c. 500m to the south of the Site, Cropredy Bridge (HER Ref. MOX4672) c. 410m south of the Site, a Parish boundary stone (HER Ref. MOX23801) c. 475m south of the Site, and the reputed site of a shrine of St Fremund, the martyred son of King Offa of Mercia (HER Ref. MOX4679) c. 900m to the south of the Site.
- 3.3.10 During the Anglo-Saxon and medieval periods, the Site appears to have been located on the periphery of the settlement, adjacent to the River Cherwell and is likely to have comprised riverside meadow and / or arable fields, as suggested by the possible ploughed out ridge and furrow recorded on the eastern side of the western field during an archaeological watching brief undertaken during the construction of the Marina in 2013.

Post-medieval and modern periods (AD1540 – present)

- 3.3.11 The Battle of Cropredy Bridge took place on the 29th June 1644 on the eastern side of the River Cherwell; with the nearest part of the battlefield recorded c. 100m to the south-east of the Site. The geographical extent of the battle, excluding the detail of individual fields or hedges, is well recorded in documentary sources from both the Royalist and Parliamentary side, thus there is no controversy as to where the battle happened. The area across which the battle took place comprises a Registered Battlefield (as defined by Historic England – Ref 1000008). The battle ended in the evening with no clear victor immediately apparent, although the Parliamentarians had been very roughly handled and forced back onto the west side of the Cherwell losing much of their artillery train. The failure by the Parliamentarians to defeat the Royalist army caused mutiny and chaos within their own ranks. It was after this battle that the need for a permanent army was realised by Parliament, leading to the New Model Army by the following year. Little of significance has altered in the landscape since 1644. The canal and railway are later features, but neither detracts from an appreciation of the topography, which shaped the battle.

- 3.3.12 The majority of other Post-medieval activity within the vicinity of the Site consists of the Listed Buildings and non-designated buildings, and former sites of buildings, within the Cropredy and Oxford Canal Conservation Areas (Appendix 1).
- 3.3.13 The Oxford Canal (HER Ref. MOX27509) is located within the floodplain on the eastern side of the Site and includes a series of bridges spanning the canal. The canal was authorised by Act of Parliament in 1769 to link the Coventry Canal at Hawkesbury with Oxford. After completion to Oxford in 1789, the Oxford Canal soon became one of the most profitable canal concerns in the country with most of the freight traffic from the Midlands using it to access the London markets and south coast ports. Despite competition from the Grand Junction Canal and the railways, the canal remained profitable until after WWII and is now regarded as one of the most scenic, popular and busiest inland waterways in Britain. In addition to the canal a swing bridge (HER Ref. MOX4647) is still partially extant on the banks of the canal adjacent to the Site.
- 3.3.14 The surrounding agricultural hinterland was enclosed between c. 1762 and 1798. The Site itself is not shown in detail on the Tithe map of 1843 (**Figure 5**), but the principle buildings within the village (including St Mary's Church) and Pentice Hall to the East of the Site are illustrated, and a Private Road is shown just to the south of the southern site boundary.

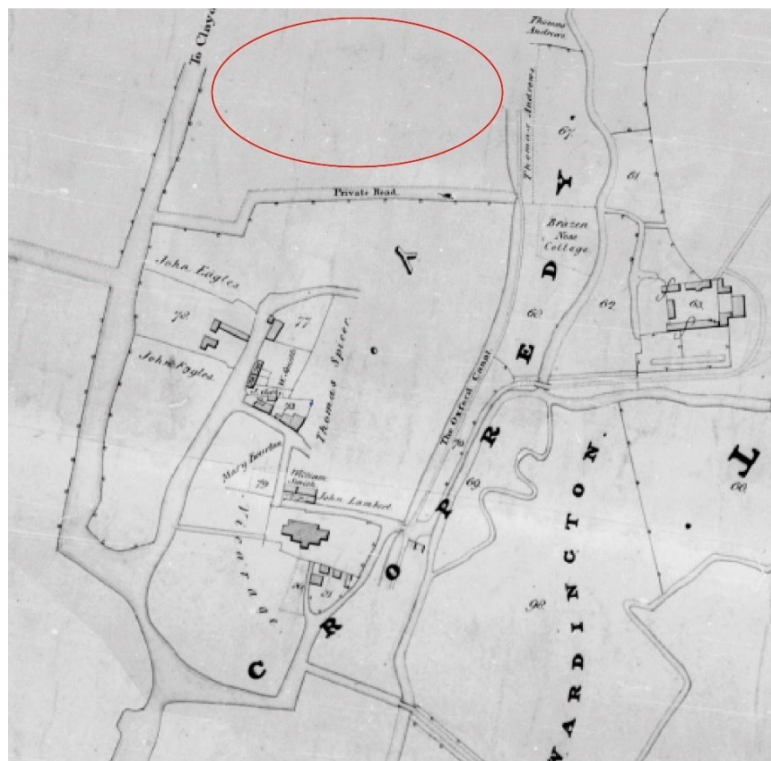


Figure 5 Tithe Map for the Parish of Cropredy of 1843 with the approximate area of the Site circled in red.

3.3.15 By the time of the 1882 Ordnance Survey map (**Figure 6**) the area of the Site is occupied by six individual land parcels immediately to the north of the village, comprising 4 small enclosures and 2 larger fields. Two buildings are also illustrated in the south-east corner of the Site adjacent to / fronting the canal, the northern one of which appear to have been demolished by 1922 (**Figure 7**). The 1882 map also shows the layout of the village to the south of the Site in more detail, with more building constructed within the village since the Tithe map of 1843.

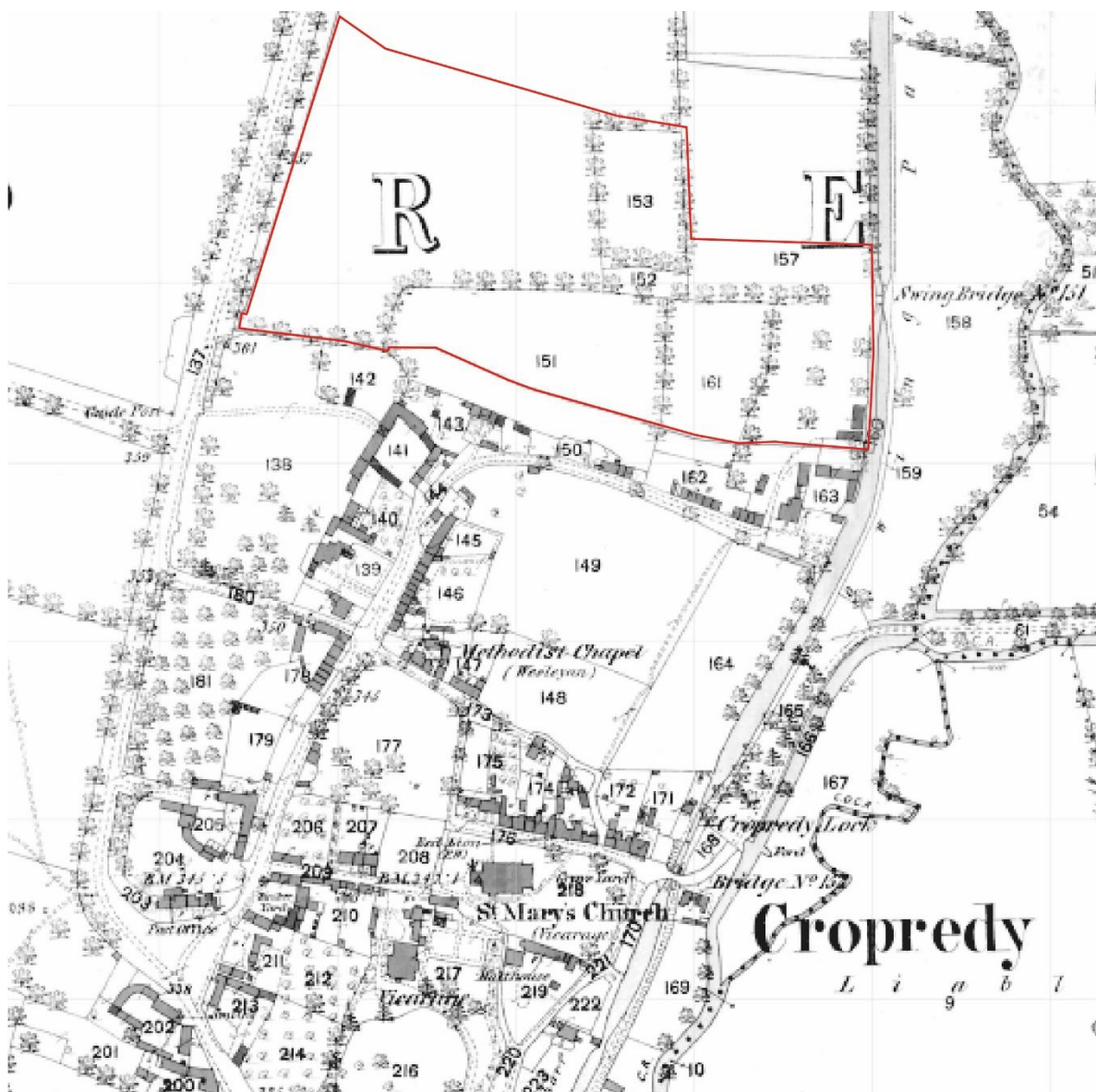


Figure 6 Extract from the Ordnance Survey map of 1881 with the Site outlined in red.

- 3.3.16 Within the centre of the village the a a timber yard is shown on the map of 1882 (**Figure 6**) which was subsequently converted to a car repair garage. The timber yard was well known for constructing wagons for use within the North Oxfordshire area and they were painted in the distinctive traditional colours of yellow and red. Other commercial land uses within the centre of the village including two builders' yards – Holm Leigh House and Cherry Fields. Holm Leigh House is located behind the high red brick boundary wall which once protected the builders' yard. Cherry Fields is named after the building company. There are also several other buildings within the village, the names of which indicate a previous industrial and commercial function. These include the blacksmiths (Old Forge Cottage); cobblers or boot/shoe makers (Cobblers Corner House) and a bake house (The Old Bake House Cottage). These buildings have since been converted to residential dwellings.
- 3.3.17 A railway was constructed by the Oxford & Rugby Railway Company in 1850 and completed by the Great Western Railway in 1852. The route connected Banbury to Leamington Spa and the village had its own station and separate storage facilities at the wharf to allow goods to be stored at Cropredy. The passenger station closed in 1956, leaving only the names 'Station Road', 'Station Cottage' and the main line track.
- 3.3.18 Kelly's directory (1939) indicates that Cropredy was a successful village, with a Co-operative Store, saddler, three coal merchants, baker, two builders and an undertaker. In addition to these trades, the 1907 directory indicates additional services, such as butcher, miller, shoemaker and Post Office. The Co-operative store was located in Red Lion Street and started trading in 1895.
- 3.3.19 By 1965 (**Figure 8**) new dwellings had been constructed in the north-east corner of the village, between the Church of St Mary the Virgin and those forming the northern boundary of the village. By 1981 (as shown on the Ordnance Survey map of 1993 - **Figure 9**) there had been further infill building within the north-east corner of the village, and gardens had been established to the north of the dwellings along the northern village boundary, forming the southern site boundary. Further new dwellings had also been constructed along the southern approach road to the village. The village and its environs remained largely unchanged until the construction of Cropredy Marina in 2013 (**Figure 1**).



Figure 7 Extract from the Ordnance Survey map of 1922 with the Site outlined in red.



Figure 8 Extract from the Ordnance Survey map of 1965 with the Site outlined in red.



Figure 9 Extract from the Ordnance Survey map of 1993 with the Site outlined in red.

Aerial Photographs

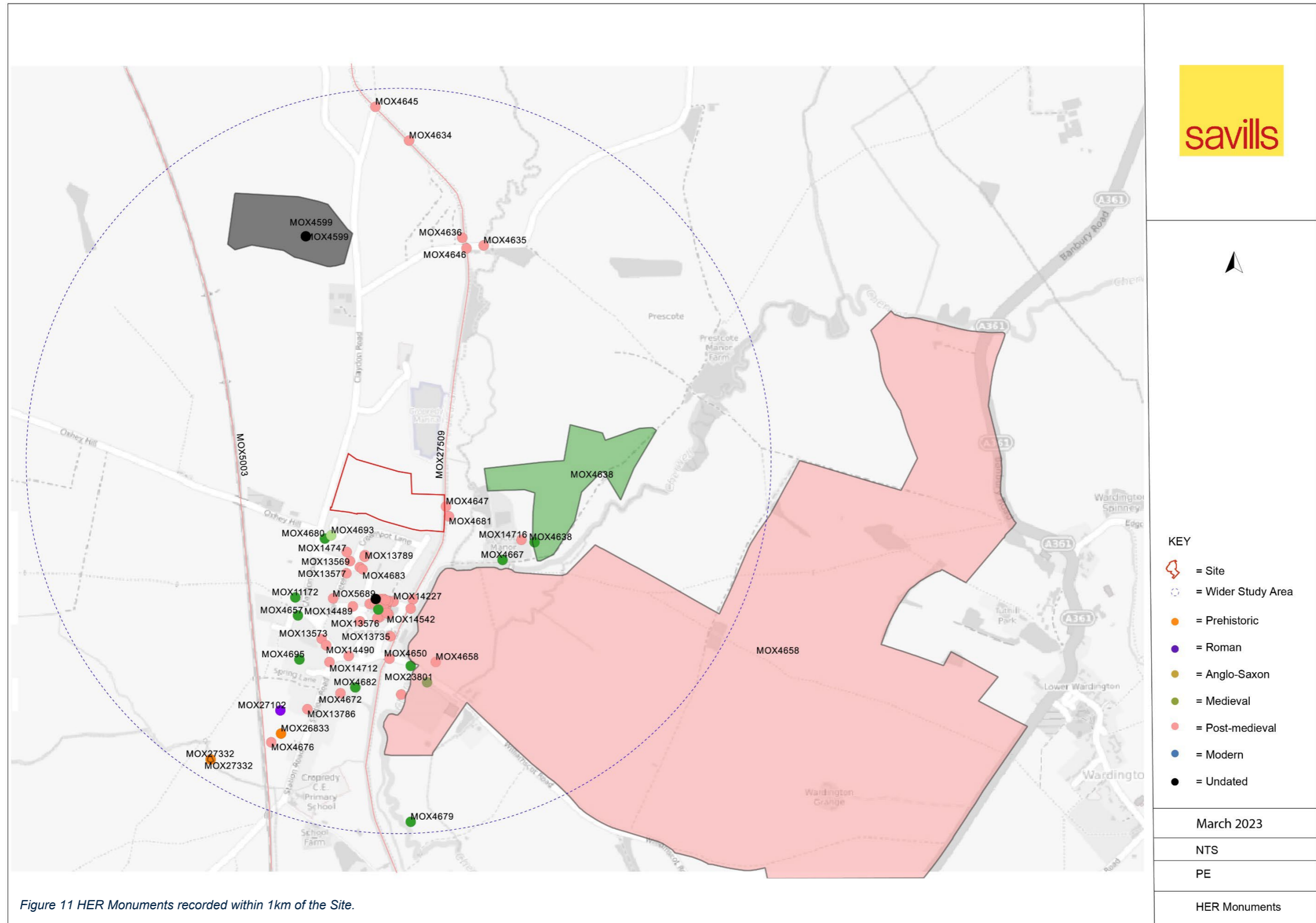
3.3.20 The Historic England Archive in Swindon contains 38 vertical and 18 oblique aerial photographs that cover the Site and wider study area. Aerial photographs from Google Earth (1945 - 2022) were also consulted. Aerial photographs show what appears to be the line of former field boundaries containing ridge and furrow ploughing within the northern part of the Site (**Figure 10**).



Figure 10 Aerial Photograph from 2006 showing former field boundaries and Ridge and Furrow

Lidar

- 3.3.21 Environment Agency Lidar imagery studied for the Site did not show any additional features of possible archaeological origin within the Site boundary.



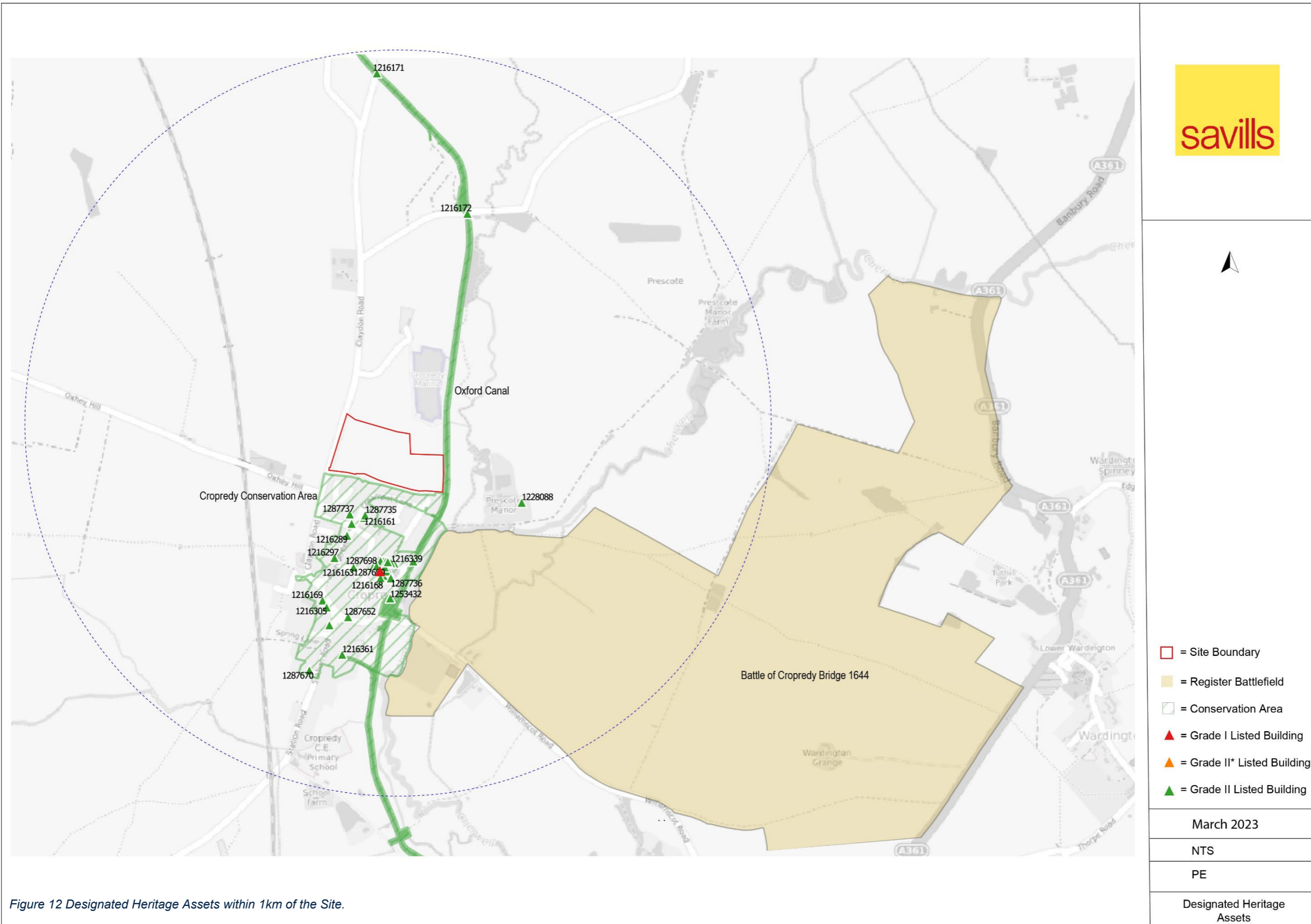


Figure 12 Designated Heritage Assets within 1km of the Site.

4.0 Buried heritage assets: statement of potential and significance

4.1 Introduction

4.1.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

4.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement. The determination of the significance of below ground non-designated heritage assets (archaeological remains) is generally based on professional judgement against its archaeological interest (as outlined in **Section 2**) rather than historic or architectural interest (however, certain archaeological remains would hold historic or architectural interest, for example structural remains).

4.2 Archaeological potential and significance

4.2.1 The potential for archaeological remains being encountered at any given site is based upon an assessment of the distribution and character of recorded local archaeological monuments (as shown in the Oxfordshire HER). Archaeological potential is measured as negligible, low, moderate or high. This section also includes professional opinion on the likely heritage significance of such remains. A geophysical survey is being undertaken at the Site and once complete this section will be updated, if necessary, considering the survey results.

4.3 Past Impacts and factors affecting archaeological survival

4.3.1 Archaeological survival across the Site is expected to be **moderate to low** due to the Site having remained undeveloped and in agricultural use since the medieval period, although centuries of ploughing appears to have truncated any earlier remains that may have been present within the Site, as shown at the northern end of the Site during the archaeological watching brief undertaken during the construction of the marina in 2013 (**Figure 2**).

Prehistoric period (900,000 BC–AD 43)

4.3.2 There are no known remains of prehistoric date recorded within the Site or its immediate environs. The nearest known heritage assets of prehistoric date consist of two possible enclosures located between 700m and 875m to the south-west of the Site.

4.3.3 The potential for encountering archaeological remains of prehistoric date during groundworks associated with the proposed development has been assessed as **low**. If present, remains of prehistoric date are likely to be of **moderate** (due to their relative rarity) to **low** local significance depending on their nature and extent.

Romano-British period (AD43 – AD410)

4.3.4 A single un-diagnostic abraded sherd of Romano-British pottery was located during the 2013 archaeological watching brief undertaken within the Site during the construction of the Marina. No features of Romano-British date were revealed. The nearest known activity of Romano-British date recorded in the wider study area consists of a possible stock enclosure 650m to the south-west of the Site.

4.3.5 The potential for encountering archaeological remains of Romano-British date during groundworks associated with the proposed development has been assessed as **low**. If present, remains of dating to this period are likely to be of **moderate** (due to their relative rarity) to **low** local significance depending on their nature and extent.

Anglo-Saxon period (AD410 – AD1066) and Medieval (AD1066 – AD1540)

4.3.6 There are no known archaeological remains of Anglo-Saxon or medieval date recorded on the HER within the Site, and the main settlement of Cropredy was likely to have been centred around the Church of St Mary to the south of the Site. The Site itself is likely to have lain within the agricultural hinterland of the village during these periods, as suggested by the former field boundaries and ridge and furrow ploughing shown on **Figure 10** (which may be of medieval date), although the watching brief undertaken in 2013 at the northern end of the Site only located ephemeral remains of ridge and furrow. The potential for encountering archaeological remains of Anglo-Saxon and / or medieval date during groundworks associated with the proposed development has been assessed as **low to negligible** for settlement activity and **moderate to high** for remains of agricultural origin (former field boundaries/ridge

and furrow ploughing etc), with medieval remains being the more likely of the two. If present, remains dating to these periods are likely to be of **low** local significance depending on their nature and extent.

Post-medieval and modern periods (AD1540 – present)

4.3.7 Documentary and cartographic evidence suggests that the Site remained in agricultural use throughout the post-medieval and modern periods, as suggested by the former field boundaries and ridge and furrow ploughing shown on **Figure 10** (which may be of medieval date).. Historic mapping also shows smaller enclosures immediately to the north of the village and two buildings in the south-east corner of the Site. Depending on the extent of modern plough damage there is a **high** potential for encountering remains related to agricultural practices (former field boundaries and plough furrows) within this part of the Site, as well as foundation remains of the former buildings identified on the historic maps. The site lies to the north-west of the 1644 Battlefield, on the western side of the River Cherwell which defined the eastern extent of the designated battlefield, however, although outside the defined boundaries there is still a **low** potential for remains related to the battle to be present within the Site; although none were recorded during the archaeological watching brief in 2013. If present, remains dating to these periods are likely to be of **low** significance.

5.0 Above ground heritage assets: statement of significance

5.1 Introduction

5.1.1 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

5.1.2 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.3 Setting is the surroundings in which an asset is experienced: all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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. Although views of or from an asset will play an important part to its setting, other environmental factors such as noise, dust, vibration, as well as spatial associations, and the understanding of the historic relationship between places.

5.1.4 Change, including development, can sustain, enhance or better reveal the significance of an asset, as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials.

5.2 Scoping

5.2.1 In accordance with **Step 1** of the methodology recommended by the Historic England guidance (GPA

3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the Proposed Development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the nature, extent and scale of intervening-built form, vegetation and topography between asset and the Site.

5.2.2 The initial assessment utilised the Site Visit, modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated above ground heritage assets identified within the wider study area may include the Proposed Development areas as part of their setting.

5.2.3 Following this initial assessment, the following designated heritage assets within 1km of the Site have been scoped out of this report due to the topography, existing built form and vegetation which screen these heritage assets from the Proposed Development. In addition, no historical or functional connections have been identified between the Proposed Development areas and such assets. As such, it is considered that the land which constitutes the development does not form part of the setting of these assets and therefore does not contribute to their heritage significance.

Table 2: Designated heritage assets scoped out

Designated heritage assets	List Number	Significance	Reason For Scoping Out
Battle for Cropredy Bridge (Registered Battlefield)	1000008	High	There is no intervisibility between the Site and the Battlefield and development within the Site, like the construction of the canal, post-battle village, and railway to the immediate west of the battlefield, would not detract from an appreciation of the topography, which shaped the battle, or our understanding of it.
Field Bridge Number 149 over Oxford Canal	1216171	High	Distance / no inter-visibility and no historical or functional connection
Road Bridge Number 150 over Oxford Canal	1216172	High	Distance / no inter-visibility and no historical or functional connection

5.2.4 As a result of this sifting process, there are 2 Conservation Areas (Cropredy (including 1 Grade I and 33 Grade II listed buildings) and Oxford Canal (including 1 Grade II listed building)) and 1 Grade II listed building (Prescote Manor) that could potentially be adversely impacted by the proposed development. These assets were evaluated further during the Site Visit and are assessed further below - grouped (where appropriate) to ensure a proportionate approach to assessment (for example within the conservation area). From the Cropredy Conservation Area only The Church of St Mary the Virgin is

assessed individually due to its location and intervisibility with the Site. The remaining heritage assets within the Conservation Area are not individually considered sensitive due to the intervening built form.

5.3 Designated heritage assets for assessment

5.3.1 The Proposed Development has the potential to impact upon the setting and therefore heritage significance of these designated heritage assets. These assets are summarised in **Table 3** below.

Table 3: Summary of designated built heritage assets for assessment

Designated built heritage assets	Reference Number	Grade	Significance	Location
Cropredy Conservation Area	N/A	N/A	High	Centered on NGR SP 4681 4666
Oxford Canal Conservation Area	N/A	N/A	High	SP 4710 4695
The Church of St Mary the Virgin	1216164	I	High	SP 46899 46668
Prescote Manor	1228088	II	High	SP 47348 46886

5.3.2 The following section will assess the assets significance, including the contribution their setting makes to this significance, in accordance with **Step 2** of the methodology recommended by the Historic England guidance (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a).

Cropredy Conservation Area

5.4 The Site lies immediately to the north of the northern end of the Cropredy Conservation Area (Figure 12) which was first designated in February 1978 and reviewed in February 2014.

5.4.1 The historical development of Cropredy is presented in Section 3 above and it contains 32 listed buildings, all of which are grade II listed, except for the Grade Listed church of St. Mary the Virgin (NHLE 1216164).

5.4.2 The general character of the Cropredy Conservation Area is derived from the scale, form, simplicity and detail of the vernacular and utilitarian buildings, with the earliest properties splaying out from the church following a medieval figure of eight pattern. The oldest buildings were constructed in simple rectilinear form of coursed, square ironstone with a single or two room plan, with steeply pitched thatch roofs and end chimney stacks. The 16th and 17th century individual buildings were built forming terraces but these still read as individual buildings rather than the formal terraces that can be found later in the

19th century. The architectural variety found in the terraced houses is one of the main characteristics of the village. The late 20th century additions to the village, such as Vicarage Gardens and Creampot Close have a different character to older buildings in the village. These buildings are integrated to an extent through the boundary treatments and construction materials. Looking out of the settlement, views over the surrounding countryside and canal are limited by the topography, buildings, boundary walls and vegetation.

5.4.3 Although Creampot Close, the gardens of which form the northern boundary between the Site and the Conservation Area, is highly visible from the Site, with the exception of the church tower, there is no intervisibility between the Site and the Listed Buildings within the Cropredy Conservation area due to the topography and intervening built form.

5.5 As a whole, the character and appearance of the Conservation Area is best understood from within its established boundaries, with the Site itself forming a part of the extended rural surrounding of the village / Conservation Area.

Oxford Canal Conservation Area

5.6 The Site lies immediately to the west of the eastern boundary of a very small section of the Oxford Canal Conservation Area to the north-east of the village (Figure 12) which was first designated in October 2012.

5.6.1 The Oxford Canal Conservation Area lies mainly within the boundaries of Cherwell District Council, Oxfordshire, and is an important feature of the village of Cropredy. The northern boundary of the village, and the tower of St Mary the Virgin Church are visible in views from the canal, across the southern part of the Site, and there are also snatched views of the Church, Prescote Manor, and the Battlefield looking to the east from both the canal and towpath adjacent to the Site.

5.6.2 The best surviving wharf is that at Cropredy, which retains many of its buildings as well as its basic layout, still partly walled. The wharf includes a three-bay brick-built and hip-roofed wharf house, which retains a bay window extension overlooking the cut (NHLE 1253432). It is possible that this building might also have spent a short time as the Navigation Inn. There is a surviving gateway to the wharf to the south, built or rebuilt in the mid-19th century, as well as other brick buildings probably once used for stabling and warehousing. Approaching the village from the north the medieval church tower of St Mary

the Virgin is visible in the distance. Although modest in height, it is the only individual landmark of note in this section of the canal. Remnants of a swing bridge (HER Ref. MOX4647), annotated on the historic maps (**Figures 7 -9**) are also extant on both banks of the canal on the eastern side of the Site.

5.7 As a whole, the character and appearance of the Conservation Area is best understood from within its established boundaries, with the Site itself forming a part of the extended rural surrounding of the canal / Conservation Area.

Church Of St Mary the Virgin (NHLE Ref. 1216164)

5.7.1 The Church of St Mary the Virgin was listed Grade I on the 8th December 1955 and is located c. 270m to the south of the southern site boundary at NGR SP 46899 46668 and is considered to be of high significance. Its significance is primarily derived from its historic, archaeological, and architectural interests. The Historic England listing description is given below:

***Church.** C13 work in the south aisle and C13 south doorway. Mostly C14 including porch and west tower. C15 north aisle and chapels, 1877 restoration by E. W. Christian, Squared, coursed ironstone and ashlar ironstone. Roof covering not visible. Chancel, nave, north and south aisles north vestry. south porch. west tower, north and south chapels, 6-window range, Chancel has a 4-light reticulated east window. South elevation has a priest's door with moulded stone surround and a 2-light geometrical window, South aisle has 2- and 3-light Perpendicular or geometrical windows, Gabled south porch has stone parapet and pointed arched doorway. Plank and nail door. South aisle has stone parapet and late Decorated cornice carved with heads and ballflower. Five 2-light perpendicular clerestory windows on north and south. West tower. Crenellated with staircase turret slightly higher. 3 stages. Diagonal buttresses. String courses to first and second stages, Panelled, double-leaf door on west with pointed arched hood mould. Renewed 3-light Perpendicular window above and 2-light Perpendicular windows to bell stage, North aisle has Perpendicular windows, some renewed. Doorway on right has plank door and pointed arched hood mould and label stops. C14 vestry on north has a priest's room above with two small windows, one of which now opens onto the north aisle. Sundial on south aisle. Diagonal and angle buttresses on south aisle and chancel.*

***Interior,** Nave has a 5-bay tie-beam roof on corbels, ridge and side purlins, arched braces. Chancel has a similar roof, partly restored, Chancel has a Decorated and Early English piscina, Doorway into vestry has a plank and nail door with wrought-iron hinges. Priest's room (reached via ladder stair) has wood panelling. Screen on north side of the chancel has C14 fragments with flowing tracery. Another screen around the*

chapel on the south has the initials of Ann Danvers and the date 1539. C17 communion rail. Nave has tall 4-bay Decorated arcades with piers without capitals. Perpendicular piscina in north aisle (without a drain) . South aisle has 2 arched tomb recesses. two fonts, one octagonal C14, the other 1853. Late C15 style polygonal pulpit said to be dated 1619 (Kell's Directory). Rare pre-Reformation C15 brass eagle lectern. Fragments of a painted Last Judgement over the chancel arch. C13 chest with fine decorative ironwork. Chancel has memorials to Francis Stainer (vicar) d.1735 and William and Abigail Taylor of Williamscot House d.1733. Wall plaque to Richard H. S. Crossman of Prescote M.P., 1906-1974. South aisle and chapel have memorials to the Danvers and Gostelow families of Prescote and the Caulcott, Taylor and Loveday families of Williamscot. Freestone monument in south aisle to Walter Calcott d.1582 and Alice Calcott. South wall of south aisle has remains of a stone figure of a Knight in armour. Brass in nave to Priscilla Plant d.1837. North aisle has classical style marble wall memorial to John Danvers of Prescot, MDCCXXI. Fragments of C15 glass in north aisle. East window by Lavers. Barrant and Westlake 1877 and memorial windows by Heaton, Butler and Bayne.

- 5.7.2 The contribution of setting to the significance of this monument is primarily derived from its immediate setting which consists of its surrounding graveyard from which it is best appreciated and understood. The setting, historically and today, also consists of the church's position within the settlement of Cropredy and an extended rural surrounding consisting of agricultural land, with the area of the proposed development forming a small part of this.

Prescote Manor (NHLE Ref. 1228088)

- 5.7.3 Prenscode Manor was listed Grade II on the 8th December 1955 and is located c. 230m to the east of the Site at NGR SP 47348 46886 and is considered to be of high significance. Its significance is primarily derived from its historic, and architectural interests. The Historic England listing description is given below:

'Manor house now house. Said to have been built or rebuilt in 1692 for John Danvers. Datestone JD 1691 over front entrance. House remodelled and additional 2 bays to south built in early C19. Ironstone ashlar. Hipped and gabled slate roof. Stone internal stacks with renewed brick shafts. Double-depth plan. 3 storeys. 5-window range. C19/C20 stone porch on right has panelled glazed door. To left two C20 mullioned and transomed windows flank a blocked opening. First floor has 5 renewed wood mullioned and transomed windows. Attic floor has 5 wood casement windows.

Stone flat arch lintels throughout. Left gable has 3 tall sash windows with semi-circular arched heads to ground floor and 4 similar windows to first floor. Panelled/glazed door on left has semi-circular arched head. Moulded stone eaves cornice. Interior: C17 panelling said to be from Warkworth Castle, Northants (VCH). Bolection moulded marble fireplace with arms of the Danvers family and the initials and date J.D. 1718. Motto "Nec misere nec laute". C18 straight flight string staircase and C17 dog-leg stair with some renewed treads. In kitchen carving in oak of a sow and 2 pigs, possibly part of a misericord. Arms of the Danvers family on fireplace show a chevron between molets, quartering Neville, a saltire and a ring in centre. (Buildings of England: Oxfordshire: 1974, p560; VCH: Oxfordshire: Vol X, p208; Gardner's Gazette 1852).'

- 5.7.4 The contribution of setting to the significance of this monument is primarily derived from its immediate setting which consists of the adjacent surrounding buildings and gardens. The extended rural setting of the Manor consists of, and historically consisted of, views over the agricultural land including that of the deserted medieval village to the east, the Designated Battlefield to the south, and the area of the proposed development to the west - which forms a small part of this extended rural setting.

6.0 Assessment of change

6.1 Introduction

6.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets and the likelihood for the project to have an impact (change) on the significance of above ground (built) heritage assets, in accordance with **Step 3** of the methodology recommended by the Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a). Such impacts include anything that would cause harm to the significance of the asset (physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it) or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views).

6.2 Impact on buried heritage assets (archaeology)

6.2.1 The results of research from data held at the Oxfordshire HER, as well as cartographic and archive sources suggest that the Site has a **low** potential for archaeological remains of prehistoric date and Romano-British date, a **moderate to high** potential for archaeological remains related to agricultural practices of Anglo-Saxon and medieval date (with remains of medieval date the more likely of the two) but **low** potential for remains related to settlement activity, and a **high** potential for post-medieval and modern remains related to agriculture but **low to moderate** for remains associated with the Battle for Cropredy Bridge.

6.2.2 It is unlikely that any archaeological remains (below ground non-designated heritage assets) on the Site would be equivalent to the significance of a scheduled monument (see Section 2.6) and therefore would be of lesser significance and would not preclude development of the Site.

6.2.3 Development groundworks within the Site would have a direct impact on any archaeological remains present within the Site. Any impacts from groundworks associated with the proposed development could be mitigated through an agreed programme of archaeological works developed in conjunction with the Oxfordshire County Council Planning Archaeologist.

6.3 Impact on above ground heritage assets (built heritage)

6.3.1 This stage of the assessment will consider both the impact of the Proposed Development on the significance of each of the heritage assets in turn (**Step 3**) and will then examine the potential for maximising enhancement and/or minimising harm, where identified (**Step 4**). In examining the impact of the Proposed Development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

Cropredy Conservation Area

6.3.2 The northern end on the Conservation Area, including the 19th / 20th century dwellings along Creampot Lane and Kyettes Corner, lies immediately adjacent to the Site, and there is no intervisibility between the Site and the listed buildings within the core of the Conservation Area, except for the tower of The Church of St Mary the Virgin, due to these intervening buildings (**Figure 15 & 17**).

6.3.3 There would be no direct impact on the Conservation Area by the proposed development and although the proposed development would result in the introduction of modern built form into part of the rural edge of the Conservation Area the proposed mitigation measures embedded within the design of the scheme (**Figure 2**), including additional tree screening along the southern boundary / within the southern end of the Site, introduction of built form towards the western end of the Site which is of a sensitive scale and layout (up to 2 stories across the whole of the masterplan), and designing buildings sensitive to the character and appearance of the built form within the Conservation Area and / or legibly modern and distinct from that within the Conservation Area, will reduce / limit any adverse impact on the character, appearance, and significance of the Conservation Area. The area of public open space / offset on the eastern side of the Site will also maintain the general rural outlook from the Conservation Area provided by the other rural fields surrounding the Conservation Area (the Site being just one of many such fields), and the more significant rural features of the canal, and beyond to Prescote Manor and the battlefield to the east will remain – the wider rural landscape will be preserved.

6.3.4 The proposed development will result in a minor adverse impact (at the very lowest level) upon the wider rural character and appearance of the Conservation Area, but when understood in the wider context of the Conservation Area it is evident that the most important and historic rural elements of the

landscape will remain. In addition, the internal character of the Conservation Area will remain with nothing changing and will be entirely preserved; the development will be read as a new addition beyond the current boundary

Oxford Canal Conservation Area

6.3.5 There would be no direct impact on the Oxford Canal Conservation Area by the proposals. The Site itself forms part of the extended rural edge of this section of the canal as it enters the village, and the proposals include both a 10m wide maintenance and access strip to the immediate west of the canal and public open space (rural offset) filling the remainder of the eastern field. These proposals will retain the views of the tower of The Church of St Mary the Virgin from the canal in approaches from the north of the Village, and also the immediate extended rural outlook of the canal. It has thereby been assessed that the proposals would cause no harm to the character, appearance, and significance of the Oxford Canal Conservation Area. The potential reinstatement of the swing bridge / pedestrian bridge between the Site and the PROW on the eastern side of the canal could also be seen as a heritage benefit providing a greater appreciation of the canal / reconnecting heritage assets to the local population.

Church Of St Mary the Virgin (NHLE Ref. 1216164)

6.3.6 The church derives its significance from its archaeological, historic, and architectural interests and the proposals would have no direct impact on the listed building. The contribution of setting to the significance of this monument is primarily derived from its immediate setting which consists of its surrounding graveyard (**Figure 21**) from which it is best appreciated and understood, and also its extended rural setting, a small portion of which includes the area of the proposed development.

6.3.7 There are no views at ground level between the Church and the Site due to intervening built form but it was noted during the site walkover that it is possible to see the church tower from the western side of the Site (**Figure. 15**) and in views across the eastern side of the Site from the Canal (**Figure 20**). However, the proposed development seeks to retain the views of the church across the eastern side of the Site from the canal by setting back the development parcels from the canal and creating an area of public open space. As a result, it has been assessed that the proposals would cause no harm to the setting and significance of the church.

Prescote Manor (NHLE Ref. 1228088)

- 6.3.8 Prescote Manor derives its significance from its architectural and historic interests and the proposals would have no direct impact on the listed building. The contribution of setting to the significance of this monument is primarily derived from its immediate setting which consists of the adjacent surrounding buildings and gardens. The extended rural setting of the Manor consists of, and historically consisted of, views over the agricultural land including that of the deserted medieval village to the east, the Designated Battlefield to the south, and the area of the proposed development to the west - which forms a small part of this extended rural setting.
- 6.3.9 During the Site walkover it was noted that there are only glimpsed views between the eastern side of the Site and Prescote Manor, with these views only possible through the branches of the intervening vegetation during the winter months (**Figures 19**). The density of the vegetation branches and the distance between the western side of the Site and Prescote Manor means that there is no intervisibility between the western side of the Site (where new build is proposed) and Prescote Manor. The area of public open space on the eastern side of the Site will also maintain the rural outlook from the Manor and it has been assessed that the proposed development would result in no harm to the setting and significance of the Manor.



Figure 13: Looking north along the western site boundary from the south-west corner of the Site.



Figure 14: Looking east across the southern site boundary from the south-east corner of the Site.



Figure 15: Looking south across the Site from the north-east corner of the Site towards the village of Cropredy.



Figure 16: Looking south-west across the Site from the northern boundary



Figure 17: Looking west along the southern site boundary at the southern end of the hedgerow dividing the two land parcels



Figure 18: Looking south-west across the eastern land parcel towards the village from the north-east corner of the Site.



Figure 19: Looking east from the eastern side of the Site towards Prescote Manor (glimpsed intervisibility through winter trees).

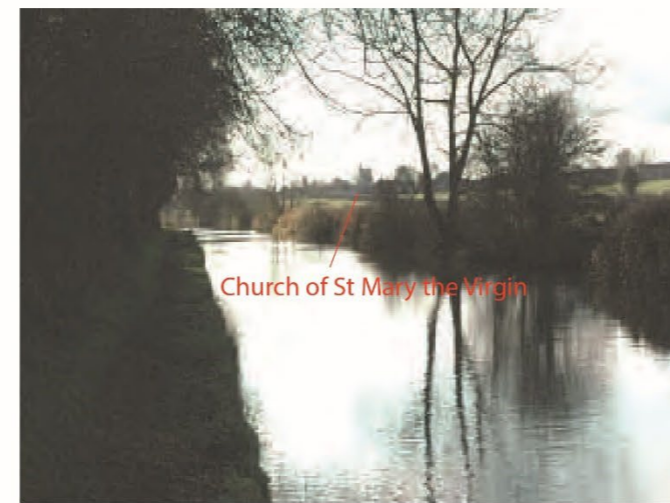


Figure 20: Looking south along the canal from the north of the village with the tower of the Church of St Mary the Virgin in the distance.



Figure 21: Looking west along Church Street towards the Church of St Mary the Virgin

7.0 Conclusion and recommendations

7.1 Conclusion

7.1.1 Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for residential development for a proposed residential development on Land at Cropredy Marina, Oxfordshire.

7.1.2 This report has been produced within the context and requirements of relevant legislation, national and local planning policy and guidance, including the NPPF, Historic England guidance on significance and setting, and guidance set out by the Chartered Institute for Archaeologists.

7.1.3 The historic development of the Site, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the Site, has been used to inform the assessment of the proposals' potential impact on the historic environment (inclusive of both above and below ground heritage assets).

7.2 Below ground heritage considerations

7.2.1 The results of research from data held at the Oxfordshire HER, as well as cartographic and archive sources suggest that the Site has a **low** potential for archaeological remains of prehistoric date and Romano-British date, a **moderate to high** potential for archaeological remains related to agricultural practices of Anglo-Saxon and medieval date (with remains of medieval date the more likely of the two) but **low** potential for remains related to settlement activity, and a **high** potential for post-medieval and modern remains related to agriculture but **low** for remains associated with the Battle for Cropredy Bridge.

7.2.2 It is unlikely that any archaeological remains (below ground non-designated heritage assets) on the Site would be equivalent to the significance of a scheduled monument (see Section 2.6) and therefore would be of lesser significance and would not preclude development of the Site.

7.2.3 Development groundworks within the Site would have a direct impact on any archaeological remains present within the Site. Any impacts from groundworks associated with the proposed development could be mitigated through an agreed programme of archaeological works developed in conjunction

with the Oxfordshire County Council Planning Archaeologist. Agreed archaeological mitigation works could then be undertaken prior to and / or during the construction phase.

7.2.4 The exact scope and extent of any mitigation will be agreed in discussions with the Oxfordshire County Council Planning Archaeologist as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI). All archaeological fieldwork would be monitored by the LPAs archaeological advisor to ensure that the works comply with the agreed WSI. The LPA archaeological advisor would also review all reporting on the archaeological fieldwork.

7.3 **Built heritage considerations**

7.3.1 Following initial assessment, relevant heritage assets within 1km of the Site boundary were scoped in and out of further assessment due to the topography, existing built form, and intervening vegetation which screen these heritage assets from the Site. In addition, no historical or functional connections were identified between the area of the proposed development and these assets. It was considered for all those scoped out that the land which constitutes the proposed development does not form part of the setting of these assets and therefore the development would have no impact on the setting of these assets and would cause no harm to their significance.

7.3.2 Four heritage assets were taken forward for further assessment. These were Cropredy Conservation Area, Oxford Canal Conservation Area, Grade I Listed Church of St Mary the Virgin, and the Grade II Listed Prescote Manor

7.3.3 The assessment determined that the proposals would cause no direct impact on any of these heritage assets but may result in a **minor adverse impact (at the very lowest level)** upon the wider rural character and appearance of the Cropredy Conservation Area. The proposals will cause **no harm** to the character and appearance of the Oxford Canal Conservation Area and **no harm** to the setting and significance of the Church of St Mary the Virgin or Prescote Manor.

8.0 References

8.1 Documentary sources

ClfA [Chartered Institute for Archaeologists] Dec 2014a, Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.

ClfA [Chartered Institute for Archaeologists] Dec 2020, Standards and guidance for historic environment desk-based assessment, Reading

ClfA [Chartered Institute for Archaeologists] Dec 2014c (revised 2020), Standards and guidance for the archaeological investigation and recording of standing buildings or structures, Reading

Historic England, 2017 The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019, Advice note 12: Statements of significance, Swindon

MHCLG 2019 [Ministry of Housing, Communities and Local Government], July 2019 Conserving and Enhancing the Historic Environment: Planning Practice Guide

8.2 Cartographic & Aerial Photographic sources

1843 Tithe Map and Apportionment for *Cropredy* Parish

Ordnance Survey Maps of 1887, 1895, 1922, 1965, 1995, 2002, 2010, 2020

1985 - 2021 Aerial photography (source: Google, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community)

Historic England Aerial Photos:

HE Ref	Frame	Date
SP 4646 / 18	HEA 33614	05 APR 2018
SP 4646 / 19	HEA 33614	05 APR 2018
SP 4646 / 20	HEA 33614	05 APR 2018
SP 4647 / 4	HEA 33614	05 APR 2018
SP 4647 / 5	HEA 33614	05 APR 2018
SP 4647 / 6	HEA 33614	05 APR 2018
SP 4746 / 11	HEA 33613	05 APR 2018
SP 4746 / 12	HEA 33613	05 APR 2018
SP 4746 / 13	HEA 33613	05 APR 2018
SP 4746 / 14	HEA 33613	05 APR 2018
SP 4746 / 25	HEA 33614	05 APR 2018
SP 4746 / 34	HEA 33614	05 APR 2018
SP 4746 / 35	HEA 33614	05 APR 2018
SP 4746 / 36	HEA 33614	05 APR 2018
SP 4746 / 37	HEA 33614	05 APR 2018
SP 4747 / 7	HEA 33614	05 APR 2018
SP 4747 / 8	HEA 33614	05 APR 2018
SP 4747 / 9	HEA 33614	05 APR 2018
SP 4747 / 10	HEA 33614	05 APR 2018

HE Ref	Frame	Date
SP 4646 / 18	HEA 33614	05 APR 2018
SP 4646 / 19	HEA 33614	05 APR 2018
RAF/CPE/UK/1926	1074	16 JAN 1947
RAF/CPE/UK/1926	1075	16 JAN 1947
RAF/CPE/UK/1960	4052	09 APR 1947
RAF/CPE/UK/1960	4053	09 APR 1947
RAF/CPE/UK/1994	3109	13 APR 1947
RAF/541/143	4023	24 AUG 1948
RAF/541/143	4024	24 AUG 1948
FSL/6125	17029	1961
RAF/82/1006	270	31 AUG 1954
RAF/82/1006	271	31 AUG 1954
RAF/542/16	35	27 AUG 1954
RAF/542/16	36	27 AUG 1954
RAF/106G/UK/1380	3348	09 APR 1946
MAL/65042	178	11 MAY 1965
MAL/65042	179	11 MAY 1965
OS/70316	374	14 SEP 1970
OS/70316	375	14 SEP 1970
OS/71257	89	01 JUN 1971
OS/89391	41	20 JUL 1989
OS/89391	42	20 JUL 1989
OS/93289A	49	13 AUG 1993
OS/93289A	50	13 AUG 1993
OS/93289A	51	13 AUG 1993
OS/98113	251	25 JUL 1998
OS/98113	252	25 JUL 1998
OS/98126	50	05 AUG 1998
OS/98126	51	05 AUG 1998
OS/04984	422	23 APR 2004
OS/04984	423	23 APR 2004
OS/09044	39	24 JUN 2009
OS/09044	40	24 JUN 2009
OS/09044	41	24 JUN 2009
OS/04061	254	07 JUN 2004
OS/04061	255	07 JUN 2004
ADA/622	227	15 JUN 1994
EA/GEO/91017	258	24 MAR 1991
EA/GEO/91017	343	24 MAR 1991

9.0 Appendix 1: Gazetteer of known heritage assets

9.1.1 The table below represent a gazetteer of known historic environment sites and finds along the pipeline route, wider study area, and immediate vicinity. The gazetteer should be read in conjunction with the historic environment features shown of **Figures 3, 10 & 11)**

Table 4: Historic Environment Record Data (Monuments and Events)

HER Identifier	Name	Summary
MOX4638	Prescote Deserted Medieval Village	Manor house only remains. Village deserted sometime between c.1450-1700. Poor quality earthworks remain (1962).
MOX27332	Possible oval enclosure	Ditched curved feature visible as a cropmark on Aps.
MOX4658	Battle of Cropredy Bridge: REGISTERED BATTLEFIELD	Plaque on parapet on south side of bridge (PRN11267) reads 'The site of the battle of Cropredy Bridge, June 1644: From Civil War Good Lord Deliver Us'. Various armour, cannonballs etc preserved in St Mary's Church (PRN 4769)
MOX4599	Undated Enclosure Complex	A series of rectilinear enclosures, all with east-west orientation are visible as cropmarks.
MOX4693	Saxon Boundary Ditches around Manor or Village	Results of evaluation indicate that the extant earthworks redefine the earlier manorial or village boundary system.
MOX13570	Headstone to Elizabeth Tompkins, dated 1699, approximately 15 metres north west of tower, church of St Mary the virgin, church lane	Headstone. Dated 1699
MOX13571	Chest tomb dated 1676, approximately 6 metres north east of chancel, church of St Mary the virgin, church lane	Chest tomb. Dated 1676.
MOX11172	?Medieval or Post Medieval Property Boundaries	Evaluation uncovered ditches, but no traces of buildings depicted on Davis' Map of 1797. Ditches may represent elements of property boundaries to rear of these dwellings. Ridge & furrow seen on AP's to N & W not thought to continue into site.
MOX13569	Lyndhurst, chapel row	House. c.1840.
MOX13575	Row of 18 boldly carved seventeenth and eighteenth century headstones, approximately 4 metres east of chancel, church of St Mary the virgin	Row of 18 boldly carved C17 and C18 headstones
MOX13576	Group of 9 seventeenth century headstones approximately 16 metres south east of porch, church of St Mary the virgin, church lane	Group of 9 C17 headstones in a row lining the Church path to south porch.
MOX13572	Group of 2 seventeenth century chest tombs and headstone dated 1670, approximately 5 metres south of south aisle, church of St Mary the virgin	Two C17 chest tombs and a headstone dated 1670

HER Identifier	Name	Summary
MOX13573	Constone, high street	1 cottage now one house. C17 origins with alterations in C18.
MOX13579	Red lion public house, red lion street	House and cottage now Public House in row. 2 builds originally. Mid C18 with C20 alterations
MOX13580	Number 3 and cottage abutting to right, red lion street	House and cottage at end of row, now one dwelling. Mid C18.
MOX13577	Stoncroft & no 3 (nos 2 & 3), high street	2 houses. Early to mid C18 with C20 alterations.
MOX13578	Beech house, high street	House. C18 roof raised C19. Two builds
MOX13788	Group of memorial, chest tomb to Andrews family dated 1839-1843 approximately 17 metres and 15 metres north of tower, church of St Mary, church lane	Memorial with flaming urn. Dated 1839-1843.
MOX13789	The old post house and number 8, chapel row	2 houses. Late C18 with C19 and C20 alterations
MOX13735	Wharf house, oxford canal	Canal toll house and inn. Circa 1778, altered in circa late C19.
MOX13786	Springfields and building attached to rear, station road	Farmhouse now house and attached domestic range. C17 with C19 and C20 alterations. Attached range C18/C19.
MOX14228	Chest tomb, 1829 to William eagles and other members of the family, approximately 35 metres south east of chancel of church of Stt Mary, church lane	Chest tomb. Dated 1829.
MOX14277	No 7 (Kalenders), red lion street	Cottage in row. Mid C18.
MOX14226	No 7 (penny fayre), chapel row	House. Mid to late C18 with C20 alterations.
MOX14227	No 9 red lion street	House at end of row. Mid C18 with C19 and C20 alterations.
MOX14491	No 5 red lion street	Cottage on row. Mid C18 with C20 alterations.
MOX14538	Number 1 (straws) and number 2, the green	2 cottages; one build. Late C18/early C19 with C20 alterations and additions.
MOX14489	Beam cottage, dingles and cottage abutting on right, church lane	Row of 3 cottages. Early C18.
MOX14490	The Brasenose public house, high street	Public house. C17 remodelled in c.1919.
MOX14711	Group of 3 headstones dated 1694, 1645, 1681, in row of 32 (rest not included) approximately 25 metres south of porch of church of St Mary	Group of 3 headstones in row.
MOX14712	Nos 2-8 station road	Row of 4 brick cottages, once 6. Late C18 with C20 alterations.
MOX14541	Chest tomb dated 1816, to john chamberlain, approximately 7 metres north of chancel, church of St Mary the virgin, church lane	Chest tomb. Dated 1816.
MOX14542	Chest tombs dated 1829, approximately 30 metres south east of chancel, church of St Mary the virgin, church lane	Chest tombs. Limestone. Dated 1829.
MOX23801	Boundary Stone at Cropredy	Large flat stone visible at edge of roadside ditch; this corresponds to where the old parish boundary used to be.

HER Identifier	Name	Summary
MOX26833	Former Field System, Ridge and Furrow, and Possible Later Prehistoric Anomalies	Geophysical survey identified a number of anomalies relating to the agricultural past of the site as well as a number of possible archaeological anomalies which may indicate later prehistoric activity on site.
MOX14716	Prescote manor	Manor house now house. Said to have been built or rebuilt in 1692 for John Danvers. Datestone JD 1691 over front entrance.
MOX14747	Poplars, Claydon road	Farmhouse now house. C17 origin with C18, C19 and C20 alterations and additions
MOX4599	Undated enclosure complex	A series of rectilinear enclosures, all with east-west orientation are visible as cropmarks.
MOX4634	Varneys canal lock	Shown on 1882 edition 25" OS map
MOX27102	Possible Roman stock enclosure and field system, as well as Medieval field system and Modern features	Potential sub circular enclosure found in centre of site, with 2 ditches forming boundaries. Other parallel ditches suggest an overall Roman field system. Earthworks indicate the S-shaped medieval ridge and furrow, and a post medieval gravel layer parall
MOX27332	Possible oval enclosure	Ditched curved feature visible as a cropmark on Aps.
MOX4638	Prescote deserted medieval village	Manor house only remains. Village deserted sometime between c.1450-1700. Poor quality earthworks remain (1962).
MOX4645	Field bridge no 149, oxford canal	Late C18th/early C19th field bridge.
MOX4635	Broadmoor canal lock	Shown on 1882 edition 25" OS map
MOX4636	Site of Lime Kilns	Shown on 1882 edition 1:2500 OS map. Immediately NW of Broadmoor Lock on Oxford Canal.
MOX4648	Cropredy lock, oxford canal	Late C18th.
MOX4649	Canal bridge no 152, oxford canal	Bridge immediately south of Cropredy Lock, giving access to village
MOX4646	Road bridge no 150, oxford canal	Broadmoor Bridge on 6" OS map. Road bridge over Oxford Canal, late C18th/early C19th. OCC maintain while used as highway.
MOX4647	Site of Canal Bridge No 151	Former drawbridge north of Cropredy Lock. Canal narrows at this point, and brick abutments remain, but bridge itself removed.
MOX4656	Methodist chapel, chapel row	Large Victorian Gothic chapel. Plaque on west front reads WESLEYAN/CHAPEL/ERECTED 1881
MOX4657	Medieval Cross, Cup and Saucer	On roadside in housing estate. Extremely worn base which seems to have been square at bottom
MOX4650	Canal bridge no 153, oxford canal	Road bridge carrying Williamscot road. OCC maintain while used as a highway.
MOX4655	Church of St Mary the Virgin, Church Lane	Church. C13 work in the south aisle and C13 south doorway. Mostly C14 including porch and west tower. C15 north aisle and chapels. 1877 restoration by E.W. Christian.
MOX4669	Post Medieval Muzzle of Robinet	Found by Banbury Diving Club during search of bed of River Cherwell in June 1973.
MOX4672	Manor farmhouse, station road	Dated on S side "W:T.M.1693" with later additions in C18th and C20th alterations.

HER Identifier	Name	Summary
MOX4658	Battle of Cropredy Bridge: REGISTERED BATTLEFIELD	Plaque on parapet on south side of bridge (PRN11267) reads 'The site of the battle of Cropredy Bridge, June 1644: From Civil War Good Lord Deliver Us'. Various armour, cannonballs etc preserved in St Mary's Church (PRN 4769)
MOX4667	Medieval moat	Probable medieval earthwork around Prescote Manor. Printed on OS map as an antiquity
MOX4678	Cropredy bridge	Ironstone-built, 3 spans
MOX4679	Site of Shrine and Pre-Reformation Chapel, Freeman's Holm	Reputed site of shrine of St Fremund, martyred son of King Offa of Mercia. Shrine remained in village from c.1210 to C15 but no sign of site today. MARGINAL
MOX4674	Site of Vicarage	Built by John Gibbons, vicar between 1785 and 1787. Now demolished and replaced by a modern building.
MOX4676	Cropredy station	GWR built 1852 to design of Brunel. Opened 1852 as Oxford & Rugby Railway, closed 1956.
MOX4682	Medieval Moat and possible Fishpond, Manor Farm	Evidence of internal bank at NE corner and north side. A vague, ill-defined depression to the north could be the remains of an associated fishpond, but this is not clear.
MOX4683	Former Methodist Chapel (immediately behind the present Methodist Church)	Built in 1822, passed to the Methodist trustees in 1860 who sold it in 1881 when the new chapel was built. Now a 2-storey house and the cropredy Post Office
MOX4680	Village boundary bank (Claydon road)	To the north of Orchard View, on east side of Claydon Road, a long bank runs parallel to the present road; an area of verge has clearly been taken into the orchards and paddocks behind High Street
MOX4681	Oxford Canal Milestone (near Prescote Manor)	Iron distance marker by side of towing path, triangular section, pyramidal cap, inscribed DIS on face
EOX6658	Cropredy Cricket Club: Watching Brief	Archaeological watching brief and metal detector survey requested by Historic England during groundworks associated with the construction of a new cricket pavilion and access road (17/01474/F). No features or deposits of archaeological interest were observed
EOX7272	Thames Water Utility Pipe Watching Brief at Red Lion Street	Watching Brief consisted of groundworks as part of the installation of a Thames Water pipeline which began at the Plantation and extended to Red Lion Street. Several trenches were excavated along this route and measured roughly 0.3 to 1m wide. No feature
EOX6248	Land at Station Road: Evaluation	In July 2016, Cotswold Archaeology carried out an archaeological evaluation of a plot of land off Station Road. The results of the evaluation, commissioned by The Environmental Dimension Partnership Ltd, acting on behalf of Catesby Estates Ltd, will be s
EOX65	Prescote Manor Farm: Watching Brief	Negative watching brief took place as part of works prior to construction of new stock building.
EOX3426	Cropredy Marina, Claydon Road: Watching Brief	Watching brief during the ground stripping prior to the construction of a new marina N of Cropredy. Remains of ephemeral features were observed; shallow features recorded in Field 1, all probably from agricultural origin but severely truncated by modern
EOX5859	Cropredy, Oxfordshire: Geophysical Survey	A detailed gradiometer survey conducted ahead of a proposed housing development. The site covers 2.6 hectares, however an area of overgrown vegetation reduced the surveyable area

HER Identifier	Name	Summary
		to 2.4 hectares of grassland. The area is undulating with visible ridge and
EOX68	Cherry's Yard: Watching Brief	For Berkeley Homes prior to residential development. During groundworks for houses, no archaeological features or deposits found.
EOX727	Claydon Road: Evaluation	4 trenches excavated. Ditches uncovered may represent elements of property boundaries. 2 pits, possibly modern, also uncovered.
EOX66	The Close, Station Road: Evaluation	In advance of building of house and garage with access road and landscaping on E of paddock. Earthwork survey located ridge and furrow, manorial boundary ditch and platforms. Evaluation confirmed that early boundary predates existing earthworks.
EOX67	Poplars Farm: Evaluation	On behalf of Berkeley Houses prior to residential development. Evaluation revealed features indicating extant earthworks are redefinition of earlier boundary system. Mid to late Anglo Saxon pottery implies earlier occupation, which supports etymological

10.0 Appendix 2: Definitions of heritage significance/importance

Heritage significance/importance	Criteria
Very High Of International Importance	<ul style="list-style-type: none"> World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High Of National Importance	<ul style="list-style-type: none"> Scheduled Monuments Listed Buildings (All Grades) Registered Historic Parks and Gardens (Grade I, II*). Conservation Areas Registered Battlefields. Non-designated sites and monuments of schedulable quality and/or importance discovered through the course of assessment, evaluation or mitigation. Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of listing at Grade II* or above. Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium Of Regional Importance	<ul style="list-style-type: none"> Grade II Registered Historic Parks and Gardens Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of Grade II listing. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors. Archaeological features and deposits of regional importance.
Low Of Local Importance	<ul style="list-style-type: none"> Locally Listed Buildings Sites of Importance within a district level. Heritage Assets with importance to local interest groups or that contributes to local research objectives Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	<ul style="list-style-type: none"> Assets with little or no archaeological, architectural or historical interest

11.0 Appendix 3: Factors for determining the importance of known and potential heritage assets

Interest		Factors determining the relative importance
Archaeological	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way: limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity).
Architectural and artistic	High	The architectural interest of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The architectural or artistic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic or artistic interest as they have been removed by inconsiderate later or modern development or interest was never held. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.

Interest		Factors determining the relative importance
Historic	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of later/modern alterations to the historic buildings and landscapes. Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings or any associations were of only of a low degree at local level. Any illustrative interest may have been eroded through alteration or loss of key elements. The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting.
	None	There are no legible heritage assets and their associations are not understood. Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

12.0 Appendix 4: Criteria to determine the level of impact

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	<p>Changes to most or all key archaeological materials, such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on setting.</p>	<p>Change to key historic building elements such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on significance.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>
Minor	<p>Changes to key archaeological materials, such that the resource is slightly altered but remains understandable.</p> <p>Slight changes to setting that are tangible but without impact on significance.</p>	<p>Change to key historic building elements, such that the asset is slightly different but remains appreciable.</p> <p>Change to setting of an historic building, such that it is noticeably changed but without impact on significance.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>
Negligible	<p>Very minor changes to key archaeological materials, or setting without consequential effect on significance.</p>	<p>Slight changes to historic building elements or setting without consequential effect on significance.</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

13.0 Appendix 5: Planning Policy and Guidance

13.1 Legislation

13.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

“s.16(2) In considering whether to grant Listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

13.1.2 Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

13.2 National Planning Policy Framework

13.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text relevant to the proposals:

Proposals affecting heritage assets

Para 189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance). These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making).*

Para 1905. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.*

Para 191. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) *assess the significance of heritage assets and the contribution they make to their environment; and*
- b) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

Para 192. *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

Para 194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Para 195. *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.*

Para 196. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

Para 197. *In determining applications, local planning authorities should take account of:*

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conversation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Para 200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (footnote: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

Para 201. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

the nature of the heritage asset prevents all reasonable uses of the site; and

no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Para 203. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Para 205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

13.3 Local Planning Policy and Guidance

13.3.1 Cherwell Local Plan 2011-2031 (July 2015)

Policy ESD15 The Character of the Built and Historic Environment: *New development will 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. 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; and Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.*

Policy ESD 16: The Oxford Canal: *e will protect and enhance the Oxford Canal corridor which passes south to north through the District as a green transport route, significant industrial heritage, tourism attraction and major leisure facility through the control of development. The length of the Oxford Canal through Cherwell District is a designated Conservation Area and proposals which*

would be detrimental to its character or appearance will not be permitted. The biodiversity value of the canal corridor will be protected.

We will support proposals to promote transport, recreation, leisure and tourism related uses of the Canal where appropriate, as well as supporting enhancement of the canal's active role in mixed used development in urban settings. We will ensure that the towpath alongside the canal becomes an accessible long distance trail for all users, particularly for walkers, cyclists and horse riders where appropriate.

Other than appropriately located small scale car parks and picnic facilities, new facilities for canal users should be located within or immediately adjacent to settlements. The Council encourages pre-application discussions to help identify significant issues associated with a site and to consider appropriate design solutions to these and we will seek to ensure that all new development meets the highest design standards.



Wessex House
Priors Walk
East Borough
Wimborne
BH21 1PB