



**Land West of Bloxham
Road, Banbury**

**Archaeological and
Heritage Assessment**

Prepared by:
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On behalf of:
**Barwood Development
Securities Ltd**

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Contents

Executive Summary	4
Section 1 Introduction	5
Section 2 Legislation and Planning Guidance	6
Section 3 Methodology.....	12
Section 4 Existing Information.....	18
Section 5 Heritage Setting Assessment.....	26
Section 6 Conclusions	30
Section 7 References	31

APPENDICES

Appendix EDP 1 Images

Appendix EDP 2 Geophysical Survey

PLANS

Plan EDP 1: Designated Heritage Assets
(edp7153_d002a 16 December 2022 EJu/MMo)

Plan EDP 2: Known Non-designated Heritage Assets
(edp7153_d003a 16 December 2022 EJu/MMo)

Plan EDP 3: Extracts from Historic Maps
(edp7153_d004a 16 December 2022 EJu/MMo)

Plan EDP 4: LiDAR Analysis
(edp7153_d005a 16 December 2022 EJu/MMo)

Executive Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barwood Development Securities Ltd to inform planning proposals for a residential development on Land West of Bloxham Road, Banbury ('the Site').
- S2 The Site does not contain any designated heritage assets, as defined in Annex 2 of the National Planning Policy Framework (NPPF), where there would be a presumption in favour of their retention or preservation *in situ*. Furthermore, the proposed development will not result in harm to the significance of any surrounding designated heritage assets, i.e. through changes within their setting.
- S3 As such, the proposals accord with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant paragraphs of the NPPF and Policy ESD 15 of the Cherwell Local Plan 2011-2031.
- S4 In terms of non-designated heritage assets, the Site has a low potential to contain archaeology from any period, other than 'negligible' value remains related to medieval and later farming practices. Therefore, any further investigations could most appropriately be secured through a condition attached to the planning permission.
- S5 Therefore, in terms of non-designated heritage assets, the planning proposals also comply with the relevant paragraphs of the NPPF and Policy ESD 15 of the Cherwell Local Plan 2011-2031.
- S6 The Site is also considered to have low value, in terms of Historic Landscape Character, given it having been rearranged in the 19th century.

Section 1

Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barwood Development Securities Ltd and presents the results of an Archaeological and Heritage Assessment of Land West of Bloxham Road, Banbury (hereafter referred to as 'the Site'). This document has been produced to support an outline planning application for residential development.
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the Site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF; MHCLG, 2021) and local planning policy.
- 1.3 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in October 2022.
- 1.4 The second aim of this assessment is to identify and assess potential changes to designated heritage assets, either directly or through changes within their settings, as a result of the proposed development and to determine whether, and to what extent, those changes will affect their heritage significance.

LOCATION, BOUNDARIES, TOPOGRAPHY AND GEOLOGY

- 1.5 The Site is located on the western edge of Banbury and is centred on National Grid Reference 443325, 238462. It comprises a single agricultural field that is bounded by hedgerows and trees, and an access road through an approved and partially complete residential development (Planning Ref: 14/01188/OUT). Beyond the Site boundaries, farmland is located to the west and south, with the aforementioned consented residential development and associated attenuation basins to the north and east.
- 1.6 The Site is broadly flat at c.135m above Ordnance Datum (aOD). In terms of geology, the Site is located on limestone and ironstone of the Marlstone Rock Formation, with an area of Whitby Mudstone Formation along the northern edge. No superficial geology is recorded (www.bgs.com).

PROPOSED DEVELOPMENT

- 1.7 Outline Planning Application for the development of up to 65 dwellings, including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access.

Section 2 Legislation and Planning Guidance

- 2.1 This section summarises the key legislative and planning policy context relating to the proposed development of the Site at both national and local levels.

LEGISLATION

- 2.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:

"In considering whether to grant planning permission [or permission in principle] 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."

- 2.3 This 'special regard' duty has been tested in the Court of Appeal and confirmed to require that 'considerable importance and weight' should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC*, English Heritage and National Trust [2014] EWCA Civ 137.

- 2.4 However, it must be recognised that section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting. Neither is it the case that a proposed development that does not 'preserve' is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.5 The discussion of 'harm' is of relevance in the judgement in respect of *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin) also makes this clear at paragraph 49 when it states that:

"This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering."

- 2.6 This key point is also made in paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052; i.e.:
- 2.7 “...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”
- 2.8 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'.
- 2.9 Paragraph 199 of the NPPF (MHCLG 2021) transposes section 66(1) and section 72(1) of the 1990 Act into NPPF.
- 2.10 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 201 and 202 of the NPPF.

NATIONAL PLANNING POLICY

- 2.11 The NPPF was revised in July 2021. Section 16 sets out the government's approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 189, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.12 Paragraph 194 concerns planning applications, stating that:
- “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.”*
- 2.13 Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:
- “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and*

the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.14 Paragraph 200 considers the level of harmful effects on designated heritage assets and states that:

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

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

- 2.15 With regard to the decision-making process, paragraphs 201 and 202 are of relevance. Paragraph 201 states that:

“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:

- a. *the nature of the heritage asset prevents all reasonable uses of the site;*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.16 Paragraph 202 states that:

“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.”

- 2.17 With regard to non-designated heritage assets, paragraph 203 states that:

“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.”

- 2.18 Furthermore, footnote 68 to paragraph 200 states that:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

2.19 In this regard, footnote 68 is clear that for a heritage asset of archaeological interest to be subject to the policies for designated heritage assets, it must first be ‘demonstrated’ that it is of sufficient interest to warrant such protection.

2.20 Additionally, paragraph 207 states that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

LOCAL PLANNING POLICY

Cherwell Local Plan 2011–2031

2.21 The Cherwell Local Plan 2011–2031 was adopted in July 2015. It contains Policy ESD 15 - The Character of the Built and Historic Environment, which states that:

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

New development proposals should:

- *Be designed to deliver high quality safe, attractive, durable, and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions;*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions;*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity;*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting;*
- *Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF. Proposals for development that affect non-*

designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged;

- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation;*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale, and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages;*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette;*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features;*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed;*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space;*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation;*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout;*
- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy);*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure).*

Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality; and

- *Use locally sourced sustainable materials where possible.*

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

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

- 2.22 The plans and policies identified above have all been taken into account in the preparation of this assessment.

Section 3 Methodology

INTRODUCTION

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk based assessments.

ARCHAEOLOGICAL METHODOLOGY

- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major data sources comprised:
- Oxfordshire Historic Environment Record (HER) on known archaeological sites, monuments, events and findspots within the vicinity of the Site;
 - Maps and documents held by the Oxfordshire History Centre and online sources;
 - The National Mapping Programme;
 - LiDAR data;
 - Information from the Portable Antiquities Scheme;
 - Information from the Oxfordshire Historic Landscape Character project;
 - Online sources for aerial photographs including the Britain From Above website and Aerial Archaeology Mapping Explorer, curated by Historic England;
 - The results of a geophysical survey of the Site in 2013 (see **Appendix EDP 2**);
 - Fieldwork reports from previous phases of investigation within the surroundings of the Site, particularly for the adjacent consented development (Ref: 14/01188/OUT), where relevant and available; and
 - The National Heritage List for England (NHLE) curated by Historic England.
- 3.3 This report provides a synthesis of relevant information for the Site derived from a search area extending up to 1km from its boundary (hereafter known as the 'study area') to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.

- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover, carried out in November 2022. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features, and assessed possible factors that may affect the survival or condition of known or potential assets.
- 3.5 An Archaeological and Heritage Assessment undertaken by EDP in 2014 (Ref: EDP1997/01b), in support of the directly adjacent planning application (Ref: 14/01188/OUT) did not locate any potential cropmarks within the Site. A new Historic England Archive (HEA) search was undertaken, but this identified that no new aerial photographs relevant to the Site have been produced or included in the HEA since 2014.
- 3.6 Due to the sensitive nature of the information, the data from the Portable Antiquities Scheme is not displayed on **Plan EDP 2**.
- 3.7 The report thereafter concludes with an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines.

SETTING ASSESSMENT METHODOLOGY

- 3.8 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the Site. In this regard, the Site walkover included visits to designated heritage assets beyond the Site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the Site to their significance.
- 3.9 The setting assessment process employed current Historic England guidance, which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.10 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.11 In simple terms, setting is defined as "*the surroundings in which a heritage asset is experienced*" (MHCLG, 2021). It must be recognized from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.12 Historic England (HE) guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE, 2015).
- 3.13 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*"

- 3.14 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.15 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.16 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*, published by Historic England in 2017. This guidance (HE, 2017) observes that "*The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve.*"
- 3.17 The guidance also observes that "*elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.*"
- 3.18 The guidance states that the importance of setting "*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*"
- 3.19 It goes on to note that:

"...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."
- 3.20 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that "*setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated*". It continues by adding that "*conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...*"
- 3.21 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e.:
- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s), or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore ways of maximising enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

3.22 As far as Step 2 is concerned, the guidance makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc. to significance, and*
- *The way views allow the significance of the asset to be appreciated.”*

3.23 Thereafter, the guidance notes that: *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below.”*

3.24 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

“In general, the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.25 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a site survey, which was undertaken in November 2022 and concentrated on the following main areas:

- Identifying those heritage assets that could potentially be affected by the proposed development and the manner (if any) in which they would be affected (Step 1: set out in **Section 4** of this report);
- Defining the contribution made to their significance by their setting (Step 2: set out in **Section 5** of this report);
- Assessing whether the Site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of Step 2); and

- Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (Step 3: set out in **Section 5** of this report).
- 3.26 Step 4 of the assessment process is reflected in the development design and Step 5 of the assessment process is not within the remit of this report.
- 3.27 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity to the existing built environment along the western edge of Banbury; (2) the influence of the local topography and built and vegetated environment; (3) the small size of the proposed development; and (4) consideration of the character and setting of surrounding designated assets. On this basis, it was determined that the development of the Site was unlikely to affect any heritage assets beyond 1km distance from its boundaries.
- 3.28 The report draws conclusions regarding the potential for development within the Site to affect the significance of the heritage assets.
- 3.29 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

LIDAR DATA

- 3.30 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.31 A Digital Terrain Model (DTM) for the Site was acquired from the Environment Agency Data available online. Resolution of the data is at one data point for each 1m², a low resolution which, for archaeological prospection, has fairly limited application, aside from in the identification of larger earthworks.
- 3.32 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques, multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment.

Multiple Direction Hill-shades

- 3.33 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun, and as such, produces the most 'natural' and intuitively readable imagery. However, it is limited, in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright

or dark respectively) and little detail can be perceived, plus, features that lie parallel to the light source can be imperceptible.

- 3.34 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential (see **Plan EDP 2**), and which was used for guiding the walkover survey.

Section 4 Existing Information

INTRODUCTION

- 4.1 The Site does not contain any designated heritage assets – as defined in Annex 2 of the NPPF – where there would be a presumption in favour of their retention/preservation in situ. In the wider study area (see paragraph 3.26), there are six listed buildings, the locations of which are shown on **Plan EDP 1**.
- 4.2 The Oxfordshire HER contains no records for previously identified archaeological remains within the Site. There are a number of records in the wider study area relating to archaeology dating from the prehistoric to modern periods, the locations of which are identified on **Plan EDP 2**.
- 4.3 The results of the geophysical survey from 2013 (**EOX5638**) are discussed below and included as **Appendix EDP 2**. This did not identify any potential archaeology within the Site.
- 4.4 Extracts of LiDAR data and historic cartographic sources, where relevant to the aims of this report, are included as **Plans EDP 3 and 4**.

DESIGNATED HERITAGE ASSETS

- 4.5 The following section identifies which assets, and their settings (if any) could be affected by the proposed development (i.e. Step 1 of HE 2017). As discussed above (see paragraph 3.26), the proposed development is unlikely to have any effect on designated heritage assets beyond 1km distance from its boundaries, and therefore these assets in the wider landscape will not be discussed.
- 4.6 There are no scheduled monuments, registered parks and gardens, conservation areas or registered battlefields within 1km of the Site, and there are just six listed buildings.

Listed Buildings

- 4.7 The closest listed building to the Site is the Grade II listed Crouch Farm (**119211**), which is c.220m to the north-west. As the Site is considered to form part of the setting of this asset (as explained below) this listed building will be discussed in **Section 5** due to the potential for its significance to be affected.
- 4.8 Otherwise, there are two groupings of Grade II listed buildings located c.730m and 940m to the south, comprising the Wykham Park (**1391357**) and an associated 17th century range (**1283504**) and gates, gate piers and walls (**1046181**); and Wykham Mill Farmhouse (**1046182**) and its barn (**1199223**). The Site is distant from these assets and has no visual, historic or functional links. As such, the Site is not identified as making forming part of their setting or making any contribution to their significance. They will not be discussed further.

Summary

- 4.9 Only the Grade II listed Crouch Farm is identified as having the potential to be affected by the proposed development of the Site and will be discussed further in **Section 5**. The remaining assets will not be discussed further in this report.

NON-DESIGNATED HERITAGE ASSETS

Palaeolithic to Iron Age (c.500,000 BC–AD 43)

- 4.10 There are no records of previously identified archaeology within the Site from the Palaeolithic to Iron Age periods, as recorded in the Oxfordshire HER. There are several recorded within the wider study area.
- 4.11 The chance find of a Neolithic stone axe (**962**) is recorded c.600m to the south-west of the Site. This is likely to be the result of accidental loss in antiquity, rather than indicative of associated underlying remains.
- 4.12 Fieldwalking (**EOX2812**) by local enthusiasts, c.670m to the north, recovered Neolithic scrapers and a leaf-shaped arrowhead. This may suggest the site of Neolithic activity, but, given their location at the foot of Crouch Hill, they may have been redeposited through colluvial action from *in situ* features located higher up on the hill side/top – albeit this is purely conjectural and there is no evidence to substantiate this. A Bronze Age axe was also recovered nearby, but this appears to be an isolated find.
- 4.13 The location of a late Iron Age farmstead (**27606**) was identified through a geophysical survey (**EOX3261**), trial trench evaluations (**EOX3259**) and an excavation (**EOX6552**), c.680m to the north-east. This comprised an enclosure, round house gully and ephemeral features, such as pits and post holes. This farmstead is located immediately to the south of the east-west aligned Salt Way, which is a medieval track that has possible earlier prehistoric origins.
- 4.14 Investigations adjacent to the east of this Iron Age farmstead, comprising a geophysical survey (**EOX3536**), trial trench evaluation (**EOX3537**) and an excavation by Oxford Archaeology in 2019 and 2020 (**EOX7083**; OA 2022) identified the remainder of the Iron Age enclosure. Where the excavation in 2019–2020 overlapped with the study area, it also located a Neolithic pit, a cluster of Bronze Age burials and an Early Iron Age inhumation, and a Late Iron Age roundhouse and livestock pen (see ‘Area 4 (OA 2022)’ on **Plan EDP 2**), c.970m to the east of the Site. These were also located immediately to the south of the Salt Way. Further to the east, beyond the study area, additional evidence for a Neolithic enclosure and late prehistoric and Roman farming-related activity were also recorded.
- 4.15 A geophysical survey (**EOX3534**) identified four rectilinear or curvilinear enclosures (**28283**; Stratascan 2013), c.730m to the north of the Site. In addition to these probable enclosures, a number of other ‘possible’ archaeological remains were identified, such as pits and ditches. These remains were focused over a c.160m² area, with further possible features spread across the remainder of the investigated site, either forming isolated remains or pit-like features that formed no identifiable pattern and may be of geological origin. Whilst

these may of prehistoric origin, they have not been tested by intrusive survey and as noted above, may be of non-archaeological origins.

- 4.16 The geophysical survey which overlapped with the Site (**EOX5638**) did not identify any potential archaeology within the Site but did record a number of possible archaeological remains (**28409**) c.280m to the north-west. These included a D-shaped enclosure, possible trackway and barrow that could represent prehistoric activity. These have yet to be tested through intrusive survey.
- 4.17 Otherwise, a 'prehistoric flint implement' found in 1916 (**4732**) is noted c.920m to the south-west of the Site; and the cropmark of a possible Bronze or Iron Age enclosure (**28161**) is noted on aerial photographs c.610m to the south-east. With regard to the latter, this has since been destroyed by a modern farm complex and does not appear to have been tested through intrusive investigation.
- 4.18 A 1km search of the Portable Antiquities Scheme centred on the Site, returned records for two separate finds of Neolithic or Early Bronze age flint side scrapers and four flint arrowheads, although it is unclear whether the latter were all found in one location. Whilst demonstrating further prehistoric activity in the wider landscape, the level of information available regarding these finds limits their use in determining the archaeological potential of the Site.
- 4.19 Where physical evidence for Bronze or Iron Age settlement has been identified, this tends to be located adjacent to the Salt Way and toward the Sor Brook, which are located c.430 to the north and c.1.1km to the south of the Site respectively. In addition, whilst the geophysical survey that included the Site in 2013 (**EOX5638**) may have identified prehistoric archaeology c.280m to the north-west, no such anomalies were identified in the Site itself. Whilst these anomalies to the north-west have not yet been tested through intrusive survey, the area subject to the geophysical survey to the immediate north and east of the Site were tested through trial trench evaluation (see 'extent of MOLA 2022 trial trench evaluation' on **Plan EDP 2**) and no archaeology was found. These locations were mostly predicted by the geophysics to be 'blank' and the few possible anomalies were proven to be non-archaeological in nature.
- 4.20 As such, based on the evidence from the geophysical survey, which has been proven accurate, the Site is considered to have a low potential to contain archaeological remains from the prehistoric period.

Romano-British (AD 43–410)

- 4.21 There are no records for previously identified Roman period archaeology within the Site, as recorded by the Oxfordshire HER. There are two records in the wider study area.
- 4.22 Two phases of investigation, in c.1960 and 1971, identified the foundations of a Roman building (**5378**), dated by pottery and constructed of marlstone, c.920m to the north-west. In addition, human bone, a coin and a brooch were found. It was noted that the remains were being destroyed by the attrition of ploughing at the time of their excavation.

- 4.23 The possible location of a Roman villa (**1713**) was identified in 1851 through the finding of tesserae, walls, a stone vaulted kiln or oven, and associated skeletons, coins and pottery, c. 640m to the south of the Site.
- 4.24 These recorded areas of Roman archaeology are located within 500m of the Sor Brook, which may suggest that this water source acted as a focus for activity in this period. By comparison, the Site is c.1.1km to the north of the Sor Brook. As such, this evidence indicates that Roman period activity is notably focused away from the Site.
- 4.25 Regardless, the geophysical survey of the Site in 2013 (**EOX5638**) did not identify any potential archaeological anomalies and no Roman remains were found during the trial trenching (see 'extent of MOLA 2022 trial trench evaluation' on **Plan EDP 2**) immediately to the north and east of the Site.
- 4.26 Otherwise, a collection of c.20th sherds of mostly late Roman pottery (**26161**) were recovered from a field surface c.850m to the north-west of the Site. Given the low density of the finds, they may be the result of manuring deposits rather than indicative of buried remains.
- 4.27 The Portable Antiquities Scheme also records a single Roman coin within 1km of the Site, which is not determined to further influence its archaeological potential.
- 4.28 As such, the Site is considered to have a low potential to contain archaeological remains from the Roman period. This is particularly the case, given that the Site is predicted by the geophysical survey to be devoid of archaeology, and that this non-intrusive work has been shown to be accurate through subsequent trial trench evaluation immediately to the north and east.

Early Medieval (AD 410–1066)

- 4.29 There are no records for previously identified early medieval archaeology within the Site or the study area, as recorded within the Oxfordshire HER. As such, the Site is considered to have a low potential to contain archaeological remains from this period.

Medieval (AD 1066–1485)

- 4.30 There are no records for previously identified medieval archaeology within the Site, as recorded within the Oxfordshire HER. Five are recorded in the study area.
- 4.31 Wykham village (**1100**) is located c.600m to the south-east and was deserted between the 15th and 18th centuries. This lies within the later Wykham Park, suggesting that the village was deliberately removed through emparkment. The former location of an earlier Wykham Park medieval hall (**11118**) and chapel (**2574**) are also noted nearby to the village.
- 4.32 Otherwise, the possible location of a former deer park (**11119**) is located c.660m to the south, and a collection of medieval pottery (**15850**) was recorded at the foot of Crouch Hill, c.255m to the south of the Site.
- 4.33 The HER includes records for ridge and furrow in the wider study area, demonstrating the farming practices of the time (not included on **Plan EDP 2**). Indeed, the National Mapping

Programme data (not reproduced due to copyright) identifies cropmarks related to former ridge and furrow cultivation in the Site. These were confirmed as flattened by the Site walkover in October 2022.

- 4.34 Otherwise, the Salt Way is located c.430m to the north of the Site at its closest. This is a medieval route that may have had a prehistoric antecedent.
- 4.35 As such, the Site is considered to have a low potential to contain remains from this period, other than 'negligible' value archaeology related to former agricultural practices; e.g. buried infilled plough furrows and field boundaries. The results of the geophysical survey in 2013 corroborated these conclusions.

Post-medieval to Modern (AD 1485–Present)

- 4.36 There are no records for previously identified post-medieval to modern archaeological remains within the Site, as recorded in the Oxfordshire HER. There are several records in the wider study area.
- 4.37 The post-medieval extent of Wykham Park (**11116**) and associated fishponds (**4731**) are mapped c.840m to the south-east.
- 4.38 Otherwise, the HER includes records for former built structures, comprising a toll house and WWII temporary camp, and a brickyard and claypit and quarry, the extent and locations of which are well understood and do not affect the archaeological potential of the Site. These are not included on **Plan EDP 2** or discussed individually here.
- 4.39 The Portable Antiquities Scheme records the separate findspots of a post-medieval buckle and coin within 1km of the Site. These are not considered to further influence the archaeological potential of the Site.
- 4.40 There is considered to be a low potential for the Site to contain buried remains from these periods, other than remains of 'negligible' value related to farming practices. The results of the geophysical survey in 2013 corroborated these conclusions.

Undated

- 4.41 There are no undated heritage assets within the Site, as recorded by the Oxfordshire HER. There are three within the study area.
- 4.42 The geophysical survey which overlapped with the Site (**EOX5638**) identified a number of possible archaeological remains (**28409**), including a D-shaped enclosure, possible trackway and barrow c.280m to the north-east of the Site, and some further linear anomalies to the south. These have yet to be tested through intrusive surveys. The geophysical survey did not identify any potential archaeological anomalies within the Site itself.
- 4.43 The undated cropmark of a sub-rectangular enclosure (**5799**), with an apparent entrance on the south side, is located c.660m to the south-east of the Site.

- 4.44 Undated linear features and field boundaries (**29812**) were identified by geophysical survey (**EOX6101**), c.750m to the north of the Site.
- 4.45 The predicted archaeological potential of the Site, as discussed in the period specific section above, is not further influenced by this information.

Previous Archaeological Investigations

- 4.46 The Site was subject to a geophysical survey in 2013 (**EOX5638**; see **Appendix EDP 2**). Where relevant, the results of investigations in the wider study area have been included in the sections above, with the exception of desk-based assessments and walkovers which are not discussed.
- 4.47 The geophysical survey (**EOX5638**) only identified linear trends within the Site, likely to be of agricultural origin and matching the alignment of the ploughed out ridge and furrow noted in the aerial photographic evidence (see below). This geophysical survey extended to include the land immediately to the north and east of the Site (see 'extent of MOLA 2022 trial trench evaluation' on **Plan EDP 2**), which was tested by a trial trench evaluation (MOLA 2016); albeit this phase of investigation did not extend into the Site (apart from the sinuous line of the modern access road); and identified no underlying archaeological features.
- 4.48 These areas were predicted by the geophysical survey to be mostly 'blank', with a small number of possible anomalies, and therefore the trenching confirmed the efficacy of the non-intrusive work. As the Site itself was not identified as containing any potential archaeological anomalies by the geophysical survey, this is therefore considered almost certainly to be an accurate reflection of the archaeological potential of the Site.
- 4.49 Otherwise, the remaining investigations, comprising evaluations and watching briefs (**EOX2250**, **EOX838**, **EOX6100**, **EOX18**, **EOX17** and **EOX2421**), did not locate any archaeological remains.

Historic Landscape Character

- 4.50 The Site lies within the 'Reorganised Enclosures' Historic Landscape Character (HLC) type. This is described as follows:
- "Piecemeal enclosure shown on Davis 1798, was heavily subdivided in the 19th century."*
- 4.51 This information further suggests that the Site was in agricultural use from the post-medieval period onwards. However, based on this information and the rearrangement of the Site in the 19th century, it is considered to have a low value in terms of HLC.

CARTOGRAPHIC SOURCES

- 4.52 The earliest map assessed was the Davis Map of Oxfordshire, dated to 1797 (See **Plan EDP 3a**). This shows the Site as located within an agricultural fieldscape. The arrangement of the hedged boundaries is markedly different to those shown on later maps (see below), with the Site located broadly spanning parts of two fields.

- 4.53 The Wickham Tithe Map of 1852 (see **Plan EDP 3b**) shows the main part of the Site as comprising a single agricultural field recorded as used for arable cultivation, bordered to the north by the access track to Crouch Farm. The remainder of the Site, which extends to the north-east, crosses additional fields. The First Edition OS map (1881; see **Plan EDP 3c**) and subsequent editions (not reproduced here) shows a broad continuation of this arrangement.
- 4.54 This review of cartographic sources underlines the agricultural use of the Site throughout the 19th and 20th centuries and supports the conclusions of the period specific sections (see above).

AERIAL PHOTOGRAPHS

- 4.55 As discussed above (see paragraph 3.5), aerial photographs held by the HEA were reviewed as part of the research for an Archaeological and Heritage Assessment undertaken by EDP in 2014 (Ref: EDP1997/01b) in support of the directly adjacent planning application (Ref: 14/01188/OUT). This did not identify any possible archaeology within the Site. No additional aerial photographs relevant to the Site have been added to the HEA in the intervening period.
- 4.56 The Historic England Aerial Investigation and Mapping data notes that the Site is the location for now levelled medieval or post-medieval ridge and furrow, aligned east-west. The Britain From Above website does not contain any aerial photographs that include the Site.
- 4.57 The review of aerial photographs further evidences the agricultural use of the Site from the medieval/post-medieval to modern periods and underlines the conclusions of the period specific sections, discussed above.

LIDAR

- 4.58 The LiDAR data, which dates from 2020, was obtained from the Defra website (<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>) and is shown on **Plan EDP 4**. LiDAR Composite DTM data was downloaded at the resolution of 1m. The data was converted to a vrt file and imported into QGIS 3.10 with GRASS 7.8.4 and then processed to show hill shade at an altitude of 45° with an azimuth of 315° in a multidirectional format.
- 4.59 The LiDAR shows evidence for modern agricultural activity across the Site. A possible former field boundary or service runs diagonally from the north-west corner to the south-east. Otherwise, the current field boundaries are depicted and the access route to Crouch Farm along the northern boundary. There is no indication of ridge and furrow within the Site whatsoever.

SITE WALKOVER

- 4.60 The Site was visited in October 2022 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known

archaeological remains, and to identify any hitherto unknown remains of significance. No features of archaeological or heritage interest were noted, and the former ridge and furrow was confirmed as flattened (see **Appendix EDP 1, Image EDP A1.1**).

ARCHAEOLOGICAL SUMMARY

- 4.61 The Site is identified as having a low potential to contain archaeological remains from any period, with the exception of 'negligible' value features related to medieval and later farming practices.

Section 5 Heritage Setting Assessment

INTRODUCTION

- 5.1 As discussed within **Section 4**, the proposed development of the Site is identified as having the potential to affect the Grade II listed Crouch Farm (**119211**), located c.220m to the west. No other designated heritage assets are identified as having the potential to be affected.
- 5.2 The following section will undertake Steps 2–4 of GPA3 (HE 2017).

GRADE II LISTED CROUCH FARM

Significance

- 5.3 The listing citation for Crouch Farm, which is located c.220m to the west of the Site, is as follows (reproduced in full):

"Farmhouse. Late C17, remodelled C18 and C20. Finely jointed ironstone. Steeply pitched red tile roof. Brick end stacks. 3-unit plan plus rear extensions. 2 storeys plus attic. 5-window range. Entrance has renewed plank door with wooden lintel. 3 renewed windows to ground floor have renewed windows. French doors to right. First floor has 5 windows including 3 renewed cross windows. 3 hipped roof dormers. Rear: wood-mullioned window. All windows have wood lintels. Interior not inspected."

- 5.4 As such, Crouch Farm is considered to derive its significance predominantly from its historic and architectural interest as a post-medieval farmhouse built in the local vernacular. There is very limited artistic interest, given its modest appearance and limited embellishments. There is some archaeological interest in terms of any evidence its fabric contains for earlier arrangements and uses of the structure, such that elucidate past lifestyles.

Contribution of Setting

- 5.5 The earliest identified depiction of Crouch Farm is on the 1797 Davis Map of Oxfordshire (see **Plan EDP 3a**). However, this merely shows a collection of three buildings in the location of the farm today, which does not closely match the alignment of the listed building. As such, it is unclear how accurate this depiction is. The access to the farm is shown as extending from the road to the north.
- 5.6 The 1852 Wickham Tithe Map (see **Plan EDP 3b**) shows the farmhouse as a 't'-shaped building, orientated north/south. To the north is a farmyard surrounded on all sides by ancillary buildings, which are likely to represent ranges, stables and cattle shelters etc related to the operation of the farm. To the south is a long and narrow garden attached to the farmhouse. Beyond this immediate setting, the farm is surrounded by fields immediately to the east and west and offset to the north and south by the garden and farmyard.

- 5.7 At this time, the Apportionment to the Tithe map identifies the owner of farmhouse as 'William Gist as trustee to Samuel Gist' and the occupier as Edward Baylis. In addition to the 'house, homestead and garden' (Plot 52), a further 13 plots of farmland, including the Site (Plot 54), are listed as also being in the same ownership and associated with the farm. These holding are mostly arable land, but with some woodland and grass fields.
- 5.8 The 1881 OS map (see **Plan EDP 3c**) shows a broad continuation of this arrangement, although the ancillary building on the east and perhaps north side of the farmyard appear to have been replaced, as their orientation and arrangement is more regular than that shown on the 1852 map. The garden and orchards to the south are depicted with more detail. This is the first map to show the approach to the farm from the east, south and north-east by trackways. The listed building itself is shown as including an extension at its western end at this time. Later alterations to the setting of the farmhouse include a late 20th century barn to the north-east, outside of the historic farmyard.
- 5.9 Today, some aspects of this setting have survived and form part of the experience of the farmhouse. To the north, the farmyard shown on the 19th century maps survives, albeit the ancillary buildings have all been converted for residential accommodation and have various alterations, extensions and additions reflective of this new use. Nevertheless, this still reflects the historic farmyard adjacent to the farmhouse and is considered to positively contribute to its significance, as a still easily understandable grouping of former farm buildings.
- 5.10 Given these changes to the farmyard, as well as the creation of additional areas of gardens (see below), it seems likely that the farmhouse no longer forms part of a functioning farm and is instead entirely in use as a modern residence. Observations made during the Site walkover did not highlight any evidence to the contrary.
- 5.11 The gardens and orchards to the south are still present and, based on satellite photography, closely reflect the broad arrangement shown on the 1881 OS map. Therefore, they also positively contribute to the significance of the listed building.
- 5.12 As the farmhouse is no longer part of a functioning farm, any relationship with the 13 plots of land that formed part of its associated holdings is extinct and largely intangible. Indeed, four of the plots (78, 79, 82 and 83) have been redeveloped for housing and associated works through the grant of planning permission for the adjacent development (Planning Ref: 14/01188/OUT). It is also notable that this development lies in closer proximity to the listed building, being c. 75m to its north-east at its closest.
- 5.13 The planning committee report for this application (dated 22 January 2015) was clear in concluding that the development would not "*not cause harm to the significance of designated and non-designated heritage assets and the settings of which are so preserved in accordance with SLP Policies ESD16 and Banbury 16 and the NPPF.*"
- 5.14 Of the remaining associated fields, the farmland immediately to the west (Plot 45) has been partly converted into further gardens, likely in connection with the residential conversion of the farmyard. As it is still broadly open and grassed land, there is some broad reflection of the former agricultural use of this area.

- 5.15 To the east, the farmland (Plot 53) in this direction is today offset by a yard and a cluster of trees, which appear to be landscape planting possibly intended to provide some privacy to the former farmhouse. Whilst there is a level of separation, the former farmhouse is probably still appreciable from this field, and it is likely that there is still some appreciation of the farmland to the south (Plots 41 and 43; and Plot 44, although the latter is not historically associated with the former farmhouse).
- 5.16 These immediate areas of farmland, where they can be experienced and form part of the views to and from the farmhouse, are considered to positively contribute to the significance of the asset.
- 5.17 Turning to the Site, it is located c.220m to the east of the listed building. Whilst there is a historic connection, as the Site is one of the 13 plots of farmland associated with the former farmhouse in the 1852 Tithe apportionment, there is no functional connection with the farmland in the Site today and the link is intangible.
- 5.18 There are no views from the Site to the farmhouse, except where there is a break in the hedge along the western boundary, where a modern security gate controls access along the track to the former farmstead (see **Appendix EDP 1, Image EDP A1.2**). This view, which is appreciable from the from along the eastern edge of the Site and part of the centre, is very limited and obscured and only includes the top floor, roof and chimney of the asset. Such views are not considered to be sufficient to allow an appreciation of the significance of the asset. There are no views from the remainder of the Site (see **Appendix EDP 1, Image EDP A1.3**). Therefore, views from the former farmhouse toward the Site are likely to be almost entirely limited to the vegetated western edge, with oblique, obscured and very limited views into a small proportion of the interior.
- 5.19 With regard to the track, which extends from the east side of Crouch Farm, passes through the north end of the Site, and connects with the A361 at its eastern end, this is first shown on the 1881 OS map as one of the accesses to the farm. Today, it survives as a concrete surfaced track that is slightly raised and fenced off where it passes through the Site (see **Appendix EDP 1, Images EDP A1.1 and A1.2**).
- 5.20 There is some historic association between the track and the former farmhouse, being a means of accessing since at least the late Victorian period. This track, as well as the other tracks shown on the 1881 map, which approached from the north-east and south, may have replaced an earlier access from the north, shown on the 1797 map (see **Plan EDP 3a**). However, today the track is somewhat 'gentrified' and segregated into two halves. The part closest to the listed building is tree-lined and passes through a field of surviving ridge and furrow. Whilst this part of the track cannot be accessed as it is in private ownership, it is probable that there is some experience of the listed building in this approach, such that its setting within immediately surrounding farmland can be experienced, which is considered to make some limited contribution to its significance.
- 5.21 This part of the track is segregated from the remainder of the track further east, including that part which passes through the Site, by a modern security fence (see **Appendix EDP 1, Image EDP A1.2**). This part of the track has mostly no views to the farmhouse, except closes to the gate where a very limited experience of the roof ridge and chimney is possible. Given

this segregation and negligible experience of the former farmhouse, this part of the track is identified as making no contribution to the significance of the asset.

- 5.22 Therefore, the Site is identified as being a peripheral element in the setting of the listed building. There is a historic association with the access track and farmland within the Site, but there is very limited opportunity to experience either from the listed building or vice versa. Indeed, the views toward the Site from the listed building are likely to be almost entirely characterised by the densely vegetated western boundary. As such, the Site is considered to make only a negligible contribution to the significance of the listed building.

Impact Assessment

- 5.23 The proposed development of the Site would not result in an effect on the fabric of the listed building, from where it derives most of its significance, or the positive contributions made by its setting, including its farmyard, garden, orchard and immediately surrounding farmland that provides the best opportunities to understand the asset as a former farmhouse set within an agricultural landscape.
- 5.24 The Site is not identified as being more than a peripheral and moderately distant part of its setting and makes no more than a negligible contribution to its significance, mostly deriving from historic and intangible associations with the farmland, historic links with the trackway, and very limited, obscured and oblique views between the asset and Site. Such views from the asset are likely to be mostly characterised by the dense vegetated western edge of the Site. Indeed, there is no evidence from the historic maps or other sources to suggest that the land within the Site was designed or intended to 'enhance' the experience of the former farmhouse.
- 5.25 These matters have been considered in the masterplanning process. The western boundary of the Site would be retained and where necessary strengthened within the proposed development and built form would also be offset from this edge. The track, where it passes along the north end of the Site, would be maintained in its current alignment, albeit with a junction part way along.
- 5.26 The farmland within the Site would be developed into residential dwellings. However, given the retention of the western boundary, this change is likely to only be experienced from the former farmhouse through moderately distant, very limited, obscured and oblique views from the southern elevations top floor. This change is likely to be of such negligible level to incidental views that it is not considered to translate into harm to the significance of the asset.
- 5.27 The historic association with the farmland in the Site would remain, albeit used for housing. Indeed, as discussed above, the previous planning decision for the land to the north-east and east of the asset (Planning Ref: 14/01188/OUT) has demonstrated that the development of historically associated farmland, as well as farmland in closer proximity to the listed building (c.75m to the north-east), have in the past been found acceptable and not to cause harm to the significance of the listed building.
- 5.28 Therefore, the setting of the listed building would be 'preserved' and its significance left unharmed.

Section 6 Conclusions

- 6.1 This Archaeological and Heritage Assessment for Land West of Bloxham Road, Banbury, was produced by EDP on behalf of Barwood Development Securities Ltd to support an outline planning permission for residential development.
- 6.2 The Site does not contain any designated heritage assets, as defined in Annex 2 of the NPPF, where there would be a presumption in favour of their retention or preservation in situ.
- 6.3 An assessment of designated heritage assets in the wider area around the Site involved consideration of the Grade II listed Crouch Farm (**119211**), which was identified as the only asset that could potentially be affected by the development of the Site.
- 6.4 However, it was identified that the development of the Site would result in such a negligible level of change to the setting of this asset that it would not translate into harm to its significance.
- 6.5 As such, the proposals accord with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant paragraphs of the NPPF and Policy ESD 15 of the Cherwell Local Plan 2011–2031.
- 6.6 In terms of non-designated heritage assets, the Site has a low potential to contain archaeology from any period, other than 'negligible' value remains related to medieval and later farming practices. Therefore, any further investigations could most appropriately be secured through a condition attached to the planning permission.
- 6.7 This is particularly the case given that the Site was subject to a geophysical survey, which did not identify any archaeological anomalies within it. Whilst the Site has not yet been investigated through trial trench evaluation (apart from the sinuous modern access road included to the north-east), where the results of the geophysical survey have been tested in this manner, they have been proven to be broadly accurate and no buried remains have been found.
- 6.8 Therefore, in terms of non-designated heritage assets, the planning proposals also comply with the relevant paragraphs of the NPPF and Policy ESD 15 of the Cherwell Local Plan 2011–2031.
- 6.9 The Site is also considered to have low value, in terms of Historic Landscape Character, given it having been rearranged in the 19th century.

Section 7

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LIST OF CONSULTED MAPS

Davis Map of Oxfordshire, 1797

Wickley Tithe Map, 1852

First Edition Ordnance Survey map 1881

Ordnance Survey map 1898 Edition

Ordnance Survey map 1920 Edition

Ordnance Survey map 1954 Edition

Appendix EDP 1 Images



Image EDP A1.1: View from north end of the Site looking south-west, demonstrating no survival of ridge and furrow.



Image EDP A1.2: View from north-west edge of the Site to the Grade II listed Crouch Farm, demonstrating the heavily obscured nature of the view.



Image EDP A1.3: View from east edge of the Site looking west, demonstrating no view to the Grade II listed Crouch Farm.

Appendix EDP 2 Geophysical Survey



ARCHAEOLOGICAL
SERVICES
WYAS

**Land West of Bloxham Road
Banbury
Oxfordshire**

Geophysical Survey

Report no. 2478

May 2013

Client: The Environmental Dimension Partnership



Land West of Bloxham Road

Banbury

Oxfordshire

Geophysical Survey

Summary

A geophysical (magnetometer) survey, covering 54 hectares of land to the south-west of Banbury, was carried out to inform the submission of a planning application for a proposed development. The site lies within an area containing a variety of site types from prehistoric, Roman and medieval periods. A D-shaped enclosure has been identified within the north-west of the site, alongside parallel linear ditches, 15m apart. The ditches are thought to be too wide to indicate a trackway, although their orientation, projecting towards the site of Crouch Hill, may be significant. Several anomalies, ancillary to the parallel ditches, have been identified, including a possible barrow. Areas of probable clay extraction have been identified within the south and east of the PDA, and numerous linear anomalies caused by ridge and furrow ploughing, 19th century field boundaries (now removed) and pipes have been located. On the basis of the geophysical survey, the archaeological potential of the site is considered to be low to moderate across the majority of the site and high to the north and west of Crouch Farm.



ARCHAEOLOGICAL
SERVICES
WYAS

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 Cirencester, Gloucestershire, GL7 7BA
 Report Type: Banbury
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Contents

Report information	ii
Contents.....	iii
List of Figures	iv
List of Plates	v
1 Introduction	1
Site location, topography and land-use	1
Soils and Geology.....	1
2 Archaeological and Historical Background.....	1
3 Aims, Methodology and Presentation	2
4 Results	3
5 Discussion and Conclusions	6

Figures

Plates

Appendices

Appendix 1: Magnetic survey: technical information

Appendix 2: Survey location information

Appendix 3: Geophysical archive

Bibliography

List of Figures

- 1 Site location (1:50000)
- 2 Site location showing greyscale magnetometer data (1:5000)
- 3 Overall interpretation of magnetometer data (1:5000)
- 4 Site location showing approximate geology data (1:5000)
- 5 Processed greyscale magnetometer data; Field 1 and Field 2, Sector 1 (1:1000)
- 6 XY trace plot of unprocessed magnetometer data; Field 1 and Field 2, Sector 1 (1:1000)
- 7 Interpretation of magnetometer data; Field 1 and Field 2, Sector 1 (1:1000)
- 8 Processed greyscale magnetometer data; Field 2, Sector 2 and Field 3, Sector 1 (1:1000)
- 9 XY trace plot of unprocessed magnetometer data; Field 2, Sector 2 and Field 3, Sector 1 (1:1000)
- 10 Interpretation of magnetometer data; Field 2, Sector 2 and Field 3, Sector 1 (1:1000)
- 11 Processed greyscale magnetometer data; Field 3 Sector 2 (1:1000)
- 12 XY trace plot of unprocessed magnetometer data; Field 3 Sector 2 (1:1000)
- 13 Interpretation of magnetometer data; Field 3 Sector 2 (1:1000)
- 14 Processed greyscale magnetometer data; Field 4, Field 5 and Field 3, Sector 3 (1:1000)
- 15 XY trace plot of unprocessed magnetometer data; Field 4, Field 5 and Field 3, Sector 3 (1:1000)
- 16 Interpretation of magnetometer data; Field 4, Field 5 and Field 3, Sector 3 (1:1000)
- 17 Processed greyscale magnetometer data; Field 6, Sector 1 (1:1000)
- 18 XY trace plot of unprocessed magnetometer data; Field 6, Sector 1 (1:1000)
- 19 Interpretation of magnetometer data; Field 6, Sector 1 (1:1000)
- 20 Processed greyscale magnetometer data; Field 6, Sector 2 (1:1000)
- 21 XY trace plot of unprocessed magnetometer data; Field 6, Sector 2 (1:1000)
- 22 Interpretation of magnetometer data; Field 6, Sector 2 (1:1000)
- 23 Processed greyscale magnetometer data; Field 6, Sector 3 (1:1000)
- 24 XY trace plot of unprocessed magnetometer data; Field 6, Sector 3 (1:1000)
- 25 Interpretation of magnetometer data; Field 6, Sector 3 (1:1000)
- 26 Processed greyscale magnetometer data; Field 7 and Field 8 (1:1000)
- 27 XY trace plot of unprocessed magnetometer data; Field 7 and Field 8 (1:1000)
- 28 Interpretation of magnetometer data; Field 7 and Field 8 (1:1000)
- 29 Processed greyscale magnetometer data; Field 9 and Field 10 (1:1000)
- 30 XY trace plot of unprocessed magnetometer data; Field 9 and Field 10 (1:1000)
- 31 Interpretation of magnetometer data; Field 9 and Field 10 (1:1000)

List of Plates

Plate 1 General view of Field 1, looking south-west

Plate 2 General view of Field 3, looking north towards Crouch Hill

Plate 3 General view of Field 5, looking east

Plate 4 General view of Field 6, looking west

Plate 5 General view of Field 8, looking north-west

Plate 6 General view of Field 10, looking south-west

1 Introduction

Archaeological Services WYAS (ASWYAS) were commissioned by Matthew Morgan of the Environmental Dimension Partnership (EDP), to undertake a geophysical (magnetometer) survey of land to the south-west of Banbury, Oxfordshire (see Fig. 1) to inform the submission of a planning application for a proposed development. The work was undertaken in accordance with guidance contained within the National Planning Policy Framework (2012) and in line with current best practice (Institute for Archaeologists 2011; David *et al* 2008). The survey was carried out between April 29th 2013 and May 22nd 2013 to provide additional information on the archaeological resource of the site.

Site location, topography and land-use

The Proposed Development Area (PDA) is situated on land to the south-west of Banbury and south of Crouch Hill, centred at SP 438 386 (see Fig. 2). It comprises ten fields of mixed pasture and arable land (see plates). It is bounded to the east by the A361 Bloxham Road, to the south by Wykham Lane, by Salt Way (Path) to the north and by open arable farmland to the west. Crouch Farm is located within the north and west of the PDA (see Fig. 2). Formal gardens and recreational grounds prevented some survey to the south of the farm, whilst barns and outbuildings restricted survey to the north and west. A small plantation of trees prevented any survey being undertaken within a rectangular plot east of Crouch Farm. In total, 54 hectares was available for survey.

The survey area is situated on a gentle south-facing gradient at between 130m above Ordnance Datum (aOD) at the south of the PDA and around 140m aOD at the north.

Soils and geology

The underlying bedrock comprises Whitby Mudstone formation to the north of the PDA and Marlstone Rock formation – Ferruginous Limestone and Ironstone to the south (see Fig. 4). Interbedded siltstone and mudstone of the Dyrham Formation may be found in the south of the PDA (British Geological Survey 2013). The soils are classified in the Banbury association to the north and Denchworth association to the south, characterised as well drained brashy fine and coarse loam, ferruginous soils and slowly permeable seasonally waterlogged clays respectively (Soil Survey of England and Wales 1983).

2 Archaeological and Historical Background

An archaeological desk-based assessment has identified one designated heritage site within the PDA (EDP 2012). Within the north and west of the site, Crouch Farm, a late 17th century farmhouse, is designated as a Grade II listed building (HER17814). In addition in the south-east of the PDA, at the junction between Bloxham Road and Wykham Lane, the site of a former gatehouse is recorded by the Oxfordshire Historic Environment Record (hereafter

OHER); HER 10152), but is not designated itself. The gatehouse is now demolished but was associated with Wykham Park Hall, a building of 17th century origin.

Archaeological sites of prehistoric, Roman and medieval origin are known in the surrounding landscape. Evidence of prehistoric activity includes stray finds of scrapers, arrowheads and axes to the north of the PDA at Crouch Hill, whilst a pit and a causewayed enclosure (HER numbers 16016 and 16996) are recorded 1km to the east of Bloxham road at Wykham Park Farm. In 2011 a geophysical survey and archaeological trial trenching were undertaken within a field to the immediate east of the PDA, bound by Salt Way (Path) to the north. The works identified a ring ditch and rectangular enclosure of late Iron Age origin. A subsequent programme of geophysical survey was undertaken in 2012 on land to the south and east of this field and identified anomalies suggestive of enclosures, field systems and route-ways of likely prehistoric origin (Wardell Armstrong Archaeology 2012). Roman activity in the immediate environs of the PDA includes the site of a possible villa (HER no. 1713) within the grounds of Wykham Park, 180m to the south-east of the PDA, and a possible Romano-British farmstead (HER no. 5378) 300m to the north-west of the PDA.

Medieval activity in the local landscape is evidenced by a deer park (HER no. 11119), which is recorded to the north of the PDA on the summit of Couch Hill, whilst a medieval manor (HER no. 1118), chapel (HER no. 2574) and possible deserted medieval village (HER no. 1100) form the medieval origins of Wykham Park. Evidence of post-medieval extraction is also recorded in the OHER. A clay extraction pit and brickyard (HER no. 12572) are recorded to the immediate north of the PDA and a quarry (HER85) is recorded on the first edition Ordnance Survey Map of 1883 to the immediate north-west.

Given the known archaeological resource within the surrounding landscape, the PDA was considered to have at least a moderate potential for currently unknown archaeological features prior to the commencement of the fieldwork.

3 Aims, Methodology and Presentation

The general objectives of the geophysical survey were:

- to provide information about the nature and possible interpretation of any magnetic anomalies identified;
- to therefore determine the presence/absence and extent of any buried archaeological features; and
- to prepare a report summarising the results of the survey.

Magnetometer survey

The site grid was laid out using a Trimble VRS differential Global Positioning System (Trimble 5800 model). Bartington Grad601 magnetic gradiometers were used during the survey, taking readings at 0.25m intervals on zig-zag traverses 1m apart within 30m by 30m grids, so that 3600 readings were recorded in each grid. These readings were stored in the memory of the instrument and later downloaded to computer for processing and interpretation. Geoplot 3 (Geoscan Research) software was used to process and present the data. Further details are given in Appendix 1.

Reporting

A general site location plan, incorporating the 1:50000 Ordnance Survey (OS) mapping, is shown in Figure 1. Figure 2 is a large scale (1:5000) location plan displaying the processed magnetic data and field numbers. Figure 3 is an overall data interpretation plot at the same scale. The approximate location of geology data within the PDA is shown on Figure 4 at a scale of 1:5000. Detailed data plots ('raw' and processed) and full interpretative figures are presented at a scale of 1:1000 in Figures 5 to 31 inclusive.

Further technical information on the equipment used, data processing and survey methodologies are given in Appendix 1 and Appendix 2. Appendix 3 describes the composition and location of the site archive.

The survey methodology, report and any recommendations comply with the Project Design (Harrison 2013), and guidelines outlined by English Heritage (David *et al* 2008) and by the Institute for Archaeologists (IfA 2010). All figures reproduced from Ordnance Survey mapping are with the permission of the controller of Her Majesty's Stationery Office (© Crown copyright).

The figures in this report have been produced following analysis of the data in 'raw' and processed formats and over a range of different display levels. All figures are presented to most suitably display and interpret the data from this site based on the experience and knowledge of Archaeological Services staff.

4 Results (see Figs 5 – 31 inclusive)

Ferrous Anomalies

Individual iron 'spike' anomalies are ubiquitous across the whole of the site, as they are on most rural fields. These anomalies are caused by ferrous debris on the surface of the field or incorporated into the plough soil. Unless there is any other supporting evidence for an archaeological interpretation, or any obvious clustering that might imply an archaeological origin, they are not considered to be archaeologically significant.

A large dipolar linear anomaly, **A**, running south-eastwards from Crouch Farm through Field 8 and along the southern periphery of Field 3, locates a sub-surface pipe. A second dipolar linear anomaly, **B**, within the south-east of Field 3, locates a second sub-surface ferrous pipe. The pipe is orientated from Crouch Cottages, on the eastern perimeter of the PDA, northwards towards a broad area of magnetic disturbance, **C**. The magnetic disturbance corresponds to the site of a former pond, depicted on the first edition Ordnance Survey map of 1883, and is due to magnetically enhanced material backfilled into the pond.

Within the north-west of Field 8, adjacent to Crouch farm, a broad area of magnetic disturbance is likely to be caused by the dumping of modern ferrous material. Elsewhere, several isolated areas of magnetic disturbance have been identified within Field 1, Field 3, Field 7 and Field 10, perhaps indicating large ferrous objects within the plough soil. However, the isolated and random nature of these areas may equally support a geological interpretation – isolated pockets of ferruginous ironstone may result in this type of magnetic disturbance. Magnetic disturbance at the perimeters of the fields across the PDA relates to fencing and ferrous material within the adjacent field boundaries.

Agricultural Anomalies

Ordnance Survey mapping shows that the current layout of fields within the PDA has not changed in the last 130 years, albeit with the exception of the removal of three field boundaries. Linear and curvilinear anomalies **D**, **E** and **F**, locate the former field boundaries (soil-filled ditches) which have been removed since the publication of the first edition Ordnance Survey map.

Series of parallel and slightly sinuous anomalies have been identified across most parts of the site on a variety of differing alignments. All are interpreted as being due to the medieval and post-medieval agricultural practice of ridge and furrow cultivation. The characteristic striped appearance to the data is a result of the magnetic contrast between the now soil-filled furrows and the former ridges. Evidence of this cultivation is visible in Field 7 and Field 8 (see Plate 5) as extant linear earthworks. The survival of these earthworks accounts for the apparently clearer, high-magnitude linear anomalies within the data. Ploughing headlands, orientated at right-angles to the ridge and furrow cultivation are identifiable in the data as linear and curvilinear trends running alongside the field boundaries within Field 5 and Field 6.

A field drain has been identified within the north-east of Field 3 as a weak linear trend orientated north-west/south-east and terminating at the site of the back-filled pond, **C**.

Geological Anomalies

The distribution of the numerous discrete anomalies (areas of magnetic enhancement) which have been identified across the site clearly reflects the geological boundary between mudstone, within Fields 1, 2, 3 and 8 and the ferruginous limestone and ironstone within Fields 4, 5, 6, 7, 9 and 10 (see Fig. 4). Limestone is particularly susceptible to erosion by

agencies such as water, ice and ploughing. Consequently the geology can become redistributed throughout the soils, and can result in the identification of numerous magnetic anomalies, particularly if the bedrock geology is rich in iron as is the case here. As the data demonstrates, discrete geological anomalies within the north of Field 1, and Fields 2, 3 and 8 are few and are sparsely distributed indicating a less magnetic bedrock geology. Broader high magnitude anomalies have been identified in the south-west of Field 6 and in Field 4. These are also interpreted as geological in origin but are thought to relate to topographical variation and the gathering of colluvium at the bottom of slopes.

Quarrying? Anomalies

Clusters of broad, high-magnitude magnetic anomalies have been identified along the eastern and southern site perimeters. Areas **G** and **H** can be seen adjacent to Bloxham Road (Field 4) whereas Areas **I**, **J**, **K**, and **L** are situated a short distance to the north of Wykham Lane, at the southern end of Field 6. These anomalies are typical of extraction with the former quarries/pits now back-filled with iron-rich soils. This interpretation is awarded further credence given the presence of known quarries, clay pits and ponds at the edges of fields both within the PDA itself and in its immediate environs (see Fig. 2). The cluster of anomalies, **I**, within the south-east corner of Field 6 may relate to the site of a former gatehouse (HER No.10152), although the anomalies identified are more typical of extraction. The exact origin of these extraction sites is unclear.

It may be significant that all of the possible extraction pits have been identified close to broader geological anomalies which are suggestive of topographical variation and the accumulation of colluviums – perhaps supporting an interpretation in favour of clay extraction.

Archaeological? Anomalies

An area of clear archaeological potential has been identified north of Crouch Farm within Field 1 and Field 2. Anomalies indicating a D-shaped enclosure, **M**, have been identified measuring 72m from east to west and 50m from north to south. Possible pits have been interpreted within the interior of the enclosure, whilst, to the north and west, two clear parallel linear anomalies, **N** and **O**, have been identified indicating soil-filled ditches. The linear anomalies are approximately 15m apart which, ordinarily, would be assumed too wide to indicate a trackway, although they do not easily conform to other known site types. The anomalies are orientated north-east/south-west, appearing to skirt to the north of the D-shaped enclosure and, perhaps significantly, are aligned towards Crouch Hill to the north of the PDA. Anomalies have been identified appended to the south of the parallel anomalies including a possible circular anomaly, **P**, a possible barrow, and a faint and fragmentary rectilinear anomaly, **Q**. Further west a north-east/south-west orientated linear anomaly, **R**, has been identified indicating a ditch. The anomaly extends beyond the survey extents although a linear anomaly, **S**, within the north-west corner of Field 10 is thought to locate the

continuation of the same ditch. Within the north of Field 10 a poorly-defined curvilinear anomaly, **T**, may be of archaeological interest, although interpretation is tentative given the faint and fragmentary nature of the response and the variable magnetic background in this part of the site. Occasional faint trends within Field 1 have also been ascribed an archaeological interpretation due to their close proximity to anomalies **M**, **N** and **O**, although no clear archaeological pattern is visible.

Several anomalies have been interpreted as being of possible archaeological origin within the south and east of the PDA in close proximity to areas of former quarrying. Quarrying, and related activity, may well account for some of these anomalies, although the linearity and clarity of some of the anomalies warrants note. Poorly-defined and fragmentary linear anomalies, **U**, have been identified traversing Field 6 from east to west and may be archaeological in origin, perhaps being caused by a trackway. However, no clear archaeological pattern is visible and an agricultural interpretation is thought equally possible.

5 Discussion and Conclusions

An area of clear archaeological potential has been identified within the north-west of the PDA, north and west of Crouch Farm. A D-shaped enclosure and parallel ditches, 15m apart, of probable Iron Age/Romano-British date have been identified, contributing to our knowledge of the surrounding prehistoric landscape. Ancillary anomalies including a possible barrow have been identified to the south and west of the parallel ditches. Within the south and east of the PDA, sites of probable former extraction have been identified. The origin of these sites is unclear and an archaeological interpretation cannot be dismissed. Several poorly-defined linear and curvilinear anomalies have been identified close to the possible extraction sites, which may be of interest.

Anomalies indicative of ridge and furrow cultivation have been clearly identified across the whole of the survey area. This cultivation, combined with an iron-rich bedrock geology has resulted in a variable magnetic background, particularly within the southern half of the PDA. Taking these factors into account, on the balance of probability, where no anomalies of archaeological potential have been identified this is likely to be an accurate indication of the archaeological potential. However, it is possible that low-magnitude anomalies of archaeological potential, may be masked or obscured by the broad background response.

On the basis of the geophysical survey, the archaeological potential of Field 1 and Field 2, to the north of Crouch Farm is considered to be high, whereas a low to moderate archaeological potential is assigned elsewhere.

The results and subsequent interpretation of data from geophysical surveys should not be treated as an absolute representation of the underlying archaeological and non-archaeological remains. Confirmation of the presence or absence of archaeological remains can only be achieved by direct investigation of sub-surface deposits.

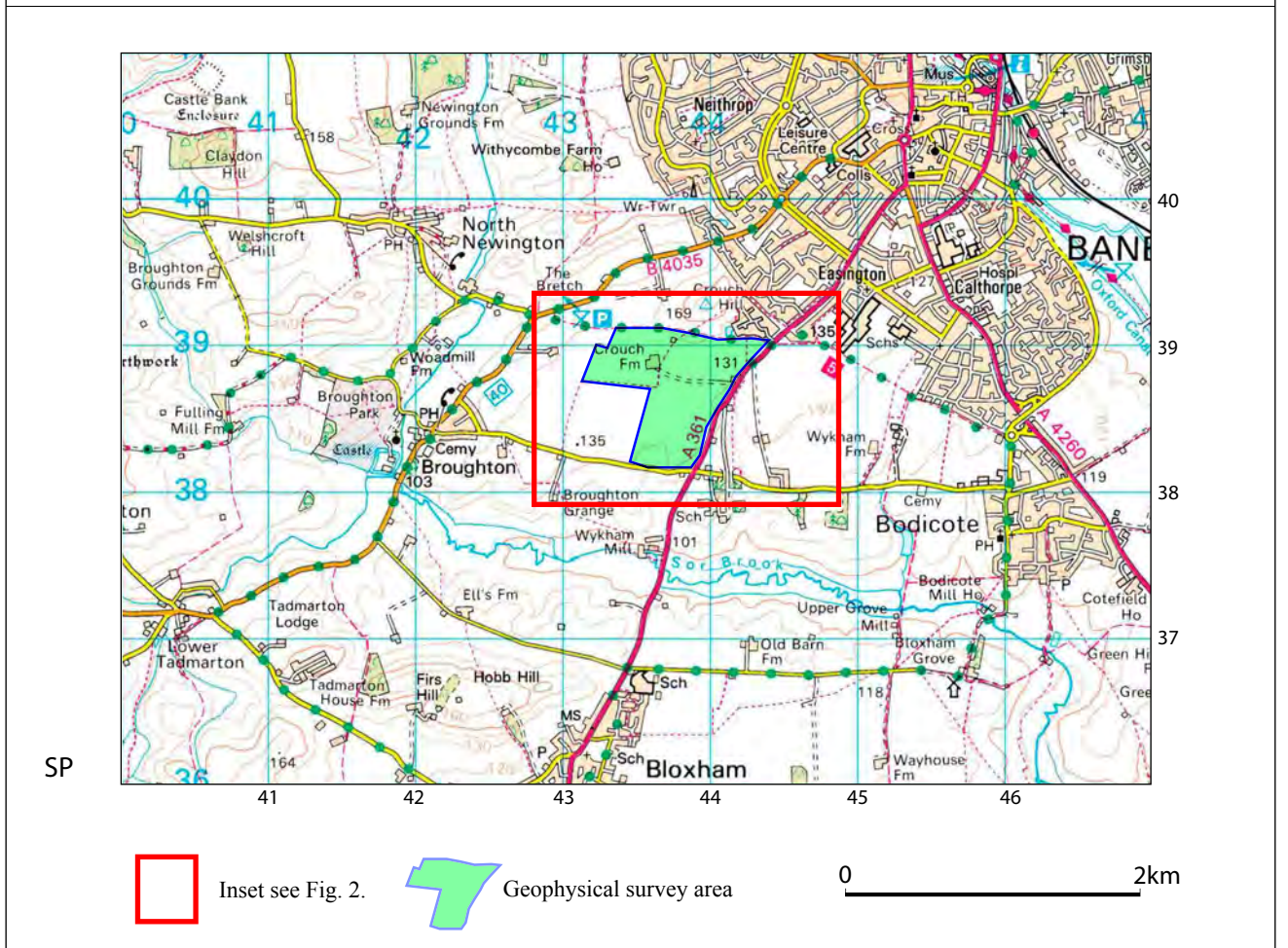
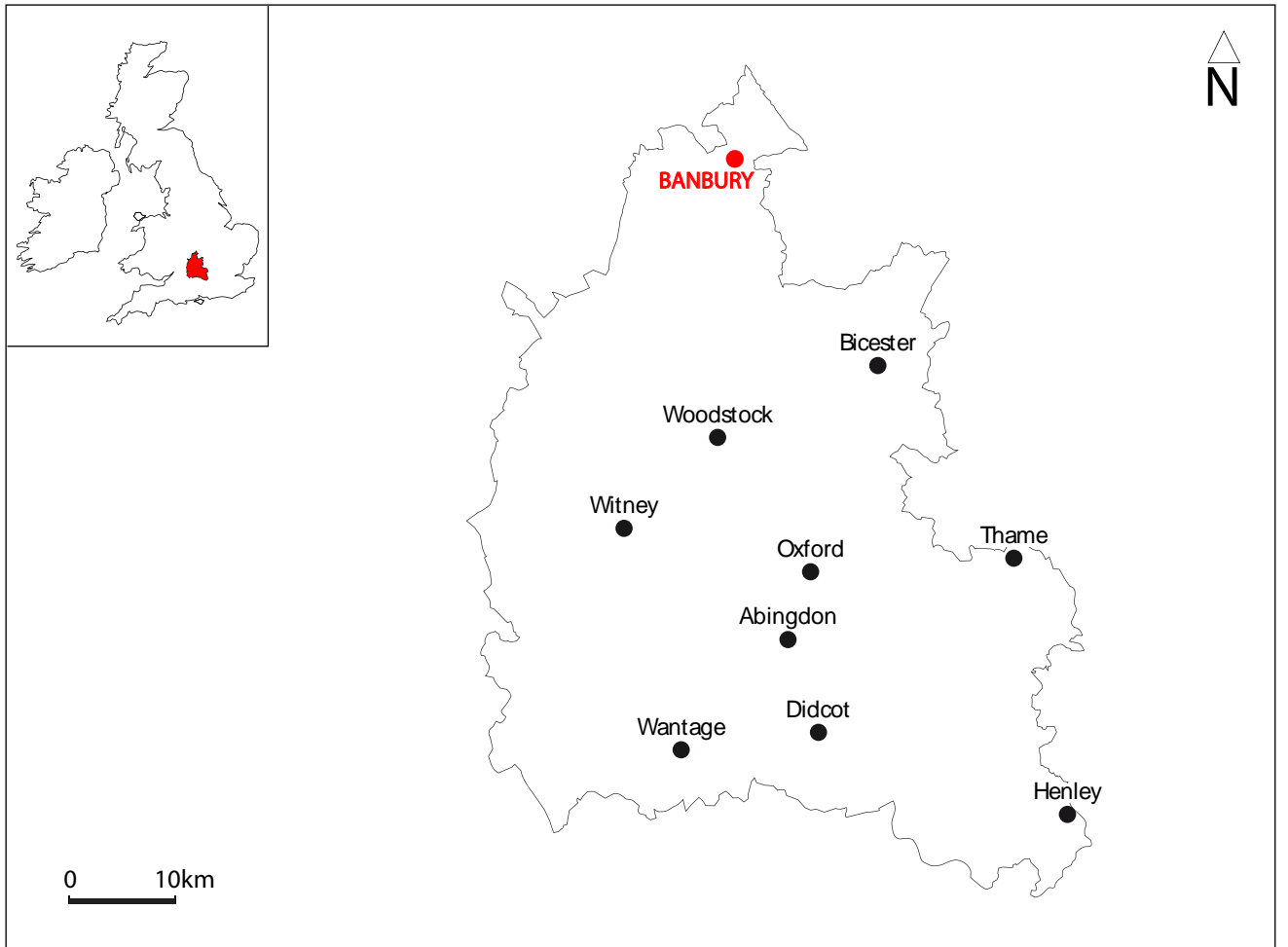


Fig. 1. Site location

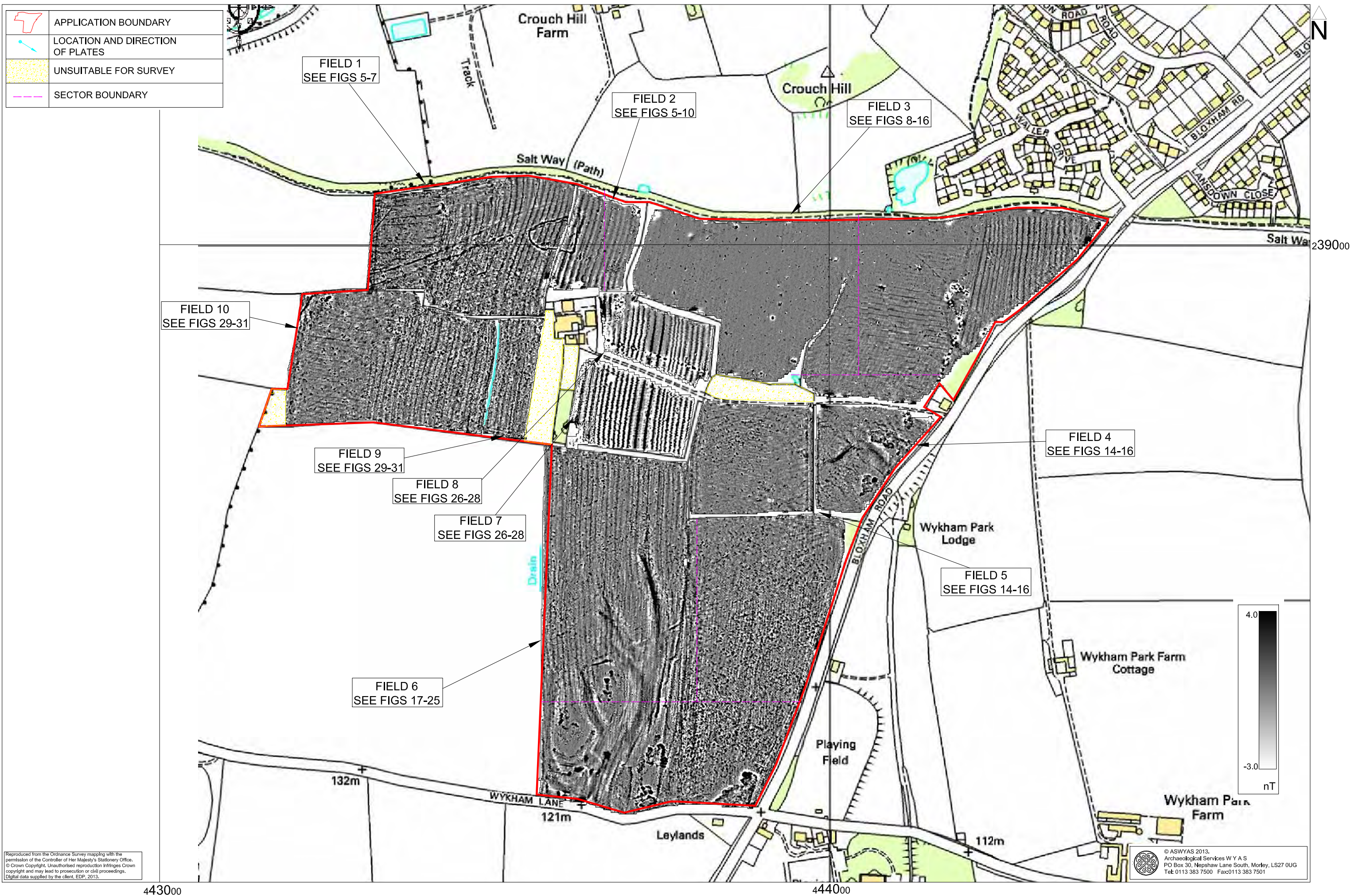


Fig. 2. Site location showing greyscale magnetometer data (1:5000 @ A3)

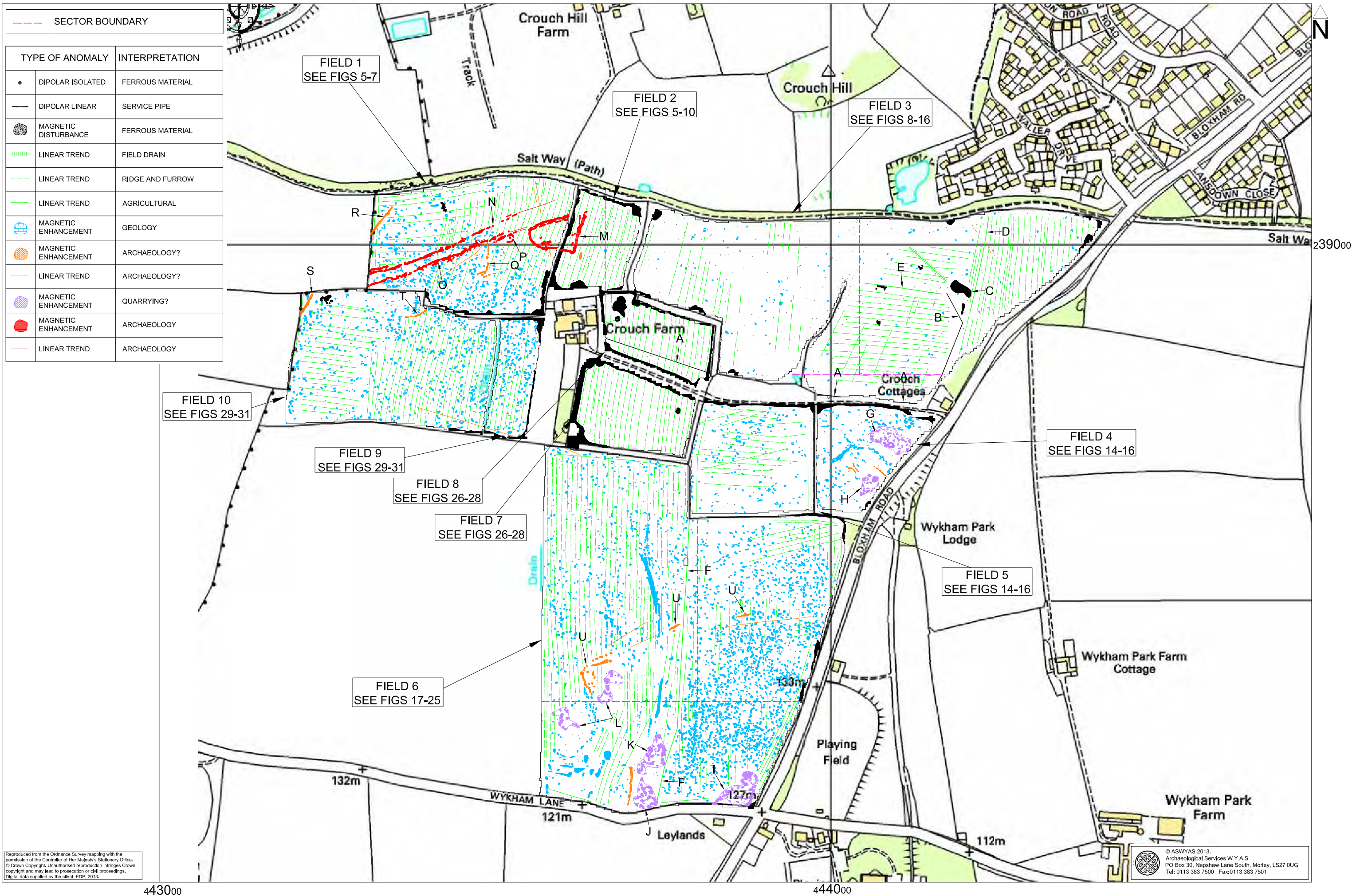


Fig. 3. Overall interpretation of magnetometer data (1:5000 @ A3)

