

Appendix EDP 6
Gavray Drive West Parameters Plan
Drawing Number 001 Rev B (20/11/2014)

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Schedule EDP 1 Schedule of Trees Surveyed

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Client: Gallagher Estates Ltd
Date of Survey: 16th October 2014
Tagged: N/A

Site: Land at Gavray Drive West, Bicester
Consultant: Iain Clark
Weather: Dry and Clear

Reference Number	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				First Significant Branch (m)	Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated Remaining Contribution (Years)	Category Grade	Priority
				North	East	South	West									
T1	Ash	8	250	3	3	4	3	1 W	0.5	Semi Mature	Fair	Located adjacent to culvert. No visible defects.	N/A	10+	C1	N/A
G2	Ash, Common Oak, Field Maple, Hawthorn, Hornbeam	11	250	4	2	4	2	3 N	3	Early Mature	Good	Mixed species buffer zone planting located on bund. Approximately 3m overhang to the north from fenceline.	N/A	20+	B1	N/A
G3	Ash, Common Oak, Field Maple, Hawthorn, Hornbeam, Silver Birch	11	250	4	2	4	2	3 N	3	Early Mature	Good	Mixed species buffer zone planting located on bund. Approximately 3m overhang to the north from fenceline.	N/A	20+	B1	N/A
H4	Blackthorn, English Elm, Field Maple, Hawthorn	7	200	2	2	2	2	0.5 N	0.5	Early Mature	Fair	Mixed species native hedgeline. Several dead standing young elms within hedge.	N/A	20+	C1	N/A
G5	Ash, Common Oak, Field Maple, Hawthorn, Holly	11	250	4	2	4	2	4 N	5	Early Mature	Fair	Mixed species buffer zone planting located on bund. Approximately 3m overhang from fenceline. No access to inspect northern edge of group.	N/A	20+	B1	N/A
T6	Ash	12	250, 150, 320	5	4	5	4	3 W	2	Early Mature	Fair	Multiple stems at ground level. Located on edge of ditch to the west of the main stem.	N/A	20+	B1	N/A
T7 (TPO)	Crack Willow	16	1300	9	10	9	9	2 W	5	Mature	Fair	Previous pollard at 2m with subsequent regrowth. Root morphology influenced by adjacent ditch on the western side of the main stem. Partially ivy clad main stem extending into crown.	Repollard. Retain in lesser form as an ecological habitat.	20+	B1	3
T8 (TPO)	Crack Willow	16	1500	9	10	9	9	2 W	5	Mature	Fair	Previous pollard at 2m with subsequent regrowth. Major decay on the southern side of the main stem at ground level to 2m.	Repollard. Retain in lesser form as an ecological habitat.	<10	U	3
T9 (TPO)	Crack Willow	15	1300	9	10	9	9	2 W	0.5	Mature	Fair	Previous pollard at 2m. Hazard beam failure on the north east side of the main stem. Partially ivy clad main stem extending into crown.	Repollard. Retain in lesser form as an ecological habitat.	10+	C1	3
T10 (TPO)	Common Oak	15	720	6	7	6	9	3 SW	0.5	Mature	Fair	Located adjacent to brook on the western side of the main stem. Heavily ivy clad main stem extending into crown preventing detailed inspection. Major deadwood throughout crown consistent with age and species.	Sever ivy.	40+	A1	3
T11	Ash	11	375	1	7	6	4	2 NE	0.5	Early Mature	Fair	Unbalanced crown shape. Canopy biased in an south east direction. Bifurcated at 3m with satisfactory union.	N/A	20+	B1	N/A
T12 (TPO)	Ash	18	960	9	6	9	9	3 NE	3	Mature	Fair	Major decay evident within main stem extending into crown, rendering the main leader and associated scaffold limbs unsafe. Major deadwood throughout crown.	Reduce and retain as an ecological asset.	<10	U	3
G13	Crack Willow	15	1200	5	5	5	5	2 W	2	Over Mature	Fair	Overmature brookside historical pollarded willow. All main stems are collapsing within the group. Regeneration growth of young willow present.	Repollard over mature trees and retain as an ecological asset. Young stems and understorey can be retained.	<10	U	3
G14	Crack Willow	11	250	3	3	3	3	3 W	2	Semi Mature	Good	Located to the west of Langford Brook, composite group of average form.	N/A	20+	B1	N/A
G15	Blackthorn, Common Oak, Crack Willow, English Elm, Field Maple, Hawthorn	6	150	2	4	2	4	0.5 E	0.5	Early Mature	Fair	Mixed species group adjacent to Langford Brook.	N/A	20+	B1	N/A
G16 (TPO)	Crack Willow	15	1200	5	5	5	5	2 W	2	Over Mature	Fair	Overmature brookside historical pollarded willows. All main boles are collapsing within the group. Regeneration growth of young willow present.	Repollard over mature trees and retain as an ecological asset. Young stems and understorey can be retained.	<10	U	3

Schedule EDP 2 Tree Constraints Schedule

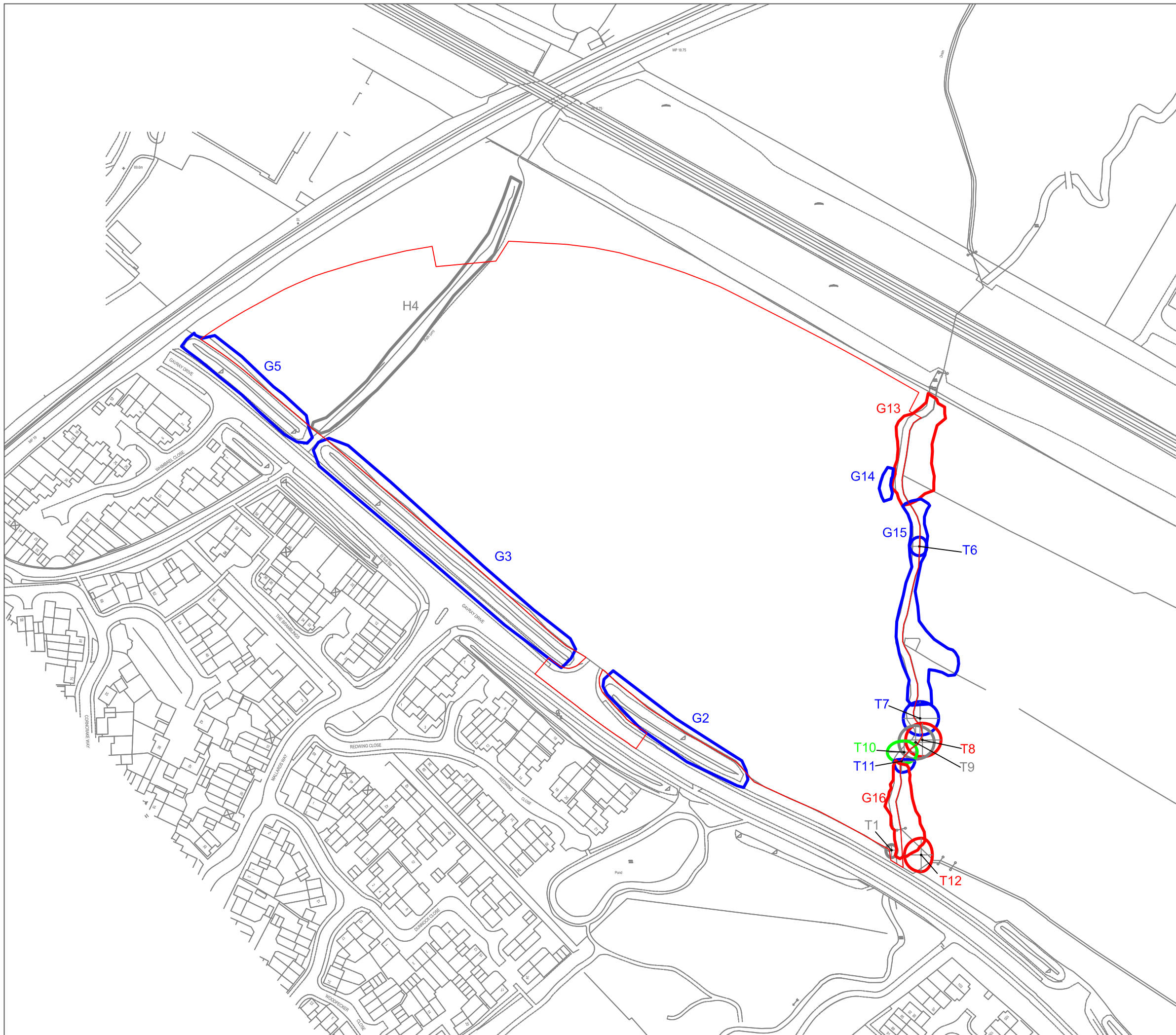
Reference Number	Category Grade	No of stems	RPA Radius (m)	RPA Area m ²	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	s	w
T1	C1	1	3	28	16	5	5	6	5
G2	B1	1	3	28	15	6	4	6	4
G3	B1	1	3	28	15	6	4	6	4
H4	C1	1	2.4	18	8	3	3	3	3
G5	B1	1	3	28	15	6	4	6	4
T6	B1	3	5.2	85	15	6	5	6	6
T7	B1	1	15	707	16.5	10	11	10	10
T8	U	1	15	707	16.5	10	11	10	10
T9	C1	1	15	707	15.5	9.5	10.5	9.5	9.5
T10	A1	1	8.6	235	17	7	8	7	10
T11	B1	1	4.5	64	14	2	8	7	5
T12	U	1	11.5	417	18.5	9.5	6.5	9.5	9.5
G13	U	1	14.4	651	16	6	6	6	6
G14	B1	1	3	28	16.5	5	5	5	5
G15	B1	1	1.8	10	10	3	5	3	5
G16	U	1	14.4	651	16	7	7	7	7

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Plans

- | | |
|-------------------|---|
| Plan EDP 1 | Tree Survey Plan
(EDP124/103a 01 November 2014 TS/IC) |
| Plan EDP 2 | Tree Constraints Plan
(EDP124/104a 01 December 2014 TS/IC) |
| Plan EDP 3 | Tree and Hedgerow Shadow Extent Plan
(EDP124/118a 05 December 2014 TS/TB/IC) |
| Plan EDP 4 | Tree Protection Plan
(EDP124/122 05 December 2014 TB/IC) |

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- Site

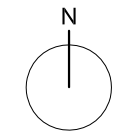
- TREE CATEGORIES:**

- Category A**
Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

- Category B**
Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

- Category C**
Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

- Category U**
Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.



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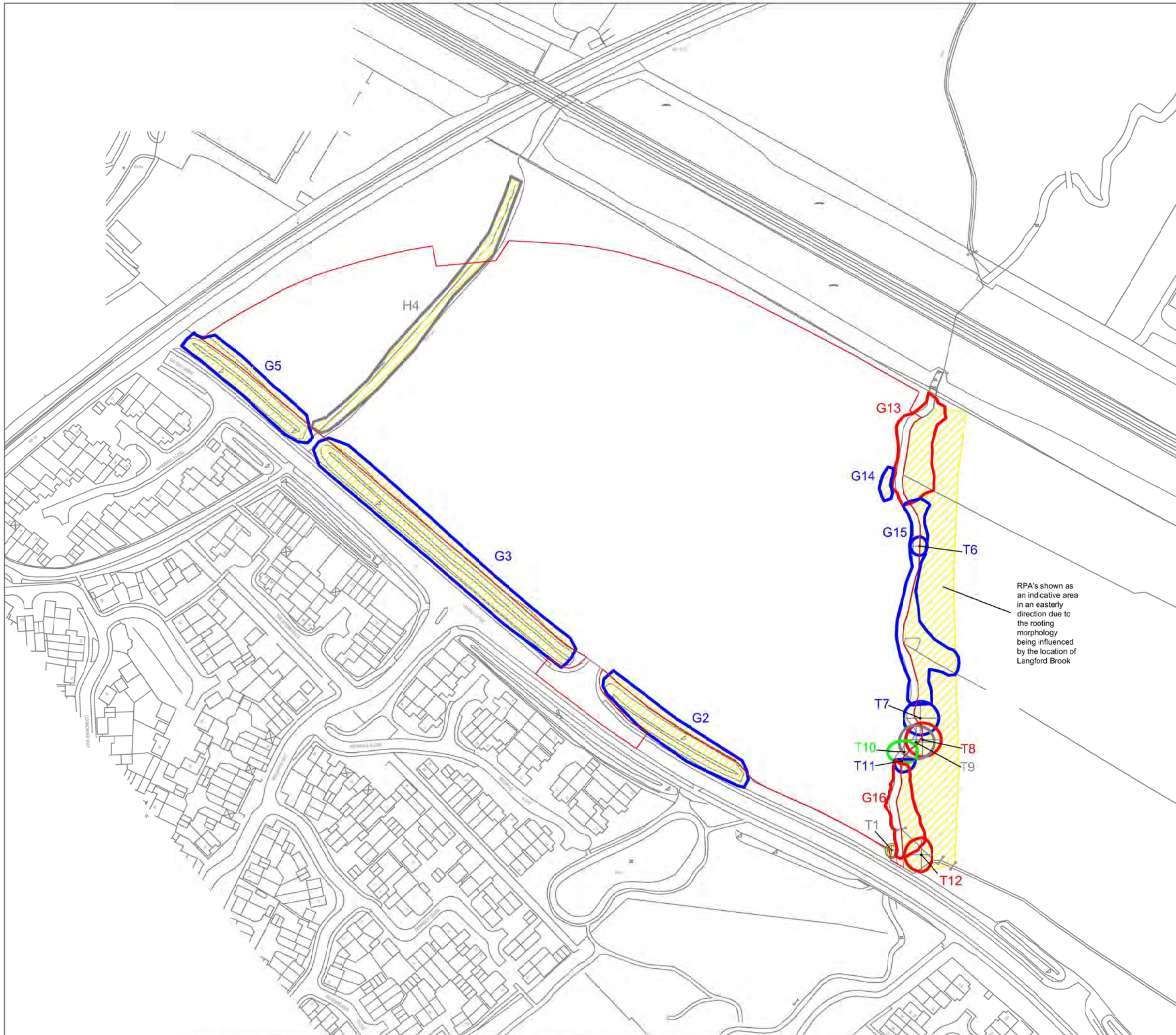
Tithe Barn, Barnsley Park Estate, Barnsley, Clreicester,
Gloucestershire, GL7 5EG t 01285 740427 f 01285740848
e info@edp-uk.co.uk www.edp-uk.co.uk

client
Gallagher Estates LTD

project title
Land at Gavray Drive West, Bicester

drawing title
Plan EDP 1: Tree Survey Plan

date	01 NOVEMBER 2014	drawn by	TS
drawing number	EDP 124/103a	checked	IC
scale	1:2000 at A3		



- Site:**
- TREE CATEGORIES:**
- Category A**
Those of high quality and value; in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
 - Category B**
Those of moderate quality and value; those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
 - Category C**
Those of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
 - Category U**
Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- TREE CONSTRAINTS:**
- RPA - (Root Protection Area)**
Calculated using the methods set out in Para. 4.6 of BS 5837:2012



RPA's shown as an indicative area in an easterly direction due to the rooting morphology being influenced by the location of Langford Brook

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Tilthe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285740848 e info@edp-uk.co.uk www.edp-uk.co.uk

client
Gallagher Estates LTD

project title
Land at Gavray Drive West, Bicester

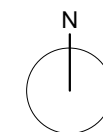
drawing title
Plan EDP 2: Tree Constraints Plan

date 01 DECEMBER 2014 drawn by TS
drawing number EDP 124/104a checked IC
scale 1:2000 at A3



- Site
- TREE CATEGORIES:**
- Category A
Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B
Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C
Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Hedgerow to be Removed

TREE SHADOW:
 Indication of sunlight obstruction in accordance with the methods set out in Para. 5.2.2 of BS 5837:2012



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 Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285740848 e info@edp-uk.co.uk www.edp-uk.co.uk

client

Gallagher Estates LTD

project title

Land at Gavray Drive West, Bicester

drawing title

Plan EDP 3: Tree and Hedgerow Shadow Extent Plan

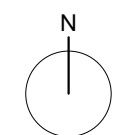
date	05 DECEMBER 2014	drawn by	TS/TB
drawing number	EDP 124/118a	checked	IC
scale	1:2000 at A3		



- Site

- TREE CATEGORIES:**
- Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C Those of low quality and value: currently in a dequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
- Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed or reduced for reasons of sound arboricultural management.
- Hedgerow to be Removed

- TREE CONSTRAINTS:**
- RPA - (Root Protection Area)
Calculated using the methods set out in Para. 4.6 of BS 5837:2012
- BS 5837 Compliant Protective Barrier



RPA's shown as an indicative area in an easterly direction due to the rooting morphology being influenced by the location of Langford Brook



THE ENVIRONMENTAL DIMENSION PARTNERSHIP
 Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285740848 e info@edp-uk.co.uk www.edp-uk.co.uk

client
Gallagher Estates LTD

project title
Land at Gavray Drive West, Bicester

drawing title
Plan EDP 4: Tree Protection Plan

date	05 DECEMBER 2014	drawn by	TB
drawing number	EDP 124/122	checked	IC
scale	1:2000 at A3		



THE
ENVIRONMENTAL
DIMENSION
PARTNERSHIP

CIRENCESTER (Head Office)

Tithe Barn, Barnsley Park Estate
Barnsley, Cirencester
Gloucestershire GL7 5EG
t 01285 740427 f 01285 740848
e info@edp-uk.co.uk
www.edp-uk.co.uk

SHREWSBURY

Rural Enterprise Centre
Battlefield Enterprise Park
Shrewsbury, Shropshire SY1 3FE
t 01743 454960 f 01743 453121
e info@edp-uk.co.uk



**Landscape
Institute**
Registered practice



**Gavray Drive,
Bicester,
Oxfordshire**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd (EDP)**

On behalf of:
Gallagher Estates

March 2015
Report Reference
EDP124_30a



**THE
ENVIRONMENTAL
DIMENSION
PARTNERSHIP**

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Plan EDP 2	Extracts from a) A New Map of the Two Manors of Bicester (c.1753) and b) A Plan of the Parish of Launton (c.1814) (EDP124/85a 21 October 2014 DB/MM)
Plan EDP 3	Extract from First Edition Ordnance Survey Map (1881) (EDP124/86a 21 October 2014 DB/MM)
Plan EDP 4	Historic Landscape Character (EDP124/87a 21 October 2014 DB/MM)

This version is intended for electronic viewing only

For EDP use	
Report no.	H_EDP124_30a
Author	Matthew Morgan
2 nd Read	Andrew Crutchley
Formatted	Jo Moody
Proofed	Sarah Compton
Date	19 March 2015

Non Technical Summary

- S1 This archaeological and heritage assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Gallagher Estates, to inform planning proposals for land at Gavray Drive, Bicester, Oxfordshire.
- S2 The report has confirmed that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- S3 One scheduled monument, 12 listed buildings (not including those within the Bicester Conservation Area) and one conservation area are located in the wider study area. This report has determined that the site does not form part of their setting or contribute to their significance as heritage assets.
- S4 Archaeological deposits from the prehistoric-Georgian periods have been previously recorded on site by three archaeological field investigations. It should be noted that none of these deposits consist of substantial surviving remains, rather comprising of truncated deposits and features indicating past agricultural use of the site from the late-prehistoric period onwards.
- S5 The site is situated within c.250m of prehistoric and Roman settlement sites to the north east and south west. A total of 29 archaeological trial trenches have been excavated across the site, but only limited evidence for prehistoric or Roman activity has been located, all of which is associated with agricultural regimes. Therefore, the site has a high potential to contain archaeology from these periods, albeit most likely related to agricultural activity.
- S6 Pottery dated to the Anglo-Saxon period, which is rare for the area, was collected in the south east of the site. However, these sherds were recovered from the topsoil and possible natural features. Therefore, they do not necessarily indicate the presence of *in situ* features. The site has a low potential for *in situ* archaeological features from this period, but a moderate potential for unstratified finds.
- S7 The site was most likely used for agriculture throughout the medieval-modern periods. This is demonstrated by the amount of evidence for ridge and furrow earthworks which once covered the majority of the site. Therefore, the site has a high potential for archaeology from these periods, although probably of 'low value'; i.e. boundary ditches, plough soils and localised remains of a Victorian farmstead.
- S8 The medieval ploughing is likely to preserve any earlier archaeological deposits, if present, beneath the footprints of the ridges, whilst significantly impacting, if not entirely removing, any deposits in the footprints of the furrows. Modern ploughing will also likely have severely impacted any archaeological deposits on-site, as noted by the archaeological evaluation in the north west. The severity of impact is demonstrable

where the ridge and furrow earthworks have been ploughed flat and no above ground remains are evident.

- S9 An appropriate investigation strategy to mitigate the potential impact on these archaeological remains has been agreed with the local authority's archaeological advisor (OCC), Richard Oram. This agreement does not foresee preservation *in situ* of any archaeological remains.
- S10 The historic landscape character of the site can be characterised as irregular (piecemeal) enclosure. This system of field division mirrors the layout of the medieval furlongs and thus preserves the layout of an earlier field system. However, the site has undergone sustained attrition by modern impacts, including the loss of over half the ridge and furrow earthworks, the loss and rearrangement of hedgerows, and the demolition of the Victorian farmstead of Frogley's Farm.
- S11 These impacts mean that 'time depth': appreciation of the changing uses of the farmland and restructuring of land organisation, is only appreciable in a relatively small area of the site, in the south east end. Where the landscape character has been preserved it only represents a common landscape form; i.e. irregular enclosure. Therefore, the site is considered to possess low/local historic landscape value.
- S12 It should be borne in mind that the historic landscape character was not a reason for refusal or a key consideration in determining the planning application previously.

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Gallagher Estates, and presents the results of an archaeological and heritage assessment of land at Gavray Drive, Bicester, Oxfordshire.
- 1.2 There are two aims to this report; i) to establish the site's likely archaeological potential, in accordance with the requirements of the National Planning Policy Framework (NPPF, DCLG, 2012), and ii) to assess the site in terms of its historic landscape value.
- 1.3 With respect to 1.2.ii, this includes an evaluation of the historic landscape as a complete resource and its component parts, i.e. including hedgerows.
- 1.4 In accordance with the requirements of the NPPF, baseline archaeological and historic sources have been augmented through the completion of a walkover survey, which in this case was undertaken in September 2013.

Location and Boundaries

- 1.5 The site is located on the eastern edge of the town of Bicester, Oxfordshire. It comprises 13 fields arranged in a roughly wedge shape, oriented broadly east-west, the total size of which is c.25 hectares (ha).
- 1.6 It is surrounded and internally divided by hedgerows and is divided in two by a brook, which crosses the site from roughly north to south. It is bounded to the north east by the Birmingham to London railway line, to the north west by the Brackley to Oxford railway line, to the south west by Gavray Drive and to the south east by the A4421.
- 1.7 The site is currently a mix of self-seeded coppices, open grassland and arable farmland. It is centred on National Grid Reference (NGR) 459647, 222375, and its location and layout are shown on **Plan EDP 1**.

Geology and Topography

- 1.8 With regard to the underlying solid geology, the site is located on deposits of sandstone and siltstone of the Kellaways Sand Member. These are overlain along the line of the brook and its immediate vicinity by alluvium. In the far south east, the site is underlain by Peterborough Member mudstone (www.bgs.ac.uk).
- 1.9 The site is roughly flat and located at a height of c.68m Above Ordnance Datum (AOD).

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Section 2 Methodology

- 2.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Institute for Archaeologists (IfA, 2012). These guidelines provide a national standard for the completion of desk-based assessments.
- 2.2 The assessment process principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Oxfordshire Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within the vicinity of the site;
 - Maps and documents held by the Oxfordshire History Centre;
 - The National Heritage List for England curated by English Heritage;
 - Aerial photographs held by the English Heritage Archive; and
 - Records made during a site visit in September 2013.
- 2.3 This report provides a synthesis of relevant information for the site and thereafter concludes with an assessment of its likely archaeological potential, made with regard to current best practice guidelines.
- 2.4 An outline planning application was previously sought for this site in 2004 and granted in 2006 (Ref: 04/02797/OUT). Extensions to this permission were applied for and granted in 2010 and 2012. The 2006 consent included a condition worded as follows:
- "No development shall take place within the site until the applicant has secured the implementation of a staged programme of archaeological investigation measures in accordance with a written scheme of investigations which shall be submitted to and approved in writing by the local planning authority. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and full report for publication. The work shall be carried out by a professional archaeological organisation acceptable to the local authority."*
- 2.5 In response, a specification for archaeological recording was subsequently produced by EDP (2006) and agreed with CDC's archaeological advisor Richard Oram at OCC. This outlined a methodology of 'strip, map and sample' excavation, targeted on the results of a previous trial trench evaluation, combined with archaeological watching briefs.

- 2.6 The results and agreed methodologies of this earlier phase of archaeological assessment and CDC negotiation will be considered within this assessment.
- 2.7 The historic landscape character of the site was assessed with reference to previous studies (OAU 1997) and historic maps. Individual component parts, i.e. ridge and furrow, trackways, hedges, etc., were evaluated to establish age and survival. A holistic assessment of the site landscape is then provided and its significance established by reference to its rarity and completeness.

Section 3 Planning Guidance

National Planning Policy

3.1 Following its publication by the Coalition Government on 27 March 2012, the NPPF sets out national planning guidance concerning archaeological remains and other elements of the historic environment (DCLG, 2012).

3.2 The opening paragraph [126] of Section 12 emphasises the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a finite and irreplaceable resource, which should be preserved in a manner appropriate to its significance.

3.3 Paragraph 128 concerns planning applications, stating that:

"...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."

3.4 Designated heritage assets are addressed in Paragraph 132, which states that:

"...When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

3.5 Undesignated heritage assets are addressed in Paragraph 135, which 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 affect directly or indirectly 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."

Local Planning Policy

- 3.6 Scheduled monuments are protected under saved Policy C25 of the Cherwell District Council Local Plan 1996, which is worded as follows:

"In considering proposals for development which could affect the site or setting of a scheduled ancient monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate."

- 3.7 Undesignated archaeology is covered by Policy EN47 of the Non-Statutory Cherwell Local Plan 2011, which is worded as follows:

"The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

- (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;*
- (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;*
- (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals; and*
- (iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition."*

- 3.8 The settings of conservation areas are protected under Policy EN40 of the Cherwell District Council Non-Statutory Local Plan 2011, which states the following:

"In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, inter alia, that the character or appearance

of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.”

3.9 In addition, the settings of listed buildings are protected under Policy EN44 as follows:

“Special care will be taken to ensure that development that is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.”.

3.10 The plans, policies and guidance notes listed above have all been considered in the preparation of this assessment.

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Section 4

Archaeological and Cultural Heritage Information

Introduction

- 4.1 The site does not contain any designated 'heritage assets', such as scheduled monuments, listed buildings, historic parks and gardens or registered battlefields, as set out in Annex 2 of the NPPF, where there would be a presumption in favour of preservation *in situ* and against development proceeding.
- 4.2 Nonetheless, one scheduled monument, 12 listed buildings (not including those within the Bicester Conservation Area) and one conservation area are located within the wider study area, which extends for approximately 1km from the centre of the site, as shown on **Plan EDP 1**. There are no registered parks and gardens or registered battlefields located within the wider study area.
- 4.3 Three phases of archaeological investigation have previously been conducted within the site, as recorded on the Oxfordshire HER – the local archaeological database. These have recovered finds dating from the prehistoric-Georgian periods. There are also HER records in the wider study area from the prehistoric to modern periods, the locations of which are shown on **Plan EDP 1**.

Designated Heritage Assets

- 4.4 There are no designated heritage assets within the boundary of the site. However, one scheduled monument, 12 listed buildings (not including those within the Bicester Conservation Area) and one conservation area are present in the wider landscape around its boundary.
- 4.5 Wretchwick deserted medieval village (**SM 1015549**) is located c.350m south of the site. This settlement was mentioned in the Domesday Book (1086) and by the 13th century was owned by Bicester Priory. The population suffered in the Black Death at the end of the 14th century and it was subsequently depopulated by the Bicester prior. By 1791, it consisted of a single farm. The archaeological remains of this settlement consist of holloways, building platform earthworks and water management channels.
- 4.6 The key contributors to the significance of this asset are considered to be the relationship between the non-extant buildings and the layout of the connecting roads. The wider farmland, which was cultivated by the inhabitants of the village can be considered a positive contributor to its significance, but much of this has now been developed or altered, in particular the adjacent Wretchwick Way modern road and the modern Langford Village estate to the north, both of which have negative impacts on the significance of this designated asset. The south half of the site was possibly part of the cultivated farmland associated with this settlement, or possibly Launton, but, in any

case, it is now physically separated by modern development from this scheduled monument and has no visual or aesthetic links to the designated area.

4.7 Therefore, the site is not considered to form part of its setting or contribute to its significance as a heritage asset.

4.8 The listed buildings are detailed below.

Table EDP 4.1: Listed buildings

Listed Building HER number	Description	Grade	Distance from site
18179	No 62 (Old Timbers), West End	II	c.490m east
18178	No 56 West End	II	c.540m east
18177	No 54 (Freeman House), West End	II	c.570m east
18176	The Black Bull Public House, West End	II	c.575m east
18175	No 36 West End	II	c.640m east
18174	Forge Cottage, West End	II	c.680m east
18161	The Old Rectory, Bicester Road	II	c.665m north east
2789	Medieval Cross, Church of St. Mary, Bicester Road	II	c.670m north east
18162	Jones Memorial approximately 5m south east of south aisle of Church of St. Mary, Bicester Road	II	c.690m north east
5142	Church of St. Mary, Bicester Road	I	c.700m north east
18164	Barn approximately 50m south of Manor Farmhouse, Bicester Road	II*	c.650m north east
18163	Manor Farmhouse, Bicester Road	II	c.705m north east

4.9 These listed buildings are all contained within the village of Launton, which should be considered their primary setting and where their group value makes a positive contribution to their heritage significance. The site is hidden from view by hedgerows, trees, topography and modern construction, such as industrial buildings to the north and the Birmingham to London railway line which forms the northern boundary. Therefore, the land within it is not considered part of their setting and does not contribute to their significance.

4.10 Bicester Conservation Area is located c.365m west of the site. The conservation area appraisal for this designated asset indicates that the principal aspect and key views are internal, mostly concerned with the layout of the historic roads and open spaces which have persisted since at least the 18th century (CDC 2011 10 and 32). The setting of this asset has a mostly negative effect on its significance; it being entirely surrounded by the late 20th century expansion of Bicester and now entirely separated from the wider countryside. Therefore, the site has no visual or aesthetic links with the conservation area and does not contribute to its significance.

- 4.11 Therefore, in summary it is considered that development of the site, within reason, will not have an adverse impact upon the significance of any of these designated assets. They will not be considered further in this report.

Undesignated Heritage Assets

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

- 4.12 There is one prehistoric heritage asset recorded on the Oxfordshire HER within the site, with four more in the wider study area.
- 4.13 The single undesignated prehistoric asset within the site is an Iron Age pit found during an archaeological investigation in the north west (**EOX1936**).
- 4.14 A ring ditch, probably of prehistoric date (**D5631**), was located by aerial photographs c.715m north west of the site.
- 4.15 Ditches, trackways and two wells dated to the Late Iron Age – Roman periods were found by archaeological evaluation (**EOX1389**), c.125m north of the site. Together these possibly suggest a farmstead.
- 4.16 The remains of a later prehistoric settlement, consisting of sub-rectangular enclosures, pits, gullies and a house dated by pottery evidence to the mid-late Iron Age, were located by archaeological investigation (**16120**) c.250m south of the site.
- 4.17 A ditch (containing Iron Age and Roman pottery) and a possible post hole (**16540**) were recorded by metal detectorists after an area of land was stripped for a new road c.765m north east of the site.
- 4.18 The site, therefore, appears to be situated in an area that was settled and cultivated in the late prehistoric period. However, although one archaeological trial trench excavated within the site located an Iron Age pit, this should be viewed in the context of the other 28 trial trenches which did not locate any confirmed prehistoric activity.
- 4.19 The site is situated within 250m of late prehistoric settlements to the north east and south west, but appears, on the sparseness of evidence within it, to have been situated within the agricultural hinterland between them. An alternative interpretation could be that the combination of medieval-modern ploughing has removed nearly all traces of former activity. Either way, there is a moderate potential for archaeological deposits from this broad period to be present on site, albeit restricted to the north west, focused on the stream margins and unlikely to be extensive or significant.

Romano-British (AD43 – 410)

- 4.20 There is one undesignated heritage asset previously recorded within the site on the Oxfordshire HER and there are two in the wider study area.

- 4.21 The single undesignated asset from this period within the site is a possible enclosure ditch containing Roman pottery, found during an archaeological evaluation in the south east of the site (**EOX103**). It should be noted that this ditch, which delineates the edge of an enclosure, was found on the north east edge of the site and was extending further north east, rather than into the site. Some other amorphous features were recorded, also containing Roman pottery, and cut by this ditch.
- 4.22 As mentioned above (Paragraph 4.16), ditches, trackways and two wells, dated to the late Iron Age – Roman periods, were found by archaeological evaluation (**EOX1389**), c.125m north east of the site.
- 4.23 A possible Roman road (**8922**) linking the town of Alchester to the south and Towcester to the north, is located c.1.015km to the west of the site.
- 4.24 As with the prehistoric period, the site is situated in an area that was clearly utilised during this period, with a possible settlement nearby to the north east. However, it should be noted that, despite the excavation of 29 trial trenches on site, there appears to be a limited amount of activity identified within it. As with the prehistoric period, this may to an extent be the result of subsequent ploughing regimes.
- 4.25 The site most likely continued in use as agricultural land throughout this period. Therefore, there is a high potential for archaeology from this period to be present within the south east half of the site, albeit only of 'low value'; i.e. field boundaries and plough soils; and a low potential in the remainder.

Early Medieval (AD 410 -1066)

- 4.26 There is only one early medieval heritage asset identified on the Oxfordshire HER within the site and there is only one further undesignated asset within the wider study area.
- 4.27 The single undesignated asset from this period within the site is the findspot of five Anglo-Saxon pottery sherds found during an archaeological evaluation at the south east end (**EOX103**). These were recovered from topsoil deposits and two irregular features, which may have been tree throws or natural hollows.
- 4.28 An ancient hedgerow (**16631**), which may be of early medieval date, is located adjacent to Jarvis Lane c.415m north of the site.
- 4.29 The town of Bicester, the historic core of which is situated c.365m north west of the site, is composed of two manors, those of King's End and Market End, which were settled in this period (CDC 2011. 10).
- 4.30 Although the pottery found within the site is rare for the area, despite the extent of evaluation work conducted in the site, there was no definite primary context archaeology located. Therefore, the site has a low potential for *in situ* archaeological deposits, but a moderate potential for unstratified artefacts from this period.

Medieval (AD 1066 – 1485)

- 4.31 There are no previously identified heritage assets from this period recorded on the Oxfordshire HER within the site, but there are four in the wider study area.
- 4.32 The possible earthwork remains of a windmill, known to exist in 1279 AD (**12695**), are located c.335m north of the site. The remains of a market cross (**2790**) are located c.605m north of the site.
- 4.33 A watching brief (**EOX1547**), c.670m north east of the site, located a medieval pit, pottery and ridge and furrow connected with the historic settlement of Launton. A knife contained within the pit was dated to the 12th – 15th centuries.
- 4.34 Wretchwick deserted medieval village (**SM 1015549**), mentioned above (paragraph 4.5), is located c.350m south of the site. A small rectangular ditched enclosure, c.820m south of the site, associated with this settlement, was recorded in advance of destruction by road construction (**EOX1196**).
- 4.35 Cropmark, earthwork and historic map evidence demonstrates the extant and non-extant remains of ridge and furrow across the site. The only area of the site which appears not to have been cultivated is immediately east and west of the brook separating the site in two. This was presumably because the land here was boggy and/or prone to flooding.
- 4.36 The site most likely comprised agricultural land throughout this period and so, whilst there is a high potential for archaeological deposits from this period to be present within it, they will be of 'low value'; i.e. plough soils and field boundaries.
- 4.37 The significance of the medieval activity within the site may be considered to be its impact on archaeological remains, if present, from earlier periods. The action of ridge and furrow cultivation is to highly truncate and damage archaeological deposits within the footprints of the furrows, but to preserve those within the footprints of the ridges. Therefore, where ridges survive on site (see **Historic Landscape Character**) they represent the only areas which have not been impacted upon by medieval–modern ploughing regimes.

Post-Medieval and Georgian (AD 1485 – 1837)

- 4.38 There is one previously identified heritage asset from these two periods recorded on the Oxfordshire HER within the site, and there are a further two recorded in the wider study area.
- 4.39 The single undesignated asset within the site was located by the evaluation in the north west half (**EOX1936**). This identified a post-medieval stone spread.

- 4.40 The two undesignated assets in the wider study area consist of the earthwork remains of an ornamental pond (**2791**), located c.590m north east, and a brickworks (**558**), which was redundant from at least the early 20th century, located c.665m south west of the site.
- 4.41 It appears the site continued in use as agricultural land during these periods, as suggested by the evidence (see **Early Maps**). Therefore, it has a high potential to contain archaeology from these periods, albeit of 'low value' remains; i.e. field boundaries and plough soils.

Victorian and Modern (AD 1837 - present)

- 4.42 There are no previously identified Victorian or modern heritage assets recorded on the Oxfordshire HER within the site, and there is only one in the study area.
- 4.43 An archaeological evaluation in 2011 (**EOX3266**) located a series of post-medieval or modern field boundaries c.50m north of the site.
- 4.44 As with the preceding periods, it appears the site continued in use as agricultural land throughout the Victorian and modern periods, as suggested by historic map and aerial photograph evidence. There was a farmstead noted on the First Edition Ordnance Survey Map (see **Historic Maps**) in the south east of the site, but this is now demolished and all above ground remains have been removed.
- 4.45 The site has a high potential for archaeological remains from these two periods, albeit almost certainly of 'low value', i.e. field boundaries, plough soils and the localized remains of a Victorian farmstead.

Undated

- 4.46 There are two previously identified undated assets recorded on the Oxfordshire HER within the site, and there are a further two within the study area.
- 4.47 In the north west of the site, an archaeological evaluation (**EOX1936**) identified two undated gullies.
- 4.48 The other undated and undesignated asset recorded within the site refers to an archaeological evaluation (**EOX103**), which located possibly as many as 17 undated ditches and gullies, with a further seven possible pits and one possible post hole. It should be noted that the origin of many of these is uncertain and some, if not most, may be the result of geology or animal disturbance, rather than archaeological activity.
- 4.49 An archaeological evaluation in 2011 (**EOX3266**) located a ditch c.50m north of the site, which, whilst an exact date was not established, was thought to at least pre-date the post-medieval period.

- 4.50 An archaeological feature, which may either be a pit or a tree throw, was located by archaeological evaluation (**EOX1939**) c.110m west of the site. It was sealed beneath medieval deposits.
- 4.51 Although the locations of several undated features in the north west and south east of the site demonstrate an archaeological potential within it, without any dating evidence these could originate from any of the prehistoric to modern periods. Also, as mentioned above (Paragraph 4.47), many may in fact be the result of natural processes, rather than archaeological activity and could well be of little or no significance.

Previous Archaeological Investigation

- 4.52 In addition to those investigations mentioned above, one additional archaeological investigation has taken place within the study area. The archaeological investigations within the site are discussed below (see **Site Investigations**).
- 4.53 In 2005, Oxford Archaeology conducted an evaluation in advance of building construction (**EOX1522**), c.525m north of the site. No archaeological evidence was located.

Early Maps

- 4.54 The earliest assessed map to show the site and the surrounding area is the Launton Parish Map of 1607 (not reproduced here). This depicts only the part of the site within the Launton parish boundary, roughly comprising those fields south east of the brook and not including the fields which are today directly adjacent to Gavray Drive. This map depicts the land within this part of the site as divided into 12 fields, all of which were thin strip fields aligned north west-south east. The names of the owners and sizes of the fields are annotated on this map, but no further information is included. A trackway entered the site from the north east, leading from Launton village, and branched out to form an 'H-shaped' arrangement of trackways within the boundary.
- 4.55 The part of the site which lies on the north west side of the brook is first depicted on 'A *New Map of the Two Manors of Bicester Market-End and Kings-End e&c*' dated 1753 (see **Plan EDP 2a**). This depicts the land divided into 22 strip fields, which conform to the arrangement of ridge and furrow earthworks noted on aerial photographs. The area of land directly adjacent to the brook appears to have been 'waste'.
- 4.56 The Plan of the Parish of Launton c.1814 (see **Plan EDP 2b**) shows a continuation of the trackway arrangement shown on the Launton Parish Map of 1607, although some field boundaries had been rearranged, resulting in this part of the site being divided into 10 fields. The Launton Tithe Map of 1850 (not reproduced here) only shows three of these fields and part of the internal trackway, but it does demonstrate that these fields remained of the size and layout depicted on the map of 1814.

- 4.57 The 1st Edition Ordnance Survey (OS) Map of 1881 (see **Plan EDP 3**) depicts all of the land within the site boundary. It is shown as comprising 19 fields and a farm complex named 'Frogley's Farm', as annotated on later OS editions. There are some alterations to the farmyard layout on subsequent OS editions, but this complex can be characterized as consisting of a U-shaped farm range with outlying structures, including a well. By 1984, all but one building of this complex had been demolished, with the remaining structure removed soon afterwards.
- 4.58 Later editions of the OS maps (not reproduced here) show some minor boundary rearrangement in the south west of the site, but the basic layout remained much the same as that depicted on the 1st Edition OS map.
- 4.59 These assessed maps demonstrate that the site was in agricultural use throughout the 17th to 20th centuries. They also demonstrate that it has the potential to contain remains related to a non-extant Victorian farm complex, locally in the south – south east.

Secondary Sources

- 4.60 The available secondary sources do not provide any evidence for the presence of previously unrecorded archaeological remains of significance within the site. Indeed, they provide little evidence for its early history.
- 4.61 The history of the town and parish of Bicester is recorded in the Oxfordshire Victoria County History (VCH 1959). Within the parish of Bicester, Iron Age and Roman settlement is historically recorded in the south, but the current town was established by the Anglo-Saxons, further north.
- 4.62 It is possible that the part of the later town, which lay on the north side of the River Bure, was fortified by Edward the Elder and served as part of the defensive line of mid-late Saxon burghs. The Domesday Book (1086) records the manor as being held by Richard D'Oilly in the decades following the Norman Conquest.

Aerial Photographs

- 4.63 A total of 39 vertical and 36 oblique aerial photographs, covering the site and its immediate environs, were identified within the collection maintained by English Heritage at the English Heritage Archive in Swindon.
- 4.64 The available images span the period from April 1946 to July 1995 and add detail to the land use and development sequence shown on those historic maps available at the Oxfordshire Record Office.
- 4.65 The photographs confirm the presence of ridge and furrow earthworks within the site and the use of the land within the boundary for agriculture throughout the 20th century.

They also enhance the understanding of the pre-enclosure landscape, which is discussed in greater detail below. No archaeological remains beyond those described above are visible within the site on the available photographs.

Site Walkover

- 4.66 The site was visited in September 2013 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.
- 4.67 In the west of the site some fields were only partially accessible and a few were not accessible at all. This was due to dense unmanaged undergrowth, including substantial areas of blackberry bushes, which prevented progress into certain parts.
- 4.68 Extant ridge and furrow earthworks, and two possible headland deposits, were noted at the south east end of the site. It appears that these represent only a limited survival of a once more extensive ridge and furrow system, the remainder, noted on historic maps and aerial photographs, having been removed by modern ploughing; a testament to the heavy impact of this form of cultivation.
- 4.69 Only a small section of the internal trackway, noted on historic maps in the south east of the site, was accessible, as most of this was overgrown. It consists of a wide flat surface flanked by shallow ditches and hedgerows. No other features of archaeological interest were noted within the site.

Site Investigations

- 4.70 Between 1997 and 2005, a total of three archaeological fieldwork investigations were conducted in concentrated areas of the site.
- 4.71 In 1997, Oxford Archaeology conducted an archaeological trial trench investigation in the south east of the site (**EOX103**). A total of 19 trial trenches were excavated.
- 4.72 These trenches identified multiple undated ditches, gullies, pits and a post hole, some or most of which may be the result of natural processes. The evaluation also identified a probable Roman enclosure ditch and other amorphous features from this period. Anglo-Saxon pottery was recovered from the topsoil and some possible natural features. This type of pottery is rare for the area, but the sherds cannot be linked to any definite *in situ* archaeological deposits.
- 4.73 In 2005, CPM commissioned a magnetic susceptibility and gradiometer survey covering 16.25ha of the site (**EOX2160**). No archaeological features were identified, although it was considered to be possible that underlying alluvial deposits mask the site.

- 4.74 In 2005, Cotswold Archaeology conducted an archaeological trial trench investigation in the north west of the site (**EOX1936**). This investigation consisted of ten trial trenches which located one Iron Age pit, two undated gullies and a post-medieval stone spread. It was noted that modern ploughing had heavily truncated the remains. The investigation concluded that the site has a low archaeological potential.
- 4.75 On the basis of this information, it appears firstly that the site does not contain any substantial or extensive archaeological deposits. Secondly, the most likely types of archaeological remains to be encountered are 'low value' agricultural remains; i.e. boundary ditches, ephemeral pits, etc. Thirdly, modern ploughing has heavily impacted the archaeological record, particularly in the north west of the site.

Previous Consultation

- 4.76 In 2004, a specification for phased archaeological investigation of the site was produced by EDP in consultation with the local authority's archaeological advisor (OCC). Through this, a robust methodology for the completion of mitigatory works in advance of and during construction was agreed.
- 4.77 Further consultation with Richard Oram in 2011 determined that, despite the age of the agreed archaeological mitigation strategy, it still presented an appropriate and acceptable approach to the known and potential remains within the site.

Section 5 Historic Landscape Character

Introduction

- 5.1 The site is bounded and subdivided by a series of hedgerows, including one that marks the boundary between the parishes of Wretchwick (no longer in existence) and Launton. It also contains the remains of ridge and furrow earthworks and a trackway.
- 5.2 The following section evaluates the age, rarity and survival of the component parts of the contemporary landscape within the site.
- 5.3 This assessment utilises information gathered from historic maps, aerial photographs and the previous study conducted by the Oxford Archaeological Unit (OAU) on the south east portion of the site (OAU 1997).

Ridge and Furrow

- 5.4 The aerial photograph analysis demonstrates, through cropmarks and earthworks, the once extensive survival of ridge and furrow across the site.
- 5.5 The only area not included within cultivation appears to be the land adjacent to and either side of the brook which divides the site. This may have been because the ground was waterlogged or liable to flooding, and thus inappropriate for arable crops. This area is shown as being waste on the map of 1753 (see **Plan EDP 2a**).
- 5.6 Historic maps from 1607 (not reproduced here) and 1753 (see **Plan EDP 2a**), and the aerial photographs, appear to suggest that the land underwent piecemeal enclosure which respected the earlier medieval open field arrangements. Based on this evidence, the site likely comprised as many as seven furlongs arranged possibly within three open fields. Except for two furlongs in the far north west end of the site, all of the ridge and furrow appears to be aligned north west – south east.
- 5.7 At least one headland deposit was identified by the site walkover and previous investigation (OAU 1997. 7). One additional possible headland deposit was also noted. These were later utilised as trackways aligned roughly north east-south west.
- 5.8 The exact date of the ridge and furrow is uncertain, but the earthworks can be broadly characterised as 'medieval', as suggested from evidence gathered by archaeological evaluation in the south east of the site (OAU 1997. 21).
- 5.9 The areas of extant ridge and furrow, and headlands, as noted on a site walkover in September 2013, are shown on **Plan EDP 4**. In the north west of the site, modern ploughing has entirely removed all above ground traces of these earthworks. Better

survival is noted in the central south-east part of the site, although in places the remains are heavily truncated and are the residual remains of larger furlongs. It is estimated that less than half of the ridge and furrow earthworks have survived modern disturbance.

Trackways

- 5.10 Internal trackways, in the south east of the site, form an 'H-shaped access arrangement which is linked to the village of Launton. The south eastern-most of these trackways utilises a former headland deposit as does, possibly, the north western-most. Cartographic sources demonstrate that these trackways were in existence by at least the 17th century and are probably linked to post-medieval enclosure.
- 5.11 These trackways are now heavily overgrown with scrub. The north eastern-most consists of a wide flat surface with shallow flanking ditches and associated hedgerows. The remaining two alignments could not be accessed, but in places it was seen that the tracks have not been entirely overgrown. One section of track, on the centre north edge of the site, is no longer extant.

Hedgerows

- 5.12 The earliest hedge boundaries represented in cartographic sources are in the south east of the site and are depicted on a map of 1607, where one of which marks the Launton/Wretchwick parish boundary.
- 5.13 These hedges divide the south east of the site into irregular sized strip fields, mirroring the older furlongs. They also demonstrate that the land adjacent to the brook, which had previously been waste and not cultivated, was reclaimed and in use for agriculture by the 17th/18th century. This is based on the fact that as the hedge boundaries extend beyond the limits of the ridge and furrow to the edge of the brook.
- 5.14 Later 19th century modification of this field system saw the removal of some 17th and 18th century hedgerows to create larger enclosures.
- 5.15 The earlier hedgerows mirroring the ridge and furrow arrangement and the irregularity of field size are all suggestive of piecemeal enclosure of medieval open fields through informal exchange of landholdings.
- 5.16 There are a total of 14 hedgerows shown on the Launton Parish Map of 1607, of which twelve survive. The single additional hedgerow shown on the 1753 map of Bicester does not survive. A hedgerow depicted on the Parish Map of Launton of c.1814 remains, as does one of the two additional hedgerows first shown on the First Edition Ordnance Survey map of 1881.

Other Historic Features

- 5.17 A Victorian farmstead, noted as Frogley's Farm on the 25" to 1 mile 1st Edition Ordnance Survey Map of 1881 (not reproduced here), was situated within the south east of the site. A description of the form and development of this complex is included above (see **Historic Maps**). This farmstead is now demolished and no remains connected to it were noted during the site walkover.

Historic Landscape Value

- 5.18 Currently there is no publicly accessible historic landscape character study for the area of Bicester, or indeed for Oxfordshire. However, an assessment of the rarity and value of this landscape can be ascertained by a review of other adjoining midland counties, namely Warwickshire and Worcestershire.
- 5.19 Using the categorisation and terminology of the Warwickshire Historic Landscape Characterisation Report (WCC 2010), the contemporary landscape at Gavray Drive can be characterized as follows:
- Late medieval/early post-medieval to modern irregular (piecemeal) enclosure, including *'enclosure patterns created through the amalgamation of fields since the OS 1st edition mapping'* (ibid. 75).
- 5.20 Irregular enclosure is recorded as comprising roughly 20.71% of the total Warwickshire landscape and, therefore, can be considered a common landscape type (ibid. 75).
- 5.21 Although no report exists for the Worcestershire Historic Landscape Characterisation project, previous consultation with the Worcestershire Historic Environment Officer regarding the rarity of piecemeal enclosed land has established that *'piecemeal enclosure is a common field type in Worcestershire, which survives in both original and altered form'* (Mindykowski 2012 pers. comm.).
- 5.22 The earliest elements of the landscape; the ridge and furrow earthworks; have suffered heavily from the attrition of modern ploughing, but the layout of the post-medieval piecemeal enclosure field system has survived relatively intact.
- 5.23 The 'time depth' can best be appreciated in the central south eastern part of the site, where the ridge and furrow survives and historic, albeit now inaccessible, trackways preserve earlier headland deposits. In this area 17th-19th century hedgerows, which respect the ridge and furrow arrangement, also survive well.
- 5.24 The remainder of the site has lost its ridge and furrow earthworks, leaving only 17th century or later enclosure hedgerows. This applies particularly to the land north west of the brook and those fields directly adjacent to the brook in the south east of the site.

- 5.25 Other areas, especially those fields in the south east of the site which are directly adjacent to the A4421, Gavray Drive and the Birmingham to London railway line, have been substantially overgrown with self-seeded trees and undergrowth. This has resulted in the overgrowth of the hedgerows and has changed the nature of the site from open agricultural land to scrubland. In these peripheral areas of the site very little can be appreciated of the historic landscape form.
- 5.26 The demolition and removal of Frogley's Farm has removed a key human aspect of the landscape. This lessens the appreciation of the purpose of the historic paths and field entrances, which once facilitated access from this farm complex. It has also removed an appreciation of the socio-economic restructuring of land organisation from the medieval/post-medieval communal system to the Victorian/modern system which concentrated power in the hands of individual farmers.
- 5.27 This restructuring would once have been demonstrated on the site by the shift of land management from the community at Launton, north east of the site and reflected by historic trackways which still link it to this settlement, to the Victorian farmer, located at Frogley's Farm, to the south west. With the loss of the farmstead, this shift in focus from community to individual is less obvious in the contemporary landscape.
- 5.28 In summary, only the 'time depth' of a small portion of the site can be appreciated, the majority being adversely impacted by modern ploughing and unmanaged plant growth. Where the 'time depth' can be appreciated it reflects a pattern of piecemeal enclosure which is common in comparative midland counties. Therefore, the overall historic landscape value of the site in its current form can be determined as being low/local.

Section 6 Conclusions

Designated Assets

- 6.1 This archaeological and heritage assessment concludes that the site does not contain any scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and against development.
- 6.2 One scheduled monument, 12 listed buildings (not including those within the Bicester Conservation Area) and one conservation area are however located in the wider study area. This report determines that, due to modern development to the north west, north east and south west, including railway embankments and industrial warehouses, the site does not form part of their setting or contribute to their significance as heritage assets.

Undesignated Assets

- 6.3 Previous archaeological investigations on the site, conducted between 1997 and 2005, have established the presence of prehistoric, Roman and post-medieval/Georgian *in situ* deposits and artefactual finds dating from the early medieval period. None of these finds suggest substantial surviving remains.
- 6.4 The site is situated within c.250m of prehistoric and Roman settlement sites to the north east and south west. Although a total of 29 archaeological trial trenches have been excavated across the site, the only remains identified within it from these periods are an Iron Age pit, some amorphous features containing Roman pottery and a Roman boundary ditch on the north east edge of the site, which did not extend further into it. Therefore, the site was either situated within the agricultural hinterlands between surrounding settlements or archaeological deposits from these periods have been truncated or removed by later ploughing. Regardless, the site has a moderate potential to contain below ground archaeology from these periods, albeit most likely truncated remains related to agricultural regimes.
- 6.5 In the south east of the site, Anglo-Saxon pottery was recovered from the topsoil and features which may have been natural hollows or tree throws. Although this pottery is rare for the area, these sherds were not linked with any definite *in situ* archaeological deposits. Therefore, the site has a low potential for deposits from this period, but a moderate potential for unstratified artefactual finds.
- 6.6 The site was most likely used as agricultural land throughout the medieval-modern periods, as evidenced by early maps, aerial photographs and the evidence for ridge and furrow earthworks. The historic maps also demonstrate that a Victorian farm was once situated in the south east of the site, although this has now been demolished and all

above ground traces removed. Therefore, the site has a high potential for archaeology from these periods, although probably of 'low value'; i.e. boundary ditches, plough soils and localised remains of a Victorian farmstead.

- 6.7 The likely result of the long term ploughing of the site is that the best preserved pre-medieval archaeological remains will survive in localised pockets. Where the medieval ridge and furrow earthworks survive, the ridges have the potential to preserve *in situ* archaeology beneath, whereas the furrows and areas of modern ploughing will quite possibly be devoid of archaeology or, at best, seal heavily truncated negative features.
- 6.8 An appropriate investigation strategy to mitigate the potential impact on these archaeological remains has been agreed with the local authority's archaeological advisor (OCC), Richard Oram. This agreement does not foresee preservation *in situ* of any archaeological remains.

Historic Landscape Character

- 6.9 The historic landscape character of the site can be characterised as irregular (piecemeal) enclosure, which has formed and evolved from the medieval to Victorian periods. The medieval fields of ridge and furrow were enclosed as early as the early post-medieval period (c.1607), with hedgerows added and removed in the 18th-19th centuries. The site was linked to the village of Launton by trackways which still exist today. A Victorian farm was situated in the south east of the site and was linked to the fields within the site by pathways and hedged entrances.
- 6.10 The site has undergone multiple impacts, the most severe of which have occurred in the modern period. The majority of the site has undergone modern ploughing which has removed over half of the ridge and furrow earthworks. Certain early field boundaries, particularly from the 17th century, have been removed, as have all traces of the Victorian farm. The trackways remain largely unaltered.
- 6.11 The lack of grassland management has allowed certain areas of the site to become overgrown scrubland, including the establishment of self-seeded trees.
- 6.12 These impacts have resulted in only a small area of the site preserving its 'time depth', that is to say, sufficient fabric from the medieval period onwards to allow an appreciation of the development and changing organisation of the landscape. The majority of the site has lost key elements of its fabric, such as ridge and furrow and the Victorian farm, thereby removing the sense of 'time depth' and allowing only a partial appreciation of the historic landscape.
- 6.13 Where undergrowth and trees have been allowed to spread because of an absence of agricultural management, the open fields have become scrubland and the hedgerows have become blurred with the undergrowth. Where this has occurred there is little to no appreciation of the historic landscape's character/value.

- 6.14 Although no publicly accessible historic landscape character data exists currently for Oxfordshire, it is noted that irregular enclosure is a common form of landscape in the comparable counties of Warwickshire and Worcestershire adjacent. Therefore, the site possesses low/local historic landscape value, even where it is best preserved.
- 6.15 It should be borne in mind that the historic landscape character was not a reason for refusal or a key consideration in determining the planning application previously.

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Section 7 Bibliography

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List of Consulted Maps

Launton Parish Map, 1607

A new map of the Two Manors of Bicester Market-End and Kings-End e&c, 1753

Plan of the Parish of Launton, c.1814

The First Edition Ordnance Survey Map, 1881

The Second Edition Ordnance Survey Map, 1900

The 1923 Edition Ordnance Survey Map

The 1938-1952 Edition Ordnance Survey Map

The 1955-1958 Edition Ordnance Survey Map

The 1970 Edition Ordnance Survey Map

The 1984-1996 Edition Ordnance Survey Map

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Plans

- Plan EDP 1** Known Heritage Assets
(EDP124/84a 21 October 2014 DB/MM)
- Plan EDP 2** Extracts from a) A New Map of the Two Manors of Bicester (c.1753) and b) A Plan of the Parish of Launton (c.1814)
(EDP124/85a 21 October 2014 DB/MM)
- Plan EDP 3** Extract from First Edition Ordnance Survey Map (1881)
(EDP124/86a 21 October 2014 DB/MM)
- Plan EDP 4** Historic Landscape Character
(EDP124/87a 21 October 2014 DB/MM)

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