



**Land at Bolton Road, Banbury,  
Oxfordshire, OX16 0TH –**

**Archaeological Desk-Based  
Assessment**

**Planning Issues Ltd**

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## Executive Summary

Ecus Ltd was commissioned by Planning Issues Ltd in October 2021 to prepare an archaeological desk-based assessment to inform a planning application for land at Bolton Road in Banbury, Oxfordshire.

The proposals for the Site are for demolition of existing building and redevelopment to form retirement apartments including communal facilities, access, car parking and landscaping.

The Site is located within the extent of the medieval town of Banbury and is likely to have been developed from the thirteenth century onwards. Historic mapping indicates that the Site remained in residential use until the mid-twentieth century. Subsequently the majority of the post-medieval buildings, excluding the Grade II Listed Trelawn (NHLE: 1046925), have been demolished and the area within the Site redeveloped.

It is anticipated that the Site will have been subject to a degree of previous disturbance as a result of the redevelopment of the Site during the 1970s and 1980s. Despite this, it is considered that the Site has the potential to contain archaeological remains associated with the medieval and post-medieval settlement of Banbury. The proposed redevelopment has the potential to impact on these archaeological remains, if present.

Further archaeological investigation may be required to establish the archaeological potential of the site and the significance of any potential archaeological remains. A programme of trial trench evaluation is suggested.

It is considered that this assessment provides sufficient information regarding the archaeological potential of the Site and that any further archaeological work could be carried out post-determination in accordance with Paragraph 194 of the National Planning Policy Framework.

The need for, and scope of, any further archaeological works should be agreed through consultation with the archaeological advisor to the Local Planning Authority.

This assessment has been commissioned to focus solely on archaeology and therefore does not discuss the proposals with regard to built heritage or Banbury Conservation Area. This has been provided in a separate Heritage Statement produced as part of the planning application by Ecus Ltd in December 2021.

# 1. Introduction

## 1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues Ltd in October 2021 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for land at Bolton Road in Banbury, Oxfordshire (hereafter 'the Site'). The Site is centred on National Grid Co-ordinate 445427, 240739 (Figure 1).

## 1.2 The Site

1.2.1 The Site is located within the market town of Banbury situated on the River Cherwell in Oxfordshire. The Site is located approximately 100 m north west of the town centre.

1.2.2 The Site measures c. 4,900 square metres in extent and is irregular in shape. The Site is bound to the north by Castle Street, to the east by Bolton Road and to the west by North Bar Street (A361). The central and western extent of the Site is currently occupied by a large two storey warehouse building constructed of brick with associated hard surface car park and access to the east and south (Plates 1-3). The car park is enclosed from its surrounds by a brick wall and railings.

1.2.3 The Site is bounded to the south east by a commercial building and to the south by residential development. Although located outside of the Site boundary, no. 34 North Bar Street is enclosed and connected to the existing buildings within the Site. This building, also known as Trelawn, is Grade II Listed (National Heritage List for England (NHLE): 1046925).

1.2.4 The Site gently slopes towards the north and north west and lies between approximately 95 m and 100 m above Ordnance Datum. The car park within the eastern extent of the Site is located at a higher level than Castle Street. The underlying geology of the Site is mapped as mudstone of the Charmouth Mudstone Formation with no recorded superficial deposits (British Geological Survey (BGS) 2021).



Plate 1: View towards the Site from Bolton Road



**Plate 2: View towards the Site from northern side of Castle Street**



**Plate 3: View towards the Site from the north west**

### **1.3 Consultation**

- 1.3.1 Pre-application advice was sought from Cherwell District Council prior to the submission of the planning application for the Site. In their response (App ref. 21/02881/PREAPP) dated 16 November 2021 reference was made to the historic environment. The comments included with regard to buried archaeology were informed by a consultee response from the Planning Archaeologist, Richard Oram, dated 9 September. The Planning Archaeologist noted that:

*The site is located in an area of archaeological interest within the medieval core of the town immediately south east of the site of the North Bar, originally built around*

*the C13th and one of 5 gates around the town. Little formal archaeological investigations have been undertaken in this part of Banbury although a series of medieval walls and a possible oven were recorded during an evaluation 118m south east of the proposed site.*

*A C16th house is recorded on the site which stood until 1979. A number of other buildings were recorded on the site on early OS maps and archaeological remains related to these houses could survive below the current buildings.*

*This application has therefore the potential to impact on archaeological remains associated with the medieval and early post medieval development of the town.*

*An archaeological desk-based assessment will need to be submitted along with any planning application for the site in line with the National Planning Policy Framework (NPPF 2018) paragraph 189. This assessment will need to be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for desk-based assessments including the submission of an appropriate written scheme of investigation to agree the scope of the assessment.*

## **1.4 Aims and Objectives**

1.4.1 The purpose of this ADBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the archaeological resource within and surrounding the Site in order to formulate:

- An assessment of the potential for heritage assets to survive within the area of study;
- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.

1.4.2 It should be noted that the scope of this report is confined to below-ground archaeological remains only. The potential impacts of the proposals on built heritage including Conservation Areas is provided in an accompanying Heritage Statement produced by Ecus Ltd in December 2021. It is recommended that both documents be read in conjunction with each other.

## **1.5 Regulatory and Policy Context**

1.5.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.



## 2. Methodology

### 2.1 Consultation

2.1.1 Whilst Ecus were commissioned in October 2021 for the production of an ADBA, consultation (via email) with the Planning Archaeologist to Cherwell District Council was sought, via email, on the 19 November 2021 on the scope and methodology. Following submission and response to this email, a Written Scheme of Investigation (WSI) for an ADBA was submitted via email to the Planning Archaeologist on the 2 December 2021 and approved on the 3 December 2021. This ADBA has since been prepared in accordance with the approved WSI.

### 2.2 Standards

2.2.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
  - *The Historic Environment in Local Plans* (2015a);
  - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
  - *The Setting of Heritage Assets* (2017).
- Historic England's *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage* (2019);
- Historic England's *Management of Research Projects in the Historic Environment* (MoRPHE; 2015c);
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (ClfA, 2019);
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020);
- Oxfordshire County Council's *Archaeological Desk-Based Assessment: Advisory Document*; and
- Ecus Ltd Land at Bolton Road, Banbury, Oxfordshire, OX16 0TH Written Scheme of Investigation for an Archaeological Desk-Based Assessment (2021).

### 2.3 Scope of Assessment

2.3.1 The initial step of the ADBA process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme. This is informed through a desk-based study and site visit.

2.3.2 The spatial scope of the assessment was defined by a 250 m study area around the Site to inform for designated heritage assets and Oxfordshire Historic Environment Record (OHER) data.

2.3.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to inform a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), Historic England Research Records, NMR Excavations Index and Church Heritage Records;
  - The OHER, comprising a database of all recorded archaeological sites, findspots, and archaeological events within the county;
  - Historic manuscripts and maps held at the Oxfordshire History Centre and available online;
  - Historic England' Archive aerial photography data and review of aerial photography online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
  - Historic England's Aerial Archaeology Mapping Explorer;
  - Google Earth imagery;
  - British Geological Survey (BGS) data for borehole records;
  - Defence of Britain archive;
  - Portable Antiquities Scheme (PAS);
  - Relevant primary and secondary sources; and
  - A site visit undertaken in November 2021.
- 2.3.4 All of the spatial data held by the OHER for the study area was requested, assessed and analysed as part of this assessment. Whilst all data obtained from the OHER was reviewed as part of this assessment, the majority of data records are not illustrated on the accompanying figures as they replicate the designated heritage assets and these are addressed in a separate Heritage Statement produced by Ecus Ltd.
- 2.3.5 As specified in the WSI produced for this ADBA, OHER data was uploaded into ArcMap, processed and assigned an ID number as outlined in Section 3. LiDAR imagery obtained from the Environment Agency was processed in QGIS in line with Ecus' LiDAR guidance document and a Relief Visualisation Toolbox (RVT) used to process the data. This is an independent application for the visualisation of elevation models and does not require external software. The RVT was used to input the data files, batch process with the highest resolution and fuse visualisations. Visualisations reviewed for determining whether buried archaeology was present in the Site included: hillshade, hillshade from multiple directions, slope gradient, simple relief model and multi-scale relief model.
- 2.3.6 The site visit was undertaken in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance, ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another.
- 2.3.7 The site visit was undertaken in clear dry weather conditions with good visibility.
- 2.3.8 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section (Section 6) of this report.

#### ***Assumptions and Limitations***

- 2.3.9 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the OHER represents a record of a wide range of information derived

from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.3.10 Whilst archival material was consulted in person at Oxfordshire History Centre and via online sources, there may also be other material held in private collections, local repositories and the National Archives, which was not possible to view these as part of the assessment.
- 2.3.11 All Ordnance Survey (OS) mapping obtained as part of the assessment is provided in Appendix 4.
- 2.3.12 Due to the character of the Site and its location within a built up area, a review of LiDAR imagery available from the Environment Agency did not provide any new information about the archaeological potential of the Site. The available imagery illustrated the extent of previous disturbance and presence of existing built form. It has not been reproduced as part of this assessment or discussed in any further detail.
- 2.3.13 No Defence of Britain Archive or PAS data is located within the Site or its immediate vicinity. Historic England Research Records, NMR Excavations Index and Church Heritage Records broadly corresponded with the information held by the OHER.
- 2.3.14 Historic England's Aerial Archaeology Mapping Explorer provided no further information about the Site. The OHER has confirmed that there is no National Mapping Programme (NMP) data relating to the Site.
- 2.3.15 Whilst available geotechnical investigation was utilised for the purpose of this assessment, and is discussed in further detail in Section 3, no recent work is known to have been undertaken within the Site.
- 2.3.16 A site visit was undertaken as part of this assessment to identify any potential archaeological remains. Despite sufficient access being afforded to the Site, observations are limited since there is the potential for archaeological remains to survive below-ground with no surface indications.

## 2.4 Assessment of Significance

- 2.4.1 The National Planning Policy Framework (NPPF 2021) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF 194).
- 2.4.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):
  - **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
  - **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
  - **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with*

*historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.4.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection, selection guides published by Historic England, and regional research agendas.

2.4.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

**Table 1: Criteria for determining the significance of heritage assets**

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

### 3. Historic Environment Baseline

#### 3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed redevelopment, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's GPA3 (2017) an outline assessment of the historic and archaeological baseline was undertaken to identify the archaeological potential of the Site and assess which could be affected the proposed redevelopment.
- 3.1.3 The following section should be read in conjunction with figures:
- Figure 2: Designated Heritage Assets. The assets are referenced by their NHLE entry number in the text;
  - Figure 3: Oxfordshire HER Monument data. The OHER records are assigned an ID number which is bolded within the text for ease of reference;
  - Figure 4: Oxfordshire HER Event data. Where referred to in Section 3.3 the OHER event number is also provided; and
  - Figure 5: Extract from the Banbury Tithe Map (1852).
- 3.1.4 Gazetteers of designated heritage assets, OHER records and previous archaeological investigations are provided in Appendix 2.

#### 3.2 Previous Investigations

##### *Archaeological*

- 3.2.1 There have been no previous archaeological investigations within the Site. The OHER records a total of 22 previous archaeological investigations within the study area comprising a mixture of intrusive, non-intrusive, and desk-based projects. Where relevant, the findings of these investigations is discussed below.

##### *Geotechnical*

- 3.2.2 There are records of four boreholes which were drilled in 1981 within the Site (BGS 2021). Three of these were located within the footprint of the current building and recorded a depth of 1.5 m of made ground overlying natural clays. The fourth borehole, located in the south east corner of the Site, recorded 0.5 m of made ground overlying natural clay.

#### 3.3 Historic and Archaeological Baseline

##### *Prehistoric and Romano-British*

- 3.3.1 Prehistoric activity within the study area is restricted to two findspots (**1-2**) located approximately 200 m south and east of the Site respectively. The findspot to the south of the Site (**1**) comprised two fragments of flint dated to the Neolithic whilst the findspot to the east (**2**) comprised an assemblage of flint including a leaf-shaped arrowhead and a blade. The assemblage was dated to the Neolithic and Bronze Age.
- 3.3.2 The only identified archaeological features dating to the Romano-British period within the study area were excavated during a watching brief (EOX6027; John Moore Heritage Services 2016) approximately 215 m south of the Site. The features comprised ditches (**28**) which were interpreted as being part of a field system or enclosure and the remains fit in with the known Romano-British activity within the wider Banbury area (*ibid*; Allen et al 2016).

- 3.3.3 The OHER also records the findspot of three Roman coins (**3-5**) with the study area. These were recovered approximately 215 m south, 225 m west, and 245 m east of the Site respectively. Two of the coins date to the mid-third century whilst the third was undated.

#### ***Early Medieval and Medieval***

- 3.3.4 The settlement of Banbury was established during the early medieval period. The place name contains an Old English personal name and 'burh' and can be roughly translated as 'stronghold of a called Ban(n)a' (Mills 2011). It is suggested that the settlement originated in the fifth century (VCH 1972) and during the seventh century Banbury had become the centre of a large ecclesiastic estate (Cherwell District Council 2018). Within the study area, approximately 140 m east of the Site, a series of gullies dating to the later early medieval period were identified during archaeological excavations (**6**). The gullies were interpreted as representing a series of property boundaries and were truncated by twelfth or thirteenth century activity.
- 3.3.5 By the Domesday survey of 1086, Banbury was a moderately large settlement with a recorded population of 135 households under the lordship of the Bishop of Lincoln (Palmer and Powell Smith 2016). The influence of the Bishopric of Lincoln had a significant impact on the development of Banbury during the medieval period. The Bishop was responsible for the construction of Banbury Castle (**10**) in the mid-twelfth century, and the laying of the medieval burgage plots which defined properties within the town during the twelfth and thirteenth centuries. The medieval church was located in broadly the same location as the current eighteenth-century Church of St Mary (Grade I Listed Building; NHLE: 1369519) which replaced its medieval antecedent due to structural issues with the medieval church tower.
- 3.3.6 The boundaries of the borough were marked by a series of five toll gates, although the town itself was not walled. The North Bar (**9**), established in the thirteenth century, marked the north western extent of the town and was located approximately 20 m north west of the Site prior to its demolition in 1817.
- 3.3.7 Archaeological evidence from the study area details the development of the medieval town. Excavations within the footprint of the castle recovered earlier, eleventh century pottery (**8**). Further archaeological work has identified burgage plots from the twelfth and thirteenth centuries (**7, 11, 13, 28**; EOX834, EOX3267, EOX6027) and has demonstrated that the original plots were later subdivided as the population of the medieval town grew and prospered.
- 3.3.8 The Site is located within the north west extent of the medieval town in close proximity to the North Bar toll gate. The OHER records the former location of a house, dating to the mid-sixteenth century (**12**), which formerly stood within the south west of the Site. The house had been significantly altered and sub-divided prior to its demolition in 1979. The Site is likely to have been part of the later, thirteenth century, expansion of the town of Banbury following the initial laying out of burgage plots in the twelfth century in the land between the castle and the church.

#### ***Post-Medieval and Twentieth Century***

- 3.3.9 Despite the Parliamentary sympathies of the town, the castle became a Royalist garrison during the Civil War of the mid-seventeenth century. The castle was subject to two Parliamentary sieges and was subsequently slighted. Excavation in the vicinity of the castle revealed burials which have been tentatively linked to the civil war garrison (**19**).
- 3.3.10 The destruction of the Civil War, combined with a fire earlier in the seventeenth century, offered an opportunity for significant redevelopment of the medieval town during the early post-medieval period. The historic core of Banbury contains many

buildings dating to the post-medieval period, and their overall heritage significance is recognised through the designation of the Banbury Conservation Area.

- 3.3.11 The OHER records several post-medieval industries within Banbury including two breweries (**24**, **26**), a dye works (**17**) and a saw mill (**25**). The Oxford Canal (**27**), designed by the noted canal engineer James Brindley, was opened in sections between 1774 and 1790 and provided additional transport links to the post-medieval town. Further transport links were provided by the railway which arrived in Banbury in 1850 and the town was served by two lines.
- 3.3.12 Archaeological excavations within the study area have revealed remains associated with the post-medieval town including a well (**23**; EOX816), a cellar (**16**; EOX3268), and boundary ditches and pits (**15**; EOX1996).
- 3.3.13 The Site would have continued to form part of the town of Banbury throughout the post-medieval period. During the early nineteenth century the Grade II Listed Trelawn (NHLE: 1046925) was constructed adjacent to the west of the Site.
- 3.3.14 The county maps produced in the seventeenth and eighteenth century do not show the Site in any detail. Jeffrey's Map of Oxfordshire (not reproduced), produced between 1766 and 1767 shows the rough street plan of the eighteenth century town. Similarly, later county maps also show the street plan without detailing the Site. The first map, identified for this assessment, which details the Site is the 1852 Tithe Map (Figure 5). The Site is depicted as being split between eight land parcels which are listed in the tithe apportionment as gardens and a bowling green (Table 2).

**Table 2: Extract from Banbury Tithe Apportionment**

Parcel	Description	Cultivation	Occupier	Landowner
130	Garden	Garden	William Floyd	James Danby
131	Garden	Garden	William Floyd	Samuel Glaze
132	Garden	Garden	Samuel Glaze	Samuel Glaze
133	Garden	Garden	Robert Cockerill	Harris and Co
134	Garden	Garden	Clement Bromley	Mary Ann Hawkins
139	Garden	Garden	Charles Page	Charles Page
140	Bowling Green	Garden	Charles Page	Charles Page
141	Garden	Garden	Elizabeth Beesley	Elizabeth Beesley

- 3.3.15 The 1882 OS Town Plan shows the Site as developed by a series of residential properties lining North Bar Street, and Castle Street West, their associated outbuildings, and gardens. The eastern portion of the Site is partly taken up by the bowling green as recorded in the earlier Tithe Apportionment.
- 3.3.16 OS mapping from the early twentieth century depicts a gradual change in building layouts and reorganisation of property boundaries. By the publication of the 1966 OS map, the houses lining the south side of Castle Street had been demolished and an engineering works was recorded in the northern portion of the Site. The 1980 OS map depicts the realignment of Castle Street to form the northern boundary of the Site, and by the publication of the 1986 OS map the present commercial building had been constructed within the Site.
- 3.3.17 Subsequent OS maps from the late twentieth and early twenty-first century show little change within the Site.

### 3.4 Historic Landscape Character

- 3.4.1 The OHER records the Site as located within the Historic Urban Core character type within the Oxfordshire Historic Landscape Characterisation Project. It is considered that this characterisation is reflective of the historic character of the Site but does not reflect the change in use of the Site during the late twentieth century.

### **3.5 Summary of Previous Impacts**

- 3.5.1 The Site has been subject to a series of developments from at least the mid-sixteenth century onwards. The current status of the Site was the result of demolition of the former post-medieval buildings within the Site in the late 1970s and the construction of the current commercial buildings. The current building is thought to be constructed on a concrete slab foundation. It is considered that these phases of construction and demolition will have had a level of impact on any archaeological remains within the Site, if present, the depth of which is currently unknown.
- 3.5.2 The eastern portion of the Site is currently in use as a car park. The car park is situated on two levels with an access ramp and retaining wall between them. It is considered likely that some level of truncation of the Site has occurred during the establishment of the split level car park. A borehole, drilled in 1981, within the south east of the Site within the upper level of the car park, recorded 0.5 m of deposits overlying natural clay deposits. The lower level is over 1 m lower than this portion of the Site and it is therefore possible that this portion of the Site has been previously truncated down to the natural stratigraphy removing any archaeological remains.

### **3.6 Summary of Potential Heritage Constraints**

#### ***Designated***

- 3.6.1 The assessment undertaken above has identified no designated archaeological remains that would be directly affected or their heritage significance harmed by the proposed redevelopment.

#### ***Potential***

- 3.6.2 Based on the historic environment baseline presented above, the potential for archaeological remains is as follows:
- Negligible potential for prehistoric and Romano-British remains due to the general scarcity of such remains within the study area and later occupation of the Site. Any such remains are likely to comprise stray finds and would be of at most low heritage significance.
  - Low potential for early medieval remains associated with the settlement of Banbury. It is anticipated that the Site lies outside the extent of the early medieval settlement and any remains, if present, would have been impacted by later occupation. It is considered that such remains would be of up to medium heritage significance.
  - Moderate potential for medieval and post-medieval remains associated with the settlement of Banbury. It is anticipated that such remains would most likely comprise structural remains and property boundaries and, if present, would contribute to an understanding of the development of this part of Banbury. It is considered that such remains would be of low heritage significance.



## 4. Statement of Impact

### 4.1 Introduction

4.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to archaeological constraints.

#### ***Scheme Proposal***

4.1.2 Redevelopment of the Site comprises the demolition of the existing building and removal of associated infrastructure. The Site will be redeveloped for retirement living accommodation with associated services, car parking and access and landscaping.

4.1.3 The redevelopment will introduce a building, L-shaped in plan, within the northern and south western part of the Site. The building will be orientated to and setback from the roadside (Castle Street, Bolton Road and North Bar Street).

4.1.4 The principal building will also be set away from the Grade II Listed Trelawn (NHLE: 1046925) and the immediate surroundings of the Listed Building will be landscaped.

4.1.5 Access will continue to be afforded off Bolton Road to the south and the south east and southern part of the Site will be utilised for car parking. Footpaths will provide access to the building off Castle Street and North Bar Road.

4.1.6 Amenity grass will be located around the building and planting will be introduced. New boundary treatments, comprising metal railings with planting behind, will be introduced and an area of public realm will be introduced in the north western corner of the Site.

### 4.2 Assessment of Proposal

4.2.1 Any direct physical impact to archaeological remains within the Site, if present, would primarily result from groundworks associated with construction. Groundworks which are likely to affect the archaeological resource could comprise the following:

- Pre-construction impacts associated with demolition and ground investigation works;
- Construction groundworks, including stripping and excavation associated with the foundations;
- Ground reduction/landscaping; and
- Excavation of new service trenches and drainage (including soakaways), as required.

4.2.2 The abovementioned ground works and excavations in relation to the proposed redevelopment could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, resulting in the total or partial loss of significance of these assets.

4.2.3 It is considered that the Site has potential to contain archaeological remains, most likely associated with the medieval and post-medieval settlement of Banbury. It is anticipated that the redevelopment of the Site in the 1970s and 1980s will have resulted in some level of impact to archaeological remains if present, the depth of which is currently unknown.

4.2.4 Effects on the archaeological resource would occur during the construction phase of the proposed redevelopment. It is considered there would be no effects during the lifespan of the development.

## 5. Conclusion

- 5.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed redevelopment. Any effects of this development upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.
- 5.1.2 The Site is located within the extent of the medieval town of Banbury and is likely to have been developed from the thirteenth century onwards. Historic mapping indicates that the Site remained in residential use until the mid-twentieth century. Subsequently the majority of the post-medieval buildings, excluding the Grade II Listed Trelawn (NHLE: 1046925), have been demolished and the Site redeveloped.
- 5.1.3 It is anticipated that the Site will have been subject to a level of previous disturbance as a result of the redevelopment of the Site during the 1970s and 1980s. Despite this, it is considered that the Site has the potential to contain archaeological remains associated with the medieval and post-medieval settlement of Banbury. The proposed redevelopment has the potential to impact on these archaeological remains, if present.

### ***Recommendations***

- 5.1.4 Based on the comments above, the archaeological resource is not considered a constraint to redevelopment but further archaeological investigation may be required to establish the archaeological potential of the Site and the significance of any potential archaeological remains. A programme of trial trench evaluation is suggested.
- 5.1.5 It is considered that this assessment provides sufficient information regarding the archaeological potential of the Site and that any further archaeological work could be carried out post-determination in accordance with paragraph 194 of the NPPF. The existing building within the Site also limits the location of such work and following demolition this would allow the opportunity for the archaeological work to be undertaken across the Site.
- 5.1.6 The need for, and scope of, any further archaeological works should be agreed through consultation with the archaeological advisor to the Local Planning Authority.

## 6. References

### 6.1 Bibliography

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## 6.2 Cartographic Sources

1610 Speed's map of Oxfordshire (viewed at: [www.oxfordshirehistory.org.uk/public/](http://www.oxfordshirehistory.org.uk/public/))

1766-7 Jeffreys Map of Oxfordshire (viewed at: [www.oxfordshirehistory.org.uk/public/](http://www.oxfordshirehistory.org.uk/public/))

1760 Banbury Neithrop and Wykham Enclosure Award

1849 Banbury Neithrop and Wykham Enclosure Map

1831 Map of Banbury

1852 Tithe map of Banbury (viewed at [www.thegenealogist.co.uk/](http://www.thegenealogist.co.uk/))

1871 Map of the Estate at Banbury belonging to William Munton Esquire

1905 Copy Appointment of New Trustees of the Will of late Samuel Druce

1910 District Valuation Survey (viewed at: [www.oxfordshirehistory.org.uk/public/](http://www.oxfordshirehistory.org.uk/public/))

1982 Article on Trelawn House, Banbury Guardian 23.9.1982 p. 6

All OS mapping was obtained from [www.emapsite.com](http://www.emapsite.com) and is provided in Appendix 4. N.B. The Site boundary illustrated on these maps was utilised to place. The Site boundary for the planning application is illustrated on accompanying figures.

## 6.3 Historic England Aerial Photography Data Search Results

- RAF/CPE/UK/1926 - 16 JAN 1947
- RAF/CPE/UK/1994 - 13 APR 1947
- RAF/CPE/UK/2486 - 10 MAR 1948
- FSL/6125 - 1961
- RAF/82/1006 -31 AUG 1954
- RAF/542/16 - 27 AUG 1954
- RAF/58/1567 - 21 SEP 1954
- RAF/541/222 - 02 FEB 1949
- RAF/106G/UK/1361 - 03 APR 1946
- RAF/58/1425 - 07 MAY 1954
- MAL/65037 - 05 MAY 1965
- OS/70316 -14 SEP 1970
- OS/68233 - 01 JUL 1968
- OS/89391 - 20 JUL 1989
- MAL/64663 - 15 MAY 1964

## Appendix 1: Regulatory and Policy Context

### Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

### Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

### National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

### Local Plan

The Site lies within the unitary authority of Cherwell District Council.

Local planning policy is set out in the Adopted Cherwell Local Plan 2011-2031.

Relevant policies include:

SO 15: To protect and enhance the historic and natural environment and Cherwell's core assets, including protecting and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas;

Policy ESD 15: The Character of the Built and Historic Environment

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

New development proposals should:

- 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 and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged
- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.
- 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
- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2. 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

The Local Plan is supported by saved policies of the Adopted Cherwell Local Plan 1996. These comprise:

C18: in determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only

approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

C22: In a conservation area planning control will be exercised, to ensure inter alia, that the character or appearance of the area so designated is preserved or enhanced.

C23: 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.

C34: Buildings whose height or appearance would spoil views of St Mary's Church, Banbury, will not normally be permitted. In implementing policy C34 the Council will have regard to the physical context of the development proposed. Proposals for new buildings of obviously poor design or ostensibly out of scale with their surroundings or of incongruous materials will normally be resisted. Regard will be taken of the topography of the site, existing trees, and other features of importance. New development in accordance with the proposals in Chapter 3 on land adjacent to the M40 will be expected to enhance the prospect of the town from the motorway and the Banbury interchange rather than detract from it.

The Banbury Vision and Masterplan document (Supplementary Planning Guidance document) produced by Cherwell District Council in 2016 was also reviewed as part of this assessment. Visions and objectives within this document are relevant to the historic environment and have been used to inform the text provided.



## Appendix 2: Gazetteers

**Table 3: Gazetteer of Designated Heritage Assets**

NHLE	Name	Designation	Easting	Northing
1006323	Tooley's Boatyard	Scheduled Monument	445803	240761
1369519	Church Of St Mary	Grade I Listed Building	445408	240552
1046969	Browns, Clays Butchers, Lunn Poly	Grade II* Listed Building	445662	240598
1200100	Carpenters	Grade II* Listed Building	445606	240598
1200118	Unicorn Hotel	Grade II* Listed Building	445589	240623
1200151	Johnson And Gaunt Solicitors	Grade II* Listed Building	445408	240672
1283202	F B Hancock Solicitors	Grade II* Listed Building	445368	240511
1369548	Nationwide And Entrance To Unicorn Hotel	Grade II* Listed Building	445611	240624
1369571	Ann Elizabeth Health Foods, The Reindeer Inn	Grade II* Listed Building	445497	240643
1046875	1 And 2 Park Close	Grade II Listed Building	445195	240690
1046894	Neil's	Grade II Listed Building	445551	240670
1046895	53, 53a, 53b And 54, Parson's Street	Grade II Listed Building	445536	240659
1046896	Goblet Home Brew, Holloways	Grade II Listed Building	445518	240643
1046897	The Flying Horse Inn	Grade II Listed Building	445472	240631
1046898	The Sphinx Restaurant	Grade II Listed Building	445444	240626
1046899	Wine Vaults Public House	Grade II Listed Building	445555	240629
1046900	Marriott Of Banbury	Grade II Listed Building	445496	240608
1046901	Banbury Gallery	Grade II Listed Building	445483	240608
1046902	The Greeting Card Shop	Grade II Listed Building	445431	240608
1046903	31, Parson's Street	Grade II Listed Building	445392	240614
1046913	4-8, Southam Road	Grade II Listed Building	445379	240808
1046916	Unit 24, Castle Centre, West One, Castle Centre, Wh Smith, Castle Centre	Grade II Listed Building	445687	240661
1046917	Facade, Cornhill Corn Exchange, Castle Centre	Grade II Listed Building	445623	240676
1046918	St John's Ambulance Headquarters	Grade II Listed Building	445607	240689
1046919	Dodd Insurance Brokers	Grade II Listed Building	445592	240688
1046920	Rain Restaurant And Wine Bar	Grade II Listed Building	445591	240680
1046921	Copper Kettle, Millers Estate Agents, Wilsons Wines	Grade II Listed Building	445684	240621
1046922	Supa Snaps	Grade II Listed Building	445651	240607
1046923	Abbey National	Grade II Listed Building	445637	240593
1046924	Unicorn Hotel, Doubled Gable Range In Courtyard To South	Grade II Listed Building	445603	240621
1046925	Trelawn	Grade II Listed Building	445385	240743
1046926	Cherwell Interiors	Grade II Listed Building	445410	240704
1046927	David Taylor, Roberts Dental Surgeon	Grade II Listed Building	445406	240659
1046928	The Cross Bar	Grade II Listed Building	445346	240680
1046929	Dog And Gun Public House	Grade II Listed Building	445349	240610
1046934	Whitcher Menswear	Grade II Listed Building	445590	240658
1046937	Evans Collection	Grade II Listed Building	445655	240570
1046938	Hairworks, Stanton's Bakery	Grade II Listed Building	445613	240546

NHLE	Name	Designation	Easting	Northing
1046939	Facade Of Number 12 (Lloyds Bank)	Grade II Listed Building	445603	240546
1046940	Dewhurst, Records And Tapes	Grade II Listed Building	445590	240528
1046943	Gatepiers Of St Marys Churchyard	Grade II Listed Building	445359	240543
1046944	Chest Tomb Approximately 5 Metres East Of Chancel Of Church Of St Mary	Grade II Listed Building	445436	240565
1046945	Chest Tomb Approximately 15 Metres South East Of Chancel Of Church Of St Mary	Grade II Listed Building	445444	240541
1046946	Tomb Effigy Approximately 25 Metres South East Of Church Of St. Mary	Grade II Listed Building	445447	240528
1046947	Lloyd Wynne And Company	Grade II Listed Building	445364	240498
1046948	Alliance Building Society, Compare Insurance Brokers	Grade II Listed Building	445368	240462
1046951	Wall Approximately 25 Metres South Of Friends' Meeting House	Grade II Listed Building	445302	240572
1046952	Savill's Estate Agent	Grade II Listed Building	445297	240501
1046953	Whately Hall Hotel	Grade II Listed Building	445306	240507
1046961	M And B Banbury Cross Public House	Grade II Listed Building	445573	240582
1046963	Blue Belles	Grade II Listed Building	445514	240579
1046968	Dewhurst	Grade II Listed Building	445698	240611
1046970	Expressions, Thorntons	Grade II Listed Building	445627	240587
1046971	Milwards	Grade II Listed Building	445603	240578
1046972	White Lion Hotel	Grade II Listed Building	445532	240500
1046973	Post Office	Grade II Listed Building	445478	240490
1199320	The Granary	Grade II Listed Building	445576	240569
1199481	Forty Six	Grade II Listed Building	445672	240602
1199504	Yorkshire Bank	Grade II Listed Building	445530	240530
1199526	Currys	Grade II Listed Building	445488	240489
1199722	Row Of 29 Headstones Ranged Along North Wall, Church Of St Mary	Grade II Listed Building	445402	240566
1199728	Chest Tomb, With Corner Balusters, Approximately 5 Metres East Of Chancel Of Church Of St Mary	Grade II Listed Building	445437	240562
1199741	Font Approximately 26 Metres South East Of Church Of St Mary	Grade II Listed Building	445450	240530
1199750	3 Chest Tombs Approximately 24 Metres South East Of Chancel, Church Of St Mary	Grade II Listed Building	445437	240524
1199779	The Woolpack Public House And Left Part Of Compare Insurance	Grade II Listed Building	445376	240470
1199817	Banbury Quaker Meeting House	Grade II Listed Building	445316	240590
1200085	Number 13 Albest And Number 13 A Baxters	Grade II Listed Building	445646	240597
1200155	Arrow Audio And Oscan Electronics	Grade II Listed Building	445342	240726
1200288	Pebble's Fashion	Grade II Listed Building	445538	240625
1200438	Hernandez Restaurant	Grade II Listed Building	445423	240608
1283164	Elt Banbury	Grade II Listed Building	445312	240539
1283223	Chest Tomb Approximately 50 Metres North West Of Portico, Church Of St Mary	Grade II Listed Building	445375	240596
1283235	Thorn Chest Tomb Approximately 5 Metres East Of Chancel Of Church Of St Mary	Grade II Listed Building	445438	240550

NHLE	Name	Designation	Easting	Northing
1283353	Dorothy Perkins, H Samuel	Grade II Listed Building	445614	240586
1300690	The Three Pidgeons Public House	Grade II Listed Building	445386	240792
1300746	Ammareque, Lowry	Grade II Listed Building	445437	240606
1300839	M A Buzzard	Grade II Listed Building	445491	240606
1300841	19, Parson's Street	Grade II Listed Building	445469	240606
1300871	Cardshops	Grade II Listed Building	445597	240660
1300874	Goldbar Jewellers And Whitcher Menswear, 59 And 60 Parson's Street	Grade II Listed Building	445577	240657
1300879	Banbury Sewing Machine Centre	Grade II Listed Building	445560	240660
1300888	4b Micro Centres	Grade II Listed Building	445347	240672
1300891	Church Hall, Church House	Grade II Listed Building	445336	240573
1300919	Robert Atkins And Powdrell	Grade II Listed Building	445409	240693
1300944	Buckell And Ballard And Eastbourne Mutual Building Society, 4 And 5 Market Place	Grade II Listed Building	445694	240624
1300957	Leamington Spa Building Society	Grade II Listed Building	445672	240619
1369517	John Tyler	Grade II Listed Building	445597	240537
1369518	Jeanette Grant, Martin's Bank Chambers	Grade II Listed Building	445529	240465
1369520	Row Of 6 Chest Tombs Along The Wall Approximately 28 Metres To 10 Metres West Of Portico, Church Of St Mary	Grade II Listed Building	445370	240535
1369521	Chest Tomb Aproximately 10 Metres East Of Chancel Of Church Of St Mary	Grade II Listed Building	445442	240554
1369522	3 Chest Tombs Approximately 20 Metres South Of Nave, Church Of St Mary	Grade II Listed Building	445420	240518
1369523	Eit Banbury	Grade II Listed Building	445363	240484
1369534	Lumbers	Grade II Listed Building	445693	240610
1369537	Shoe Mart, The Children's Society	Grade II Listed Building	445457	240608
1369538	Antique Shop	Grade II Listed Building	445414	240612
1369543	Rumbelows, Castle Centre, Unit 22, Castle Centre	Grade II Listed Building	445706	240661
1369544	Unit 1, Castle Centre	Grade II Listed Building	445619	240691
1369545	Castle House	Grade II Listed Building	445599	240718
1369546	Buckell And Ballard	Grade II Listed Building	445702	240623
1369547	Carr Leport, Rebel Jeans	Grade II Listed Building	445658	240612
1369550	45, North Bar Street	Grade II Listed Building	445408	240688
1369552	Mogul Tandoori Restaurant	Grade II Listed Building	445567	240660
1369553	Anglia Building Society, Fairfax Cholmeley And Company, Royal Insurance	Grade II Listed Building	445661	240569
1369554	The Edinburgh Woolen Mill	Grade II Listed Building	445622	240550
1369570	Banbury Bags And Baggage, Philippa Kendall	Grade II Listed Building	445523	240653
1369572	Henman And Ballard Solicitors, The Marketeer	Grade II Listed Building	445605	240641
1369573	Carmel, Lights, The Store	Grade II Listed Building	445545	240626
1429143	Banbury War Memorial in The People's Park	Grade II Listed Building	445188	240569
N/A	Oxford Canal	Conservation Area	447580	238663
N/A	Banbury	Conservation Area	445331	240329

**Table 4: Gazetteer of Oxfordshire Historic Environment Record Monuments**

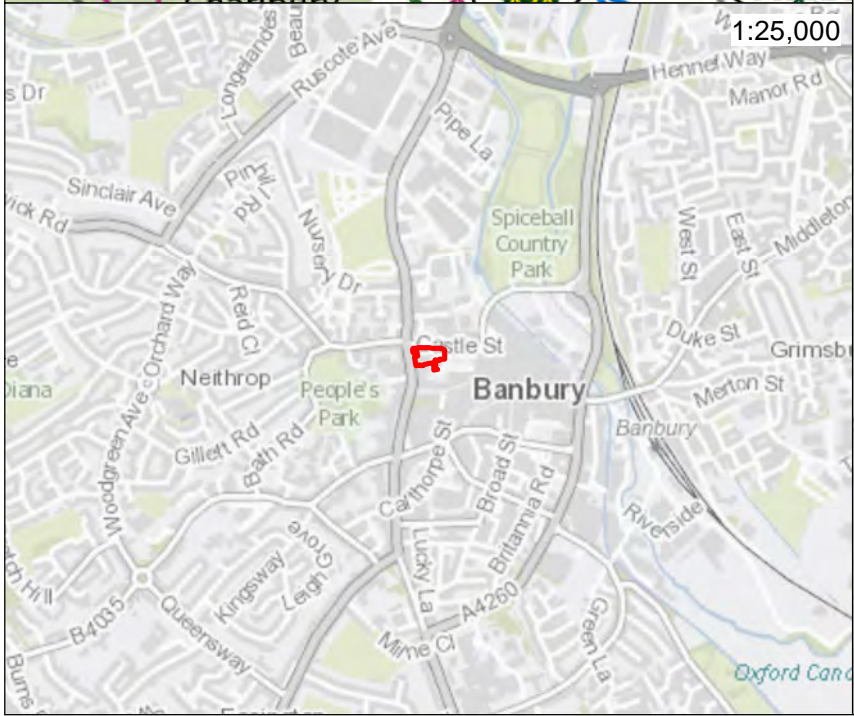
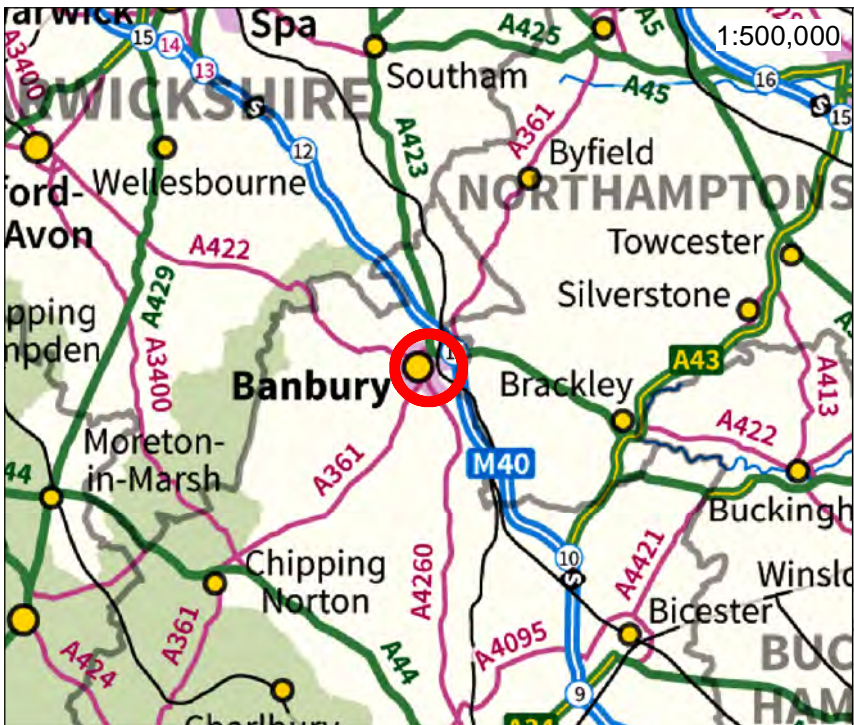
ID	Period	Name	OHER Ref.	Easting	Northing
1	Neolithic	Neolithic Flint	8751	445393	240517
2	Prehistoric	Neolithic/Bronze Age Artefacts (Banbury Castle)	13672	445698	240799
3	Romano-British	Roman Coin	1817	445550	240500
4	Romano-British	Roman Bronze Coin	7902	445170	240650
5	Romano-British	Roman Coin in garden of 111, Castle Street	11401	445720	240800
6	Early medieval	Site of Saxon Boundary ditches and Pits at 27 Cornhill	10715	445620	240700
7	Medieval	Medieval burgage plot ditch and masonry building at Ye Olde Reindeer Public House	27609	445502	240651
8	Medieval	Medieval Building, Pottery and Burial	803	445699	240794
9	Medieval	Site of Medieval North Bar	1796	445357	240770
10	Medieval	Site of Banbury Castle	1816	445697	240808
11	Medieval	Medieval Finds from The White House	8748	445450	240450
12	Medieval	Site of Nos 35-36, North Bar	11967	445387	240730
13	Medieval	No 16 Market Place	15636	445619	240606
14	Post-medieval	No 21 Horse Fair	16378	445317	240565
15	Post-medieval	C17-18 pit and gully recorded during an evaluation at Spirit Motors	17470	445398	240834
16	Post-medieval	Post-medieval cellar at Unicorn Public House, Market Square	27610	445599	240627
17	Post-medieval	Dye Works, Neithrop	72	445348	240646
18	Post-medieval	Site of Unitarian Meeting House at Horsefair	4789	445270	240550
19	Post-medieval	Post Medieval Burials and Pottery	5526	445699	240790
20	Post-medieval	No 40, Market Place	10563	445700	240660
21	Post-medieval	No 12 (Banbury Cake Shop), Parsons Street	11236	445522	240620
22	Post-medieval	Former Methodist Chapel, Church Lane	12996	445508	240589
23	Post-medieval	Post Medieval Well at 27 Horsefair	16392	445381	240484
24	Post-medieval	Site of Brewery, Neithrop	70	445310	240730
25	Post-medieval	Site of Steam Saw Mills, Neithrop	71	445279	240730
26	Post-medieval	Post Medieval Barnes and Austins Brewery (Corner of North Bar and Warwick Road)	16200	445330	240750
27	Post-medieval	Oxford Canal	16429	448118	228755
28	Multiperiod	Domestic features linked to C12-13 Banbury	28572	445379	240494
29	Undated	Undated ditch and possible quarry pit at 7-15 Warwick Road	17483	445284	240713

**Table 5: Gazetteer of Archaeological Investigations**

OHER Ref.	Name	Type	Easting	Northing
EOX1838	Banbury Town Centre Development: Below-Ground Archaeological Evaluation of the Castle Site (Zone 1)	Evaluation	445650	240790
EOX1839	Banbury Town Centre Redevelopment Scheme: An Archaeological Watching Brief 1995	Watching Brief	445650	240790
EOX1848	Castle Street, Banbury: Detailed GPR Survey (Vol 6)	Geophysical Survey	445700	240800

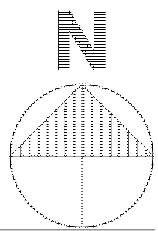
OHER Ref.	Name	Type	Easting	Northing
EOX1849	Banbury Town Centre Redevelopment: Ground Probing Radar Survey	Geophysical Survey	445700	240801
EOX1861	Banbury Town Centre Redevelopment: Ground Probing Radar Survey (Phase 3)	Geophysical Survey	445627	240790
EOX1996	Spirit Motors, Southam Road	Evaluation	445398	240834
EOX1997	Spirit Motors, Southam Road	Desk-based assessment	445398	240834
EOX2006	7-15 Warwick Road	Watching Brief	445284	240713
EOX2288	New boundary wall, St Mary's Church	Watching Brief	445444	240568
EOX2532	Banbury Town Centre Redevelopment	Desk-based assessment	445710	240780
EOX3267	The Unicorn and Ye Olde Reindeer Public Houses	Evaluation	445502	240651
EOX3268	The Unicorn and Ye Olde Reindeer Public Houses	Evaluation	445599	240627
EOX6027	26 Horsefair	Watching Brief	445366	240493
EOX690	21 Horse Fair	Historic Building Recording	445355	240505
EOX785	Land at North Bar	Desk-based assessment	445305	240705
EOX816	27 Horsefair	Watching Brief	445376	240486
EOX828	Banbury Sewing Shop	BS	445565	240855
EOX834	16 Market Place	BS	445615	240605
EOX847	24 High Street	Watching Brief	445545	240465
EOX962	St Mary's Church, Horsefair, Banbury	Watching Brief	445411	240562
EOX963	Warwick Rd, North Bar, Banbury, Oxon	Evaluation	445330	240750
EOX6591	Castle Quay	Excavation	445681	240875

## Appendix 3: Figures

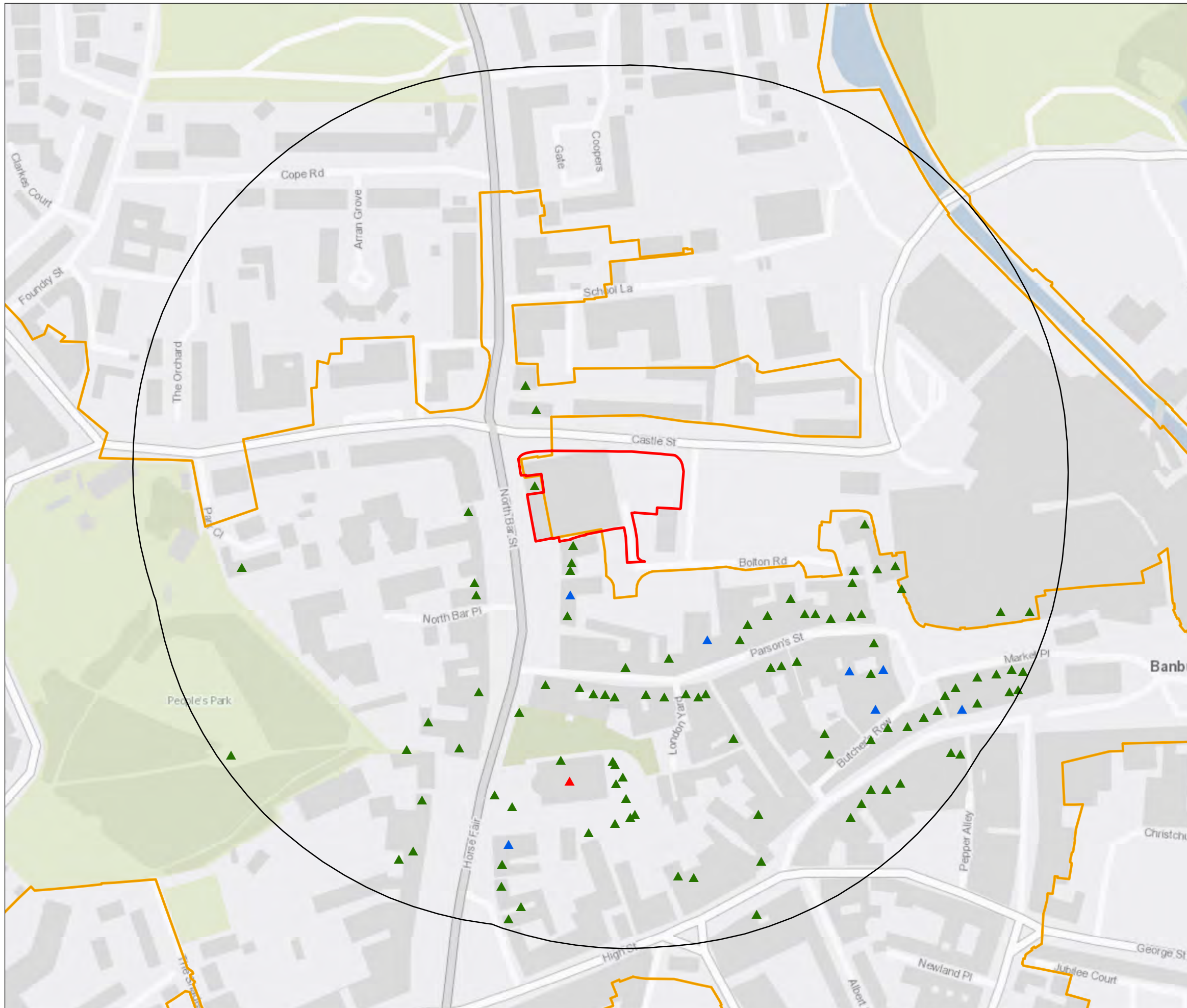


**KEY**

 Site




**Planning Issues**  
 Land at Bolton Road, Banbury,  
 Oxfordshire, OX16 0TH -  
 Archaeological Desk-based  
 Assessment  
**Figure 1: Site Location**  
 Brook Holt 3 Blackburn Road Sheffield S61 2DW  
 T: 0114 2669292 www.ecusltd.co.uk




**KEY**

 Site

 Study Area

**Designated heritage Assets**

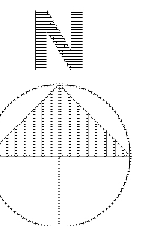
 Grade I Listed Building

 Grade II\* Listed Building

 Grade II Listed Building

 Banbury Conservation Area

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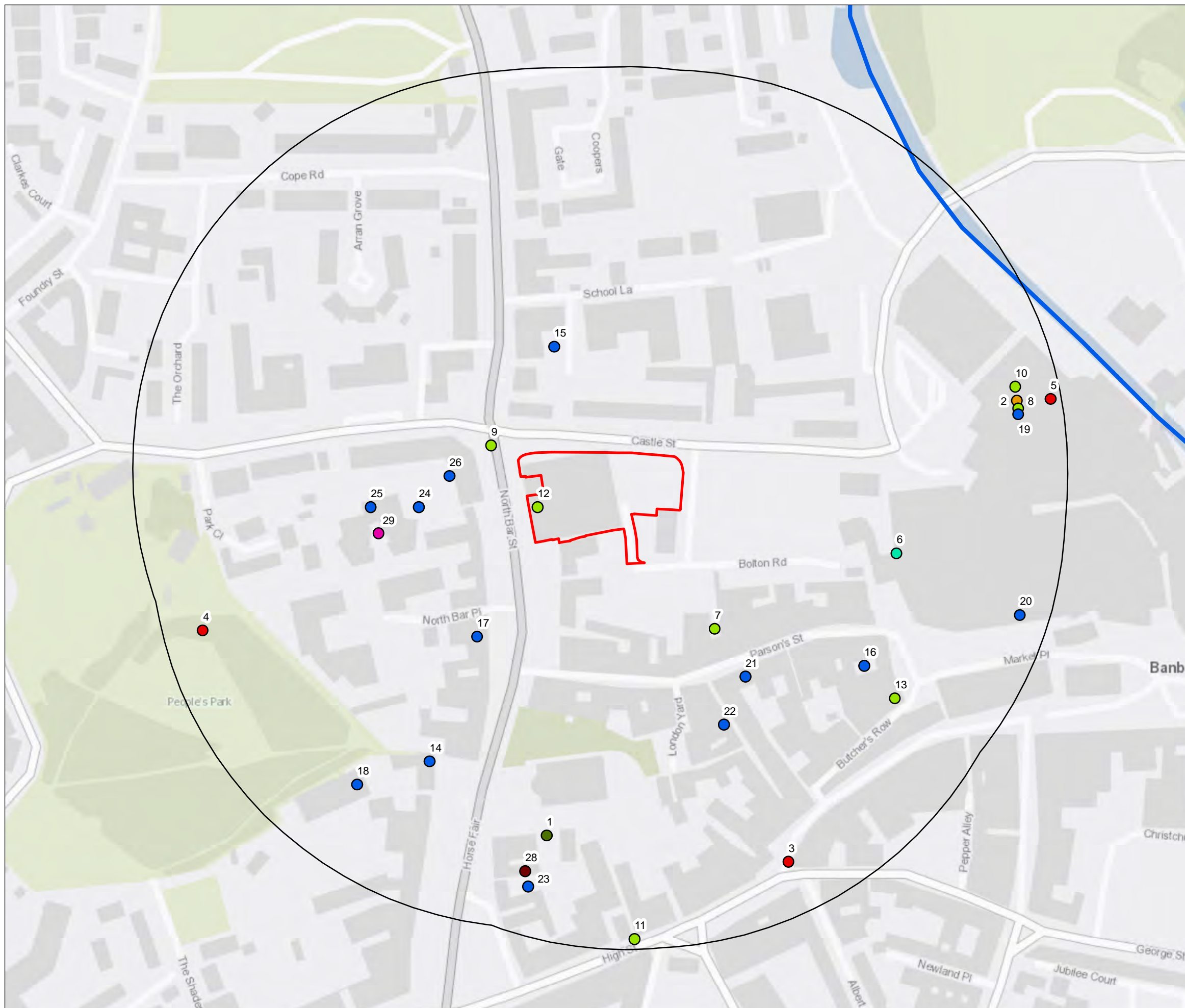
**Planning Issues**

Land at Bolton Road, Banbury, Oxfordshire, OX16 0TH - Archaeological Desk-based Assessment

**Figure 2: Designated Heritage Assets**

Head Office Brook Holt 3 Blackburn Road  
Sheffield S61 2DW T: 0114 2669292





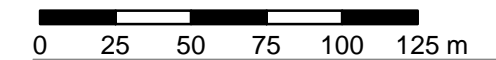
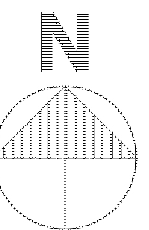
**KEY**

- Site
- Study Area

**OHER Monuments by Period**

- Neolithic
- Prehistoric
- Romano-British
- Early medieval
- Medieval
- Post-medieval
- Multiperiod
- Undated

Data derived from Oxfordshire Historic Environment Record, received 29/10/2021



**Planning Issues**  
 Land at Bolton Road, Banbury,  
 Oxfordshire, OX16 0TH -  
 Archaeological Desk-based  
 Assessment

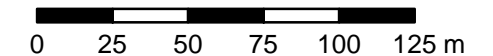
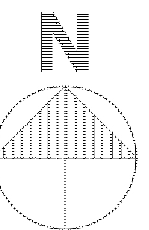
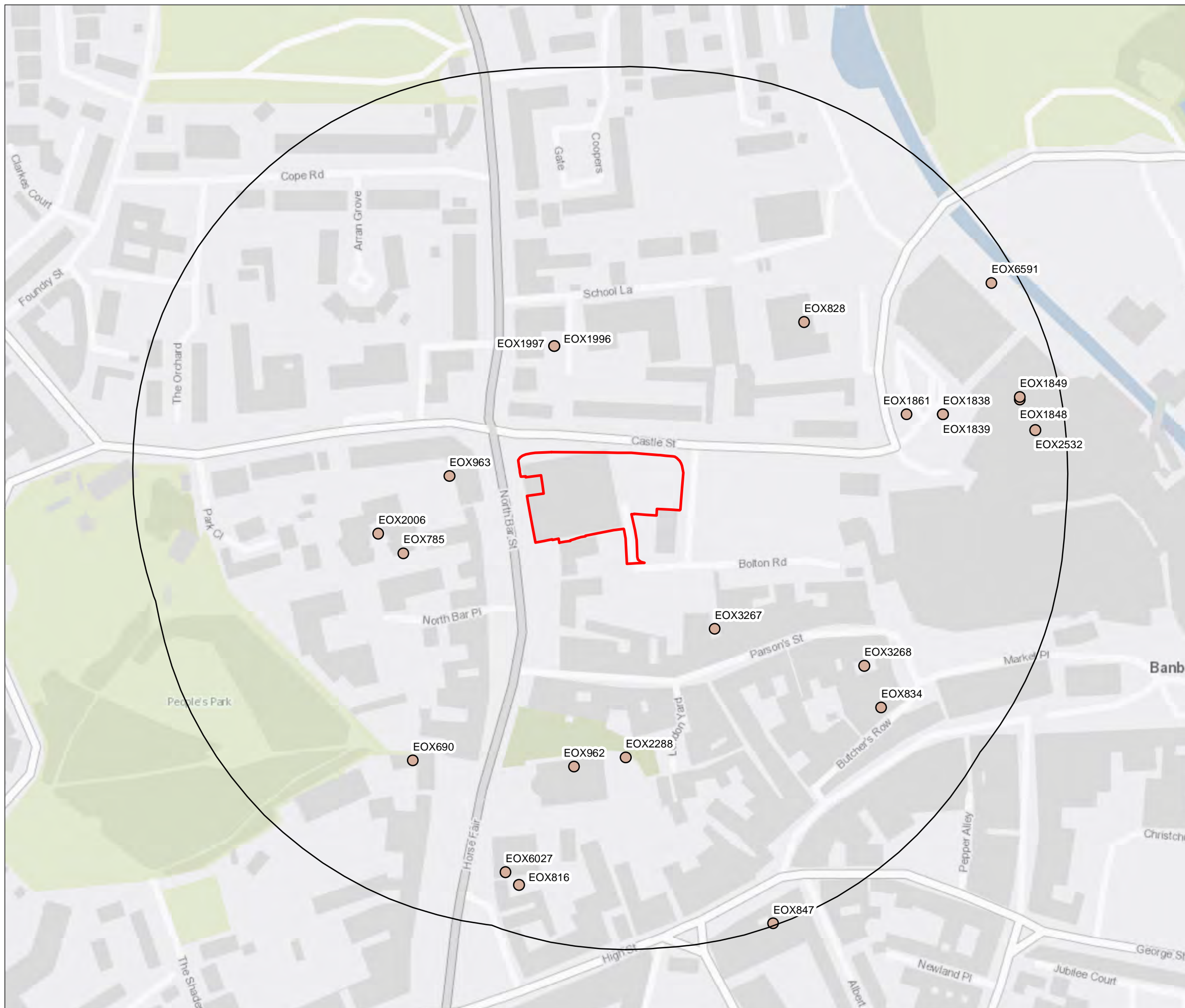
**Figure 3: Oxfordshire Historic Environment Record Monument data**

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 Sheffield S61 2DW T: 0114 2669292

**KEY**

- Site
- Study Area
- Previous Archaeological Investigations

Data derived from Oxfordshire Historic Environment Record, received 29/10/2021



**Planning Issues**

Land at Bolton Road, Banbury, Oxfordshire, OX16 0TH - Archaeological Desk-based Assessment

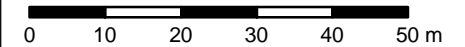
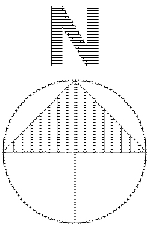
**Figure 4: Oxfordshire Historic Environment Record Events data**

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KEY

 Site



**Planning Issues**

Land at Bolton Road, Banbury,  
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Archaeological Desk-based  
Assessment

**Figure 5: Extract from the Parish of  
Banbury Tithe Map 1852**

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T: 0114 2669292 [www.ecusltd.co.uk](http://www.ecusltd.co.uk)

## **Appendix 4: Ordnance Survey Mapping**

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**Report Ref:** EMS-735259\_956637  
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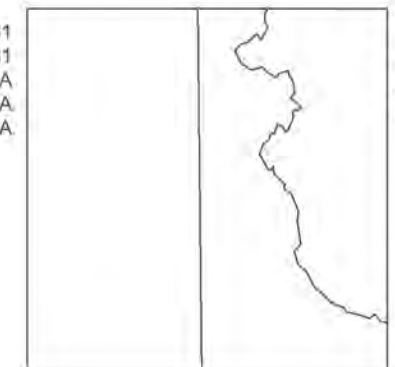
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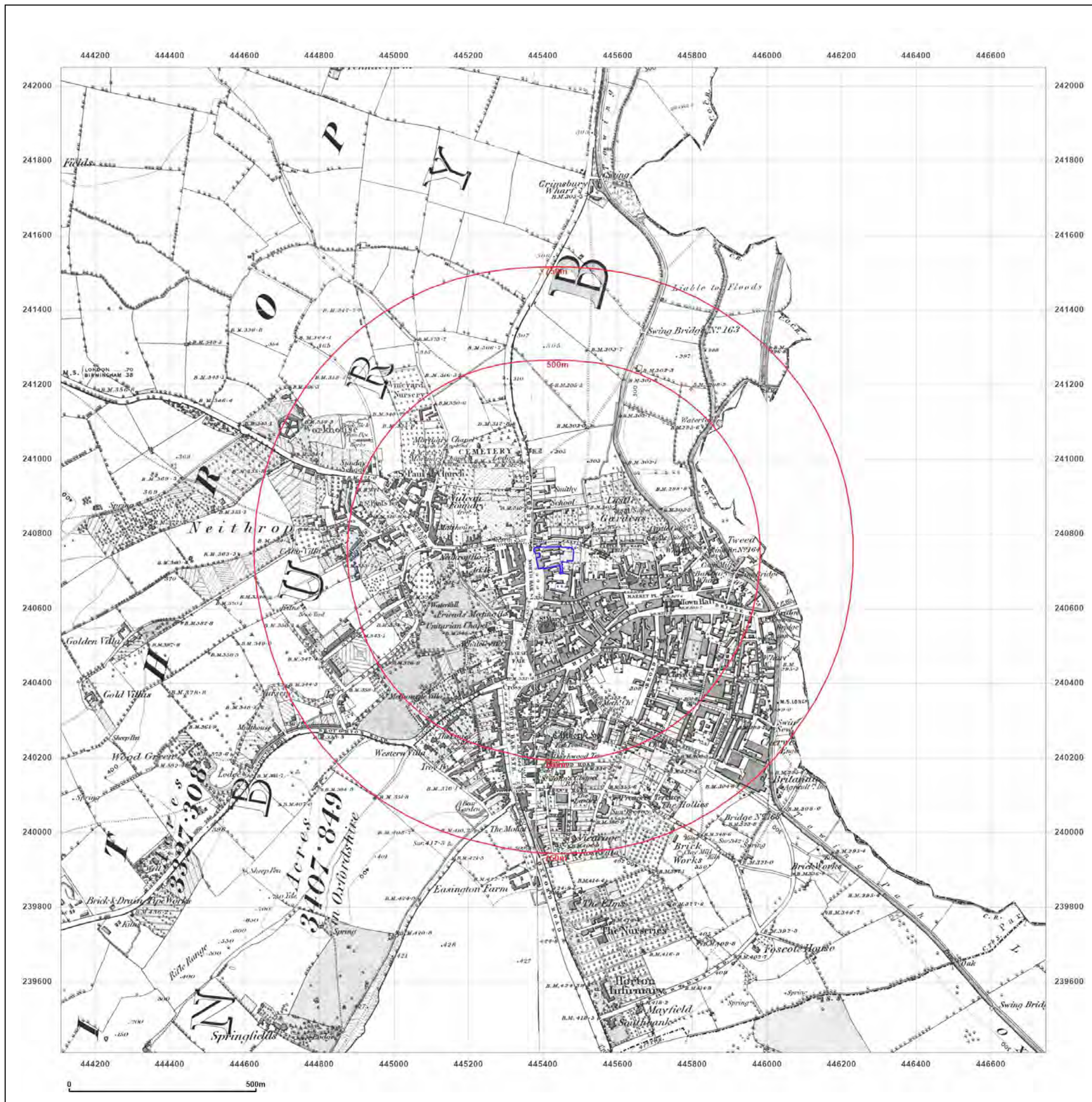


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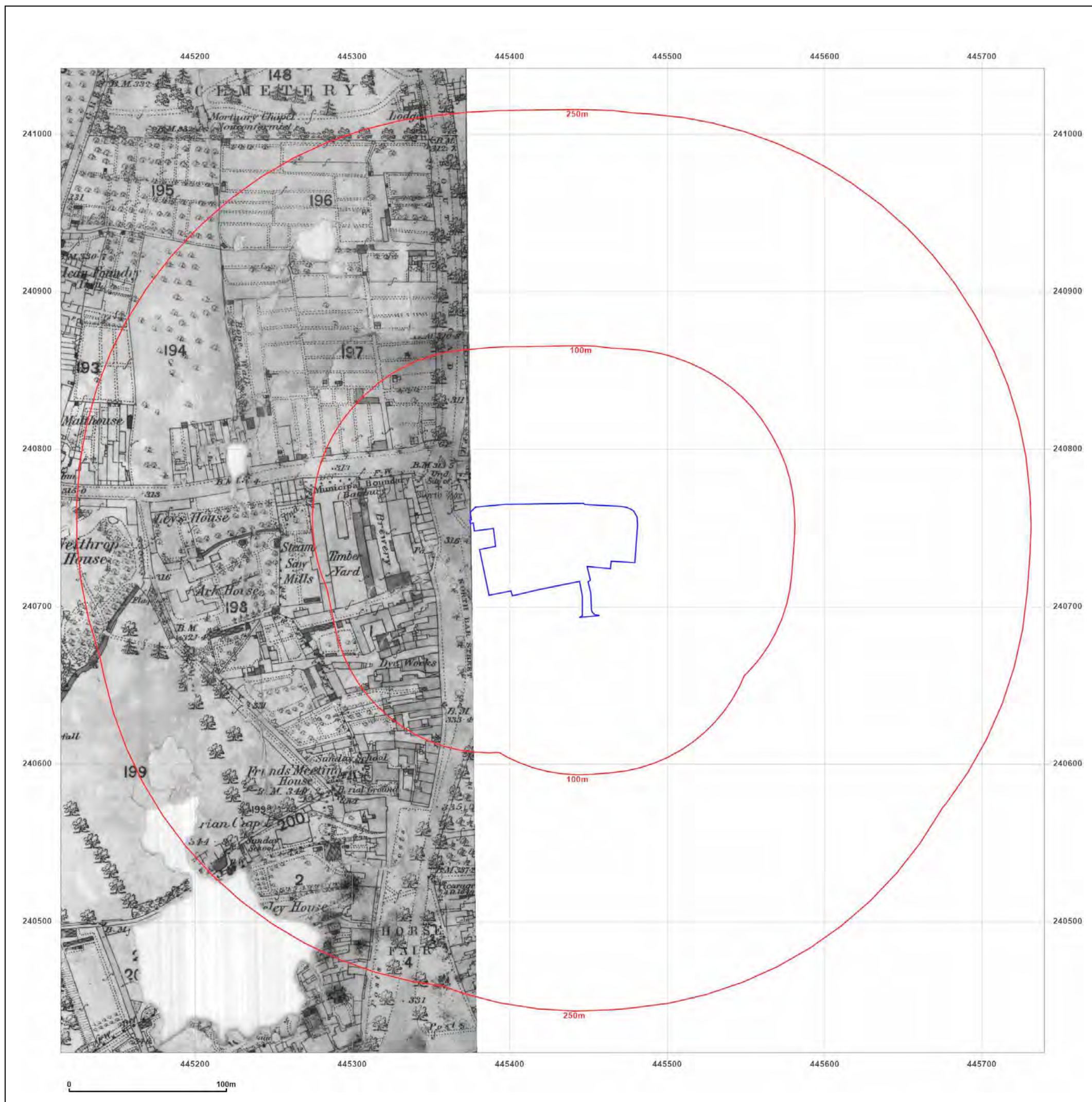


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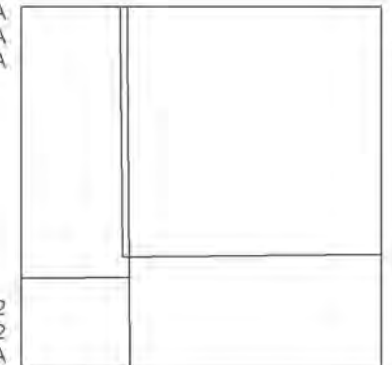
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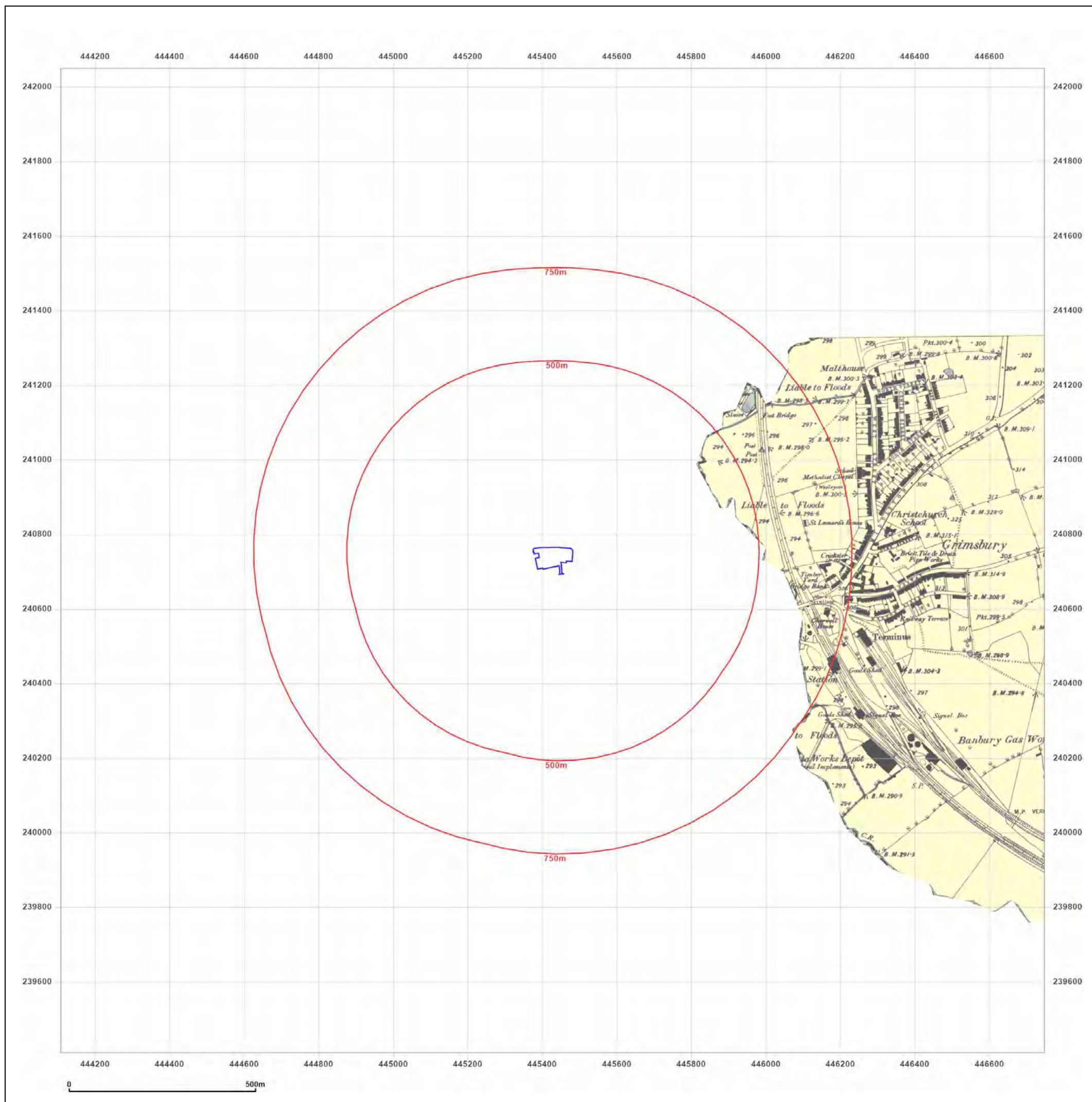


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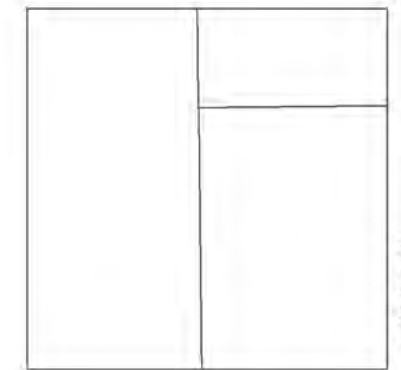
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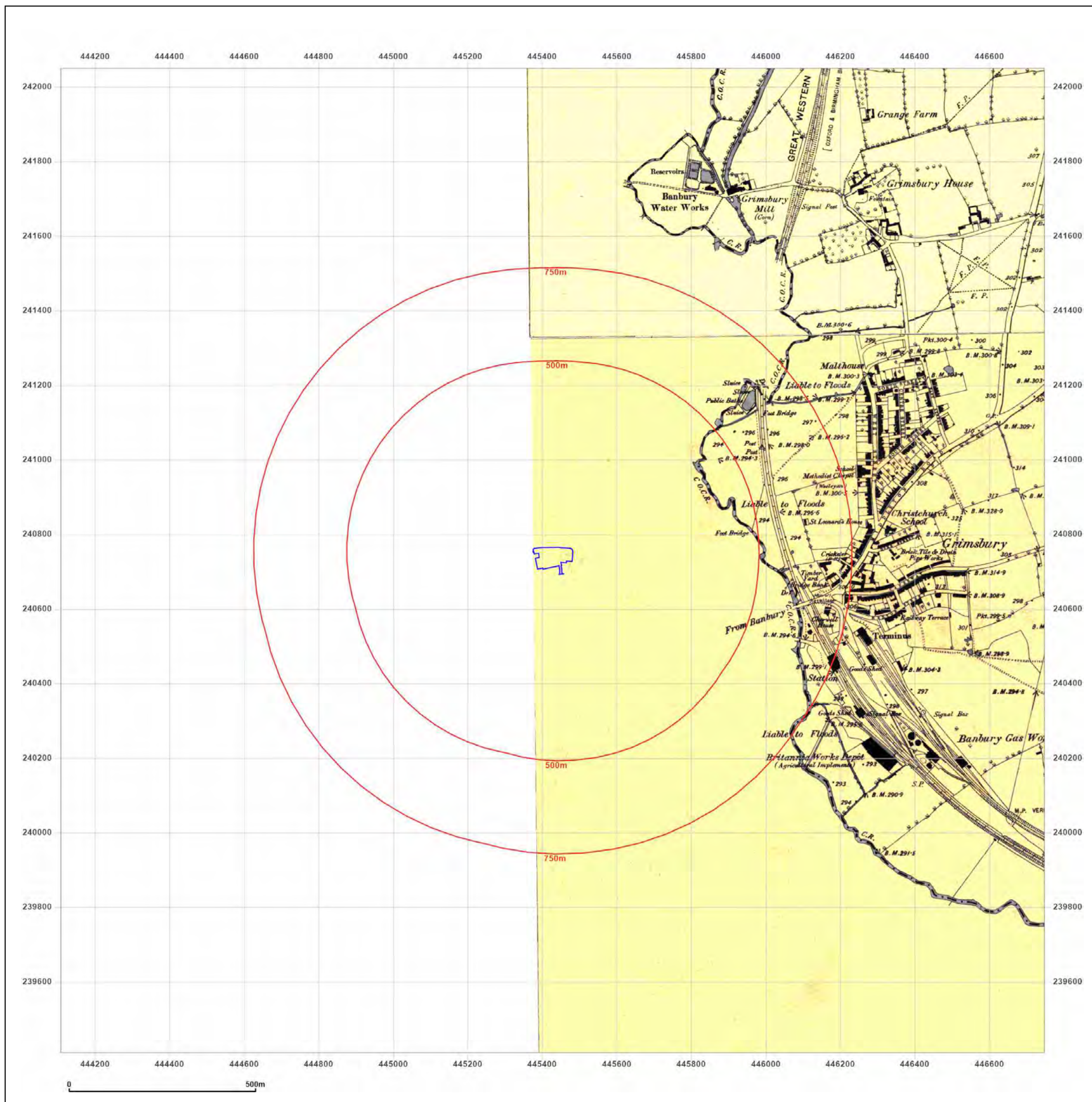


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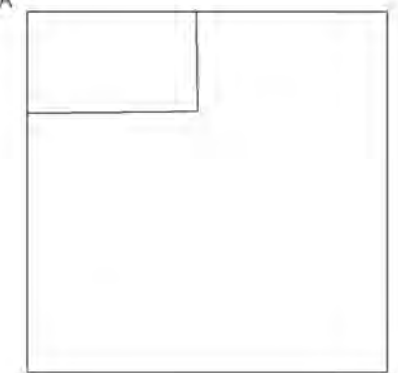
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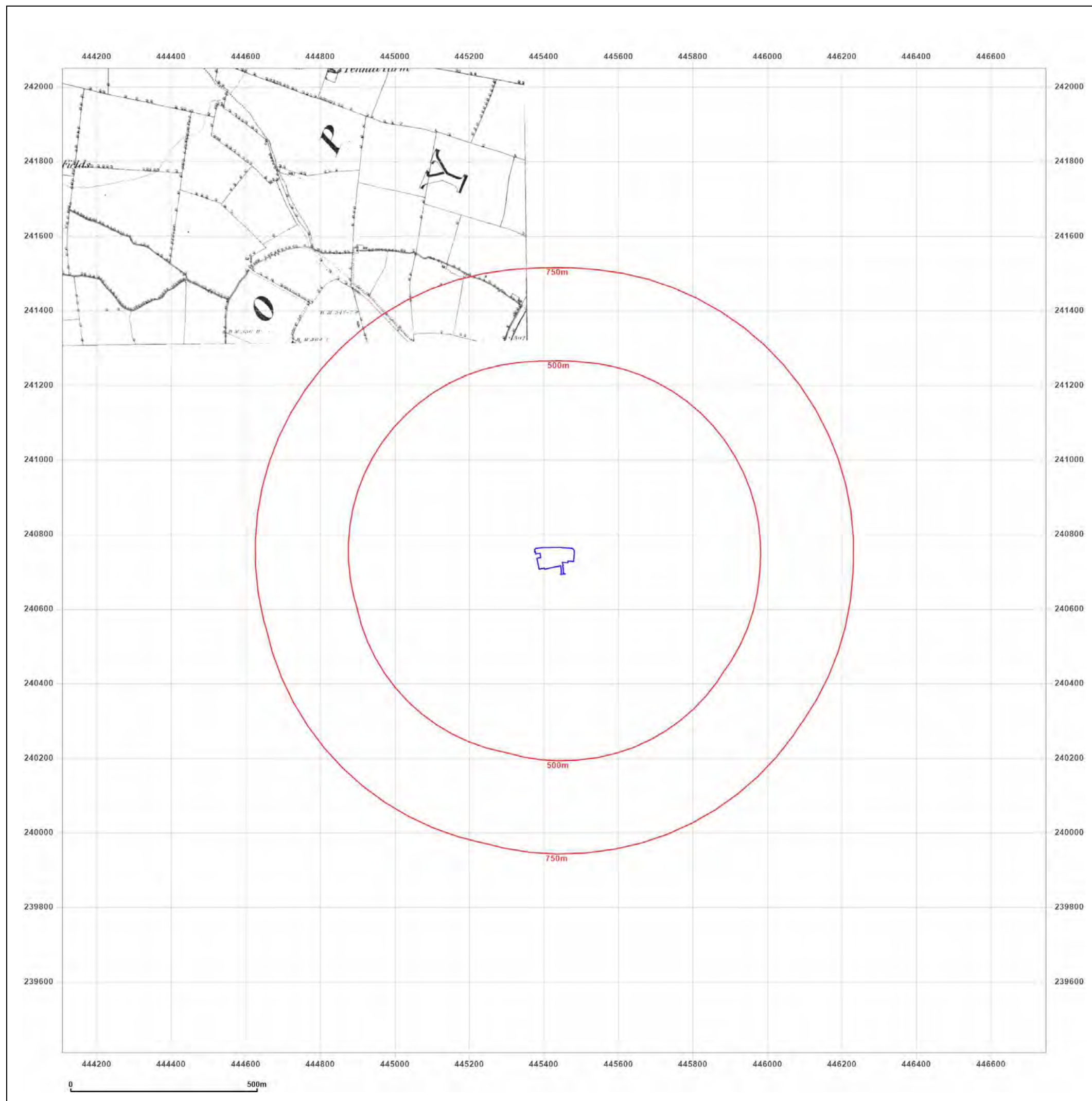


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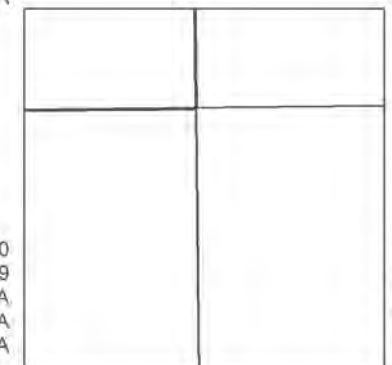
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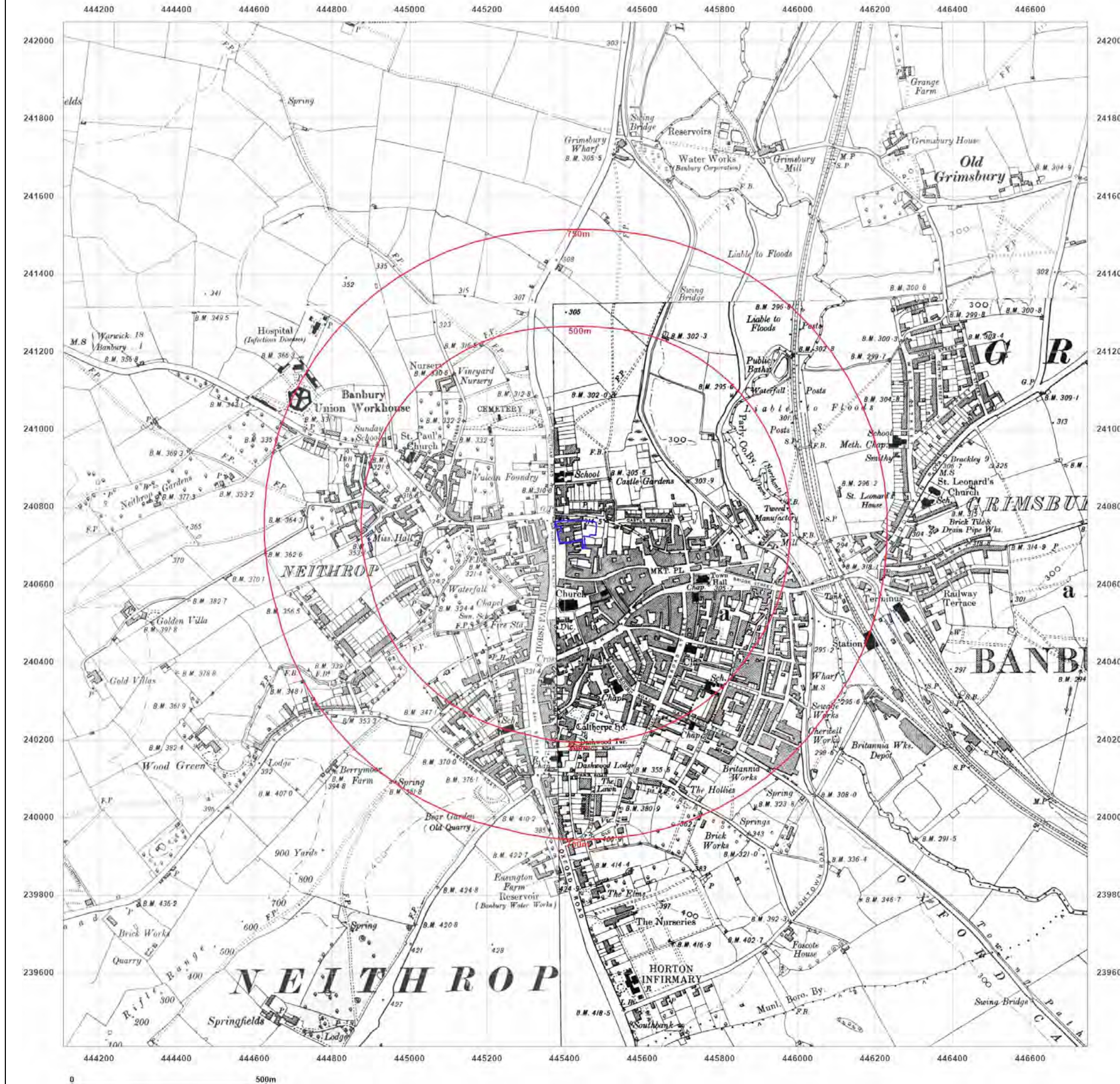
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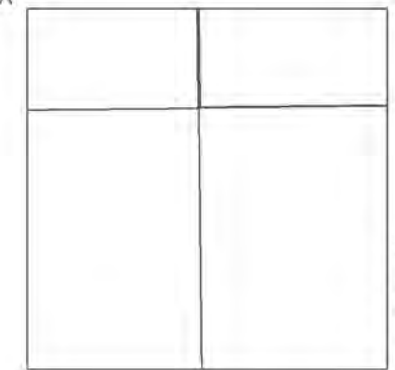
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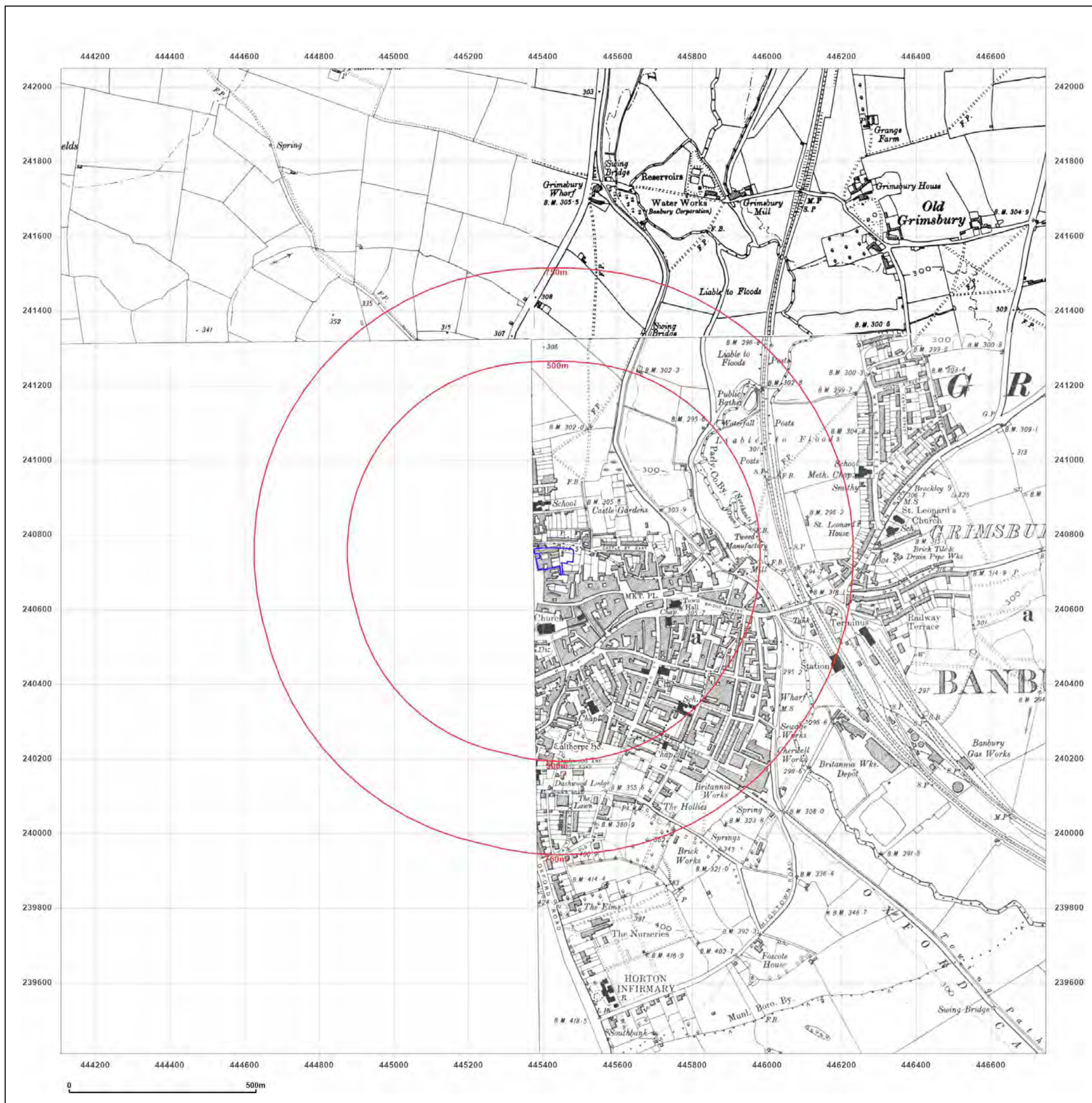


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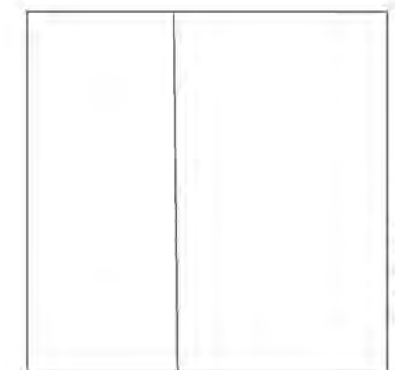
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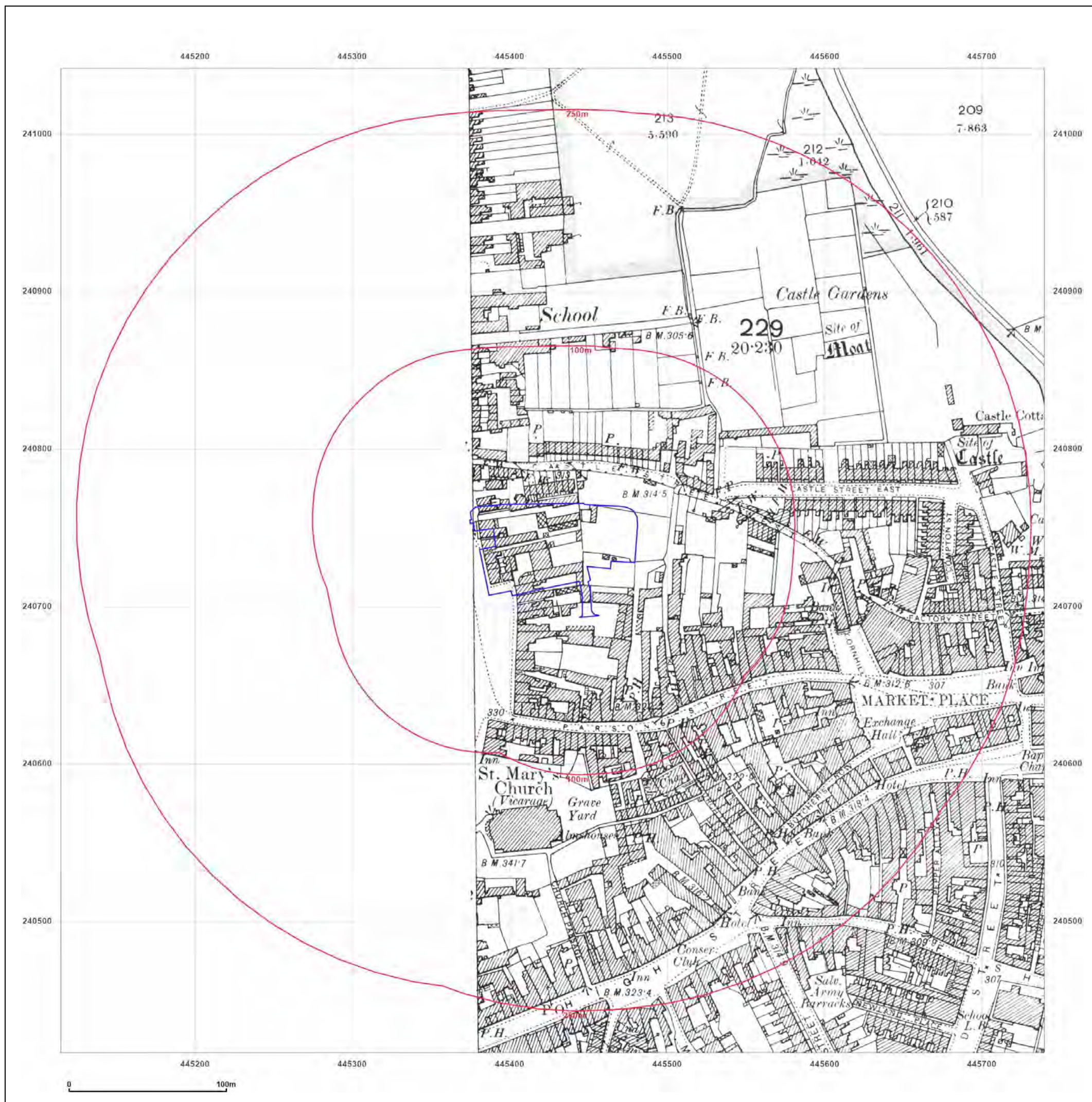


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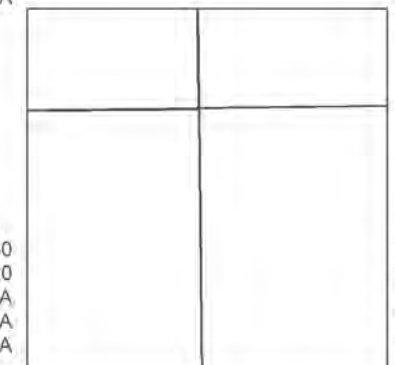
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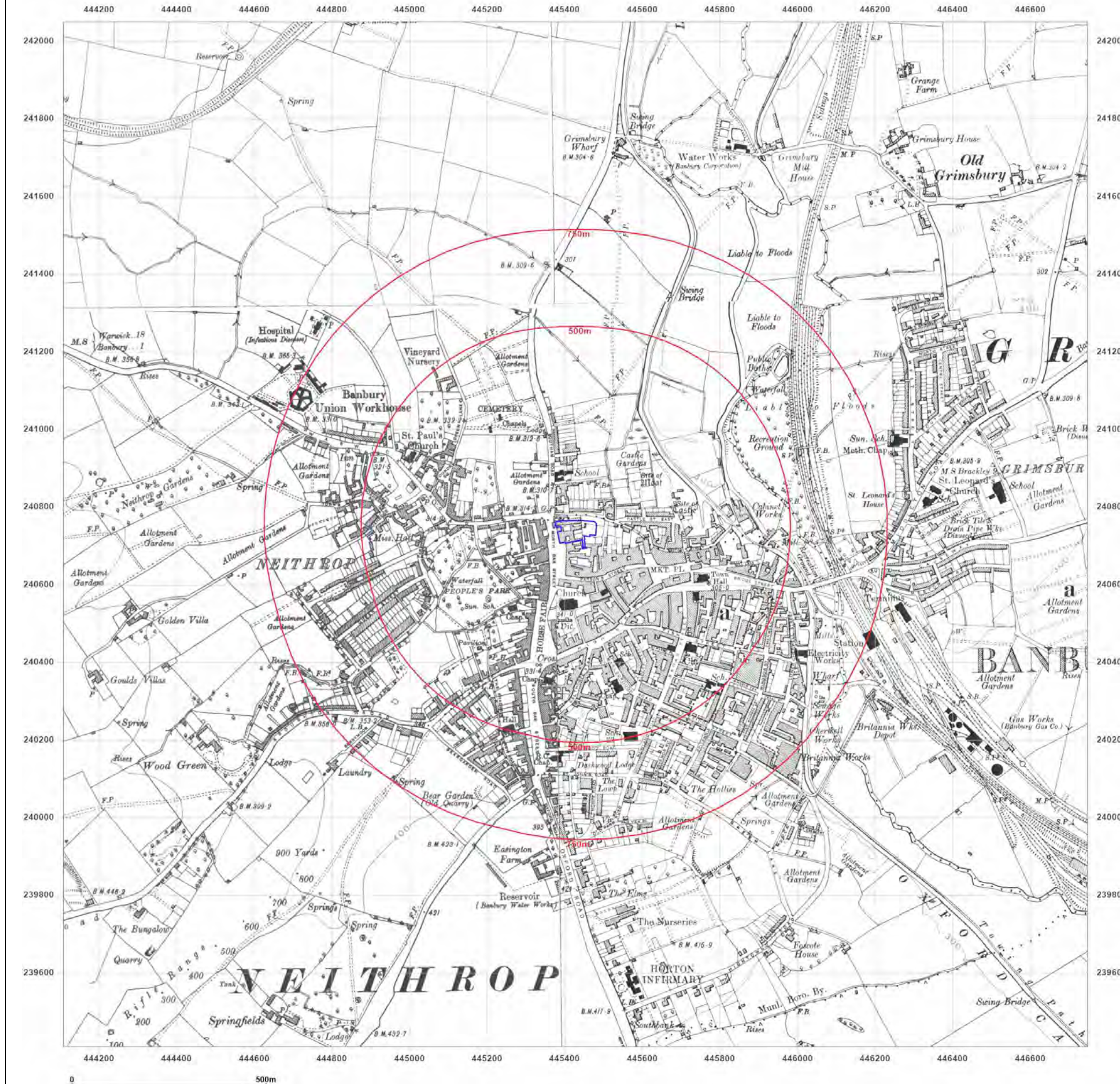
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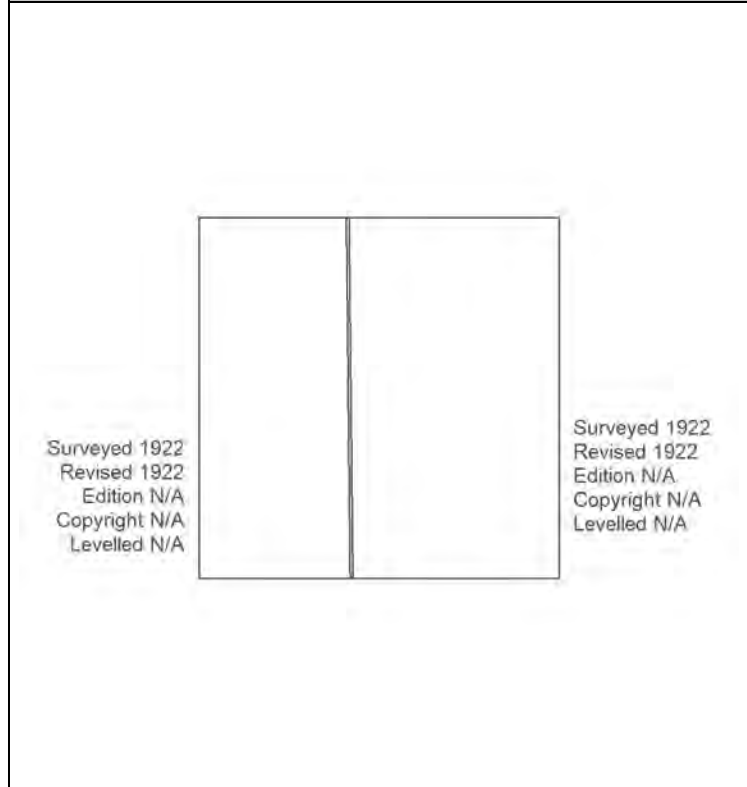
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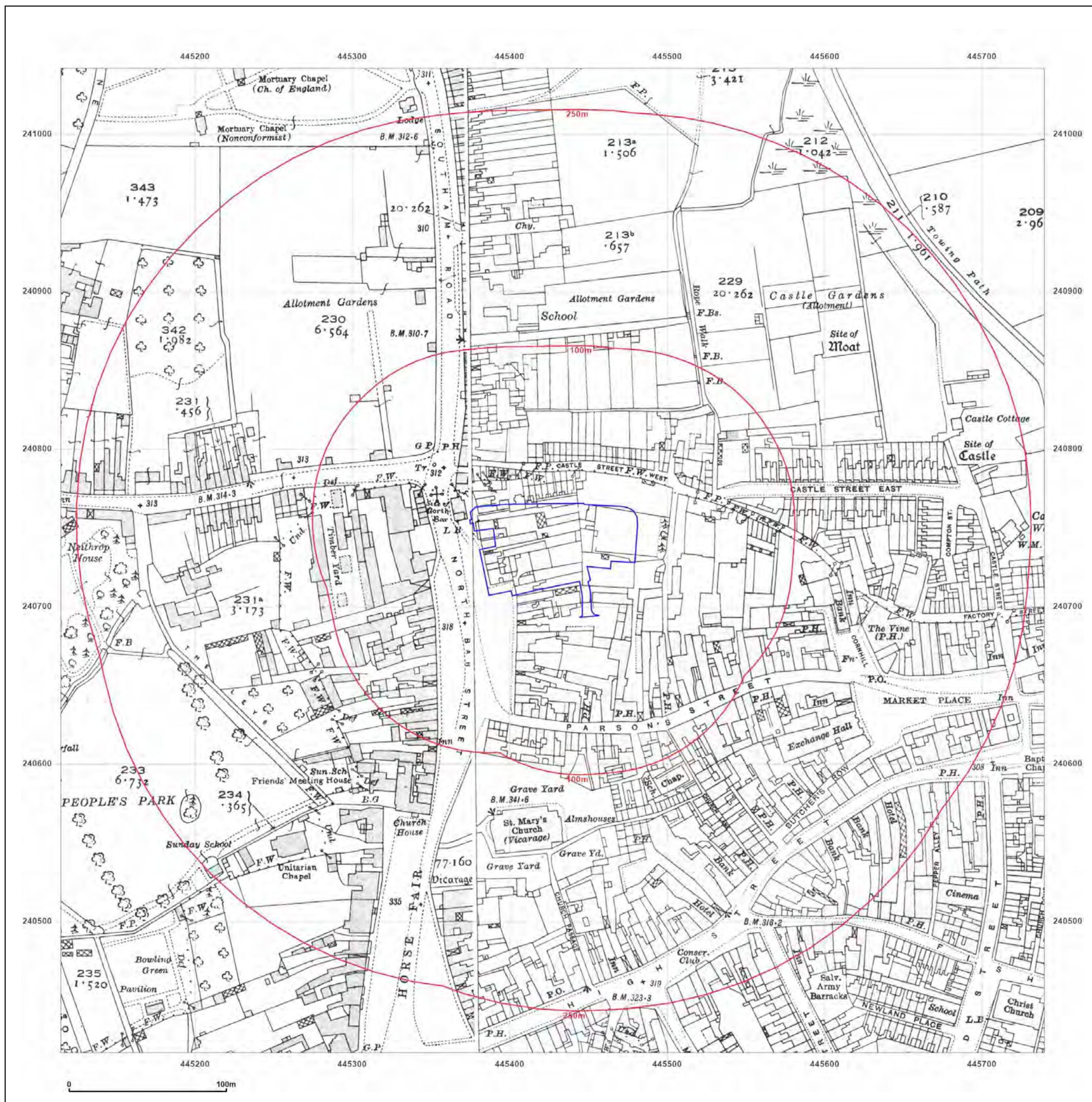


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**Site Details:**

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**Report Ref:** EMS-735259\_956637  
**Grid Ref:** 445427, 240729

**Map Name:** County Series

**Map date:** 1923

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1880  
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Surveyed 1882  
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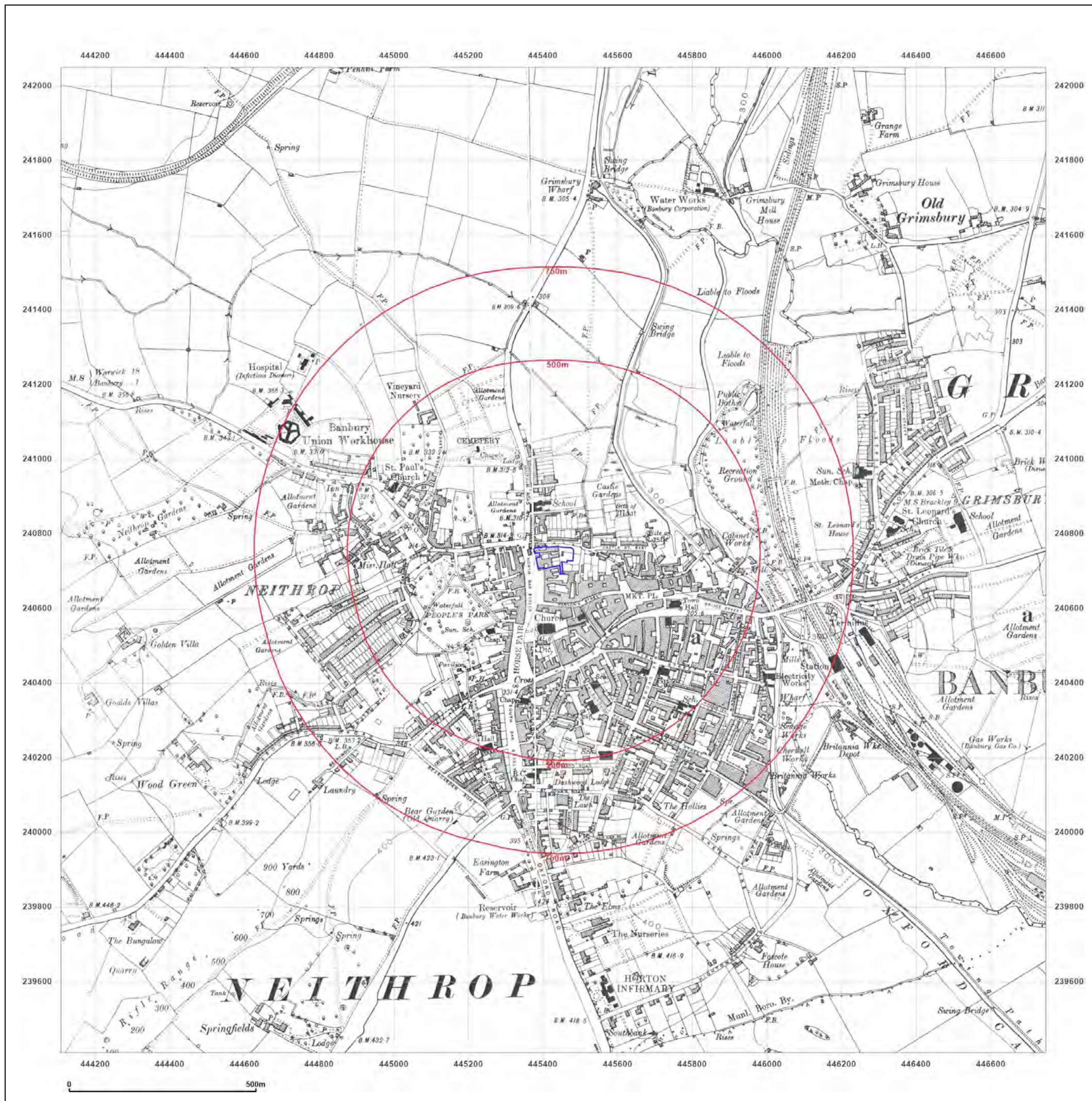


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**Site Details:**

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 Grid Ref: 445427, 240729

Map Name: County Series

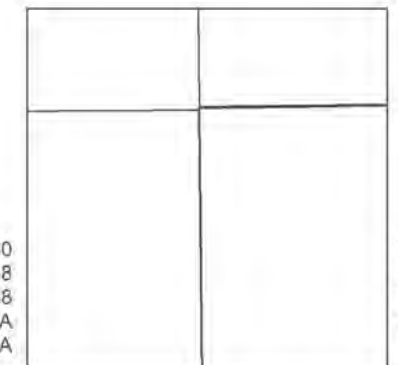
Map date: 1938

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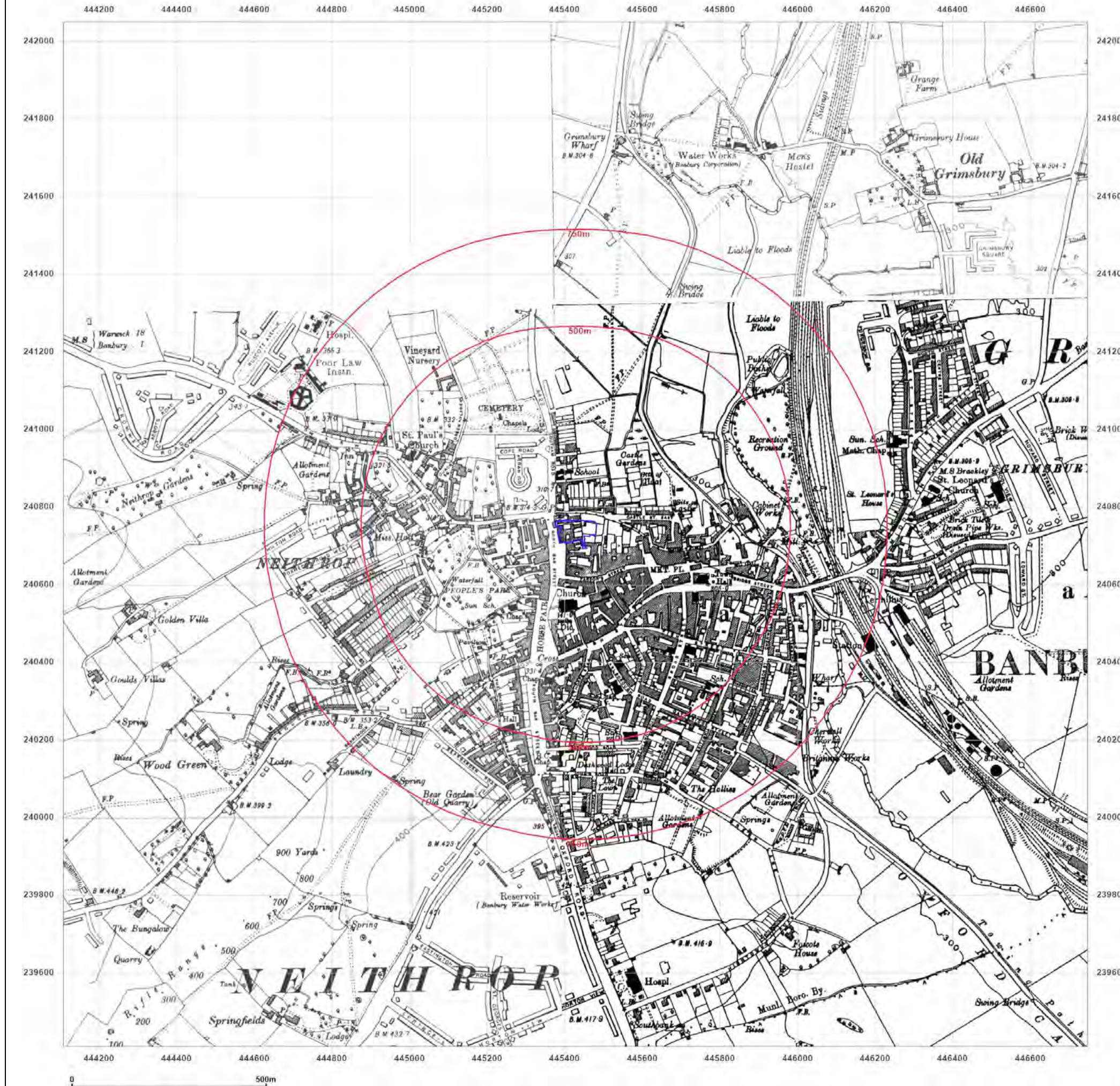


Surveyed 1882  
 Revised 1938  
 Edition N/A  
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Surveyed 1880  
 Revised 1938  
 Edition 1938  
 Copyright N/A  
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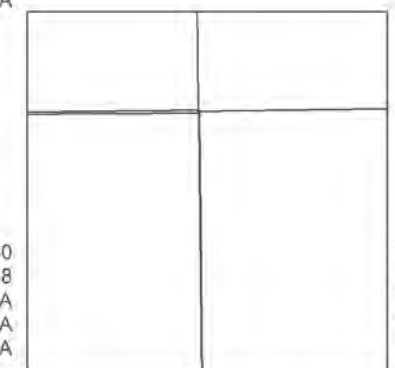
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**Printed at:** 1:10,560



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 Edition 1938  
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 Revised 1938  
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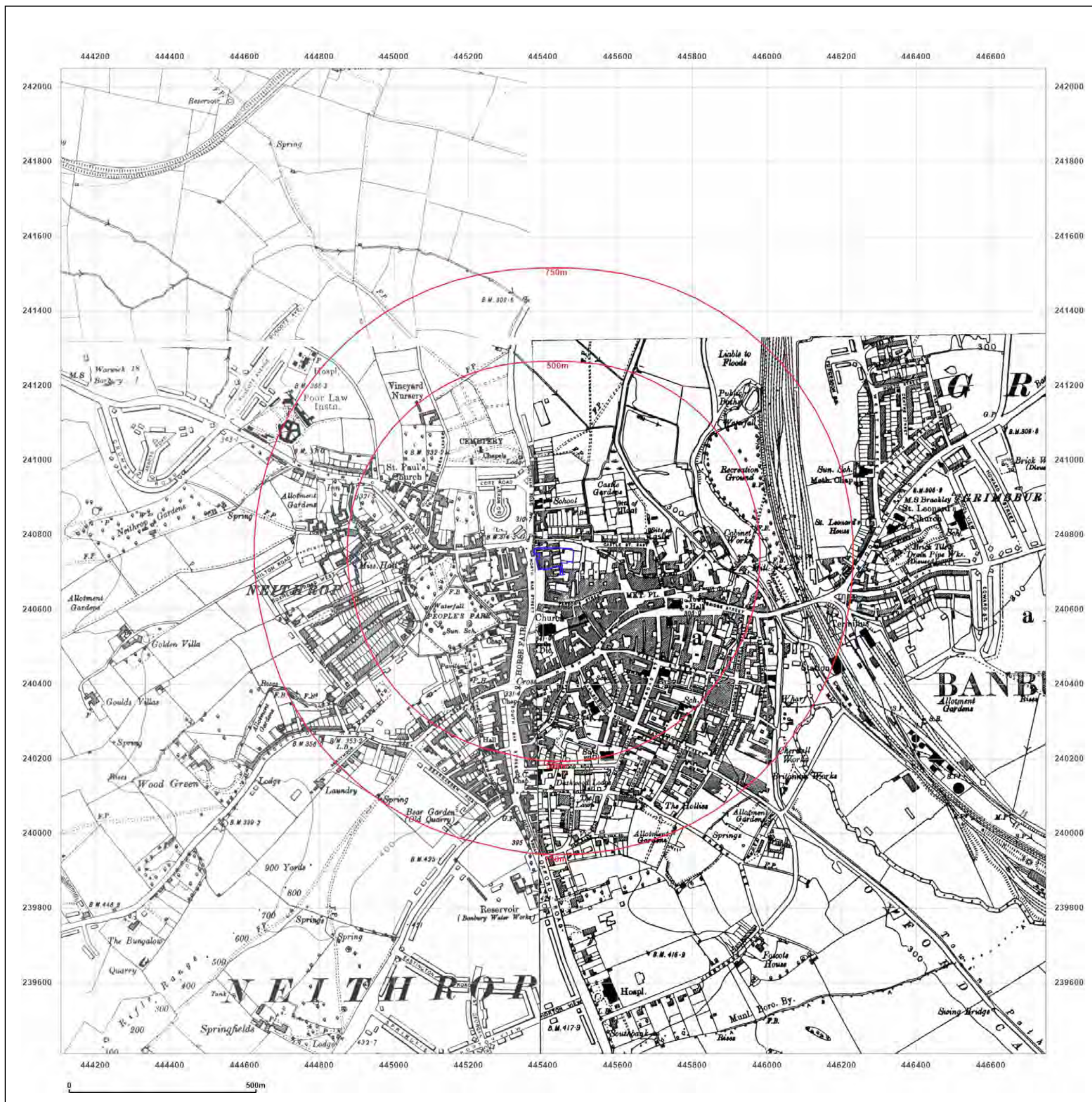


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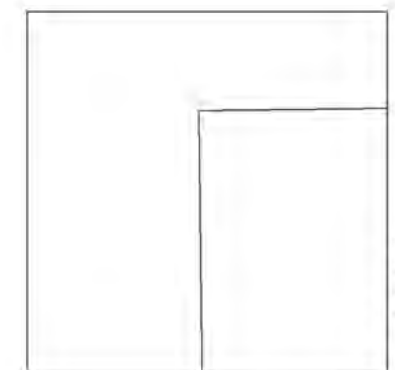
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**Map date:** 1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



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 Revised 1938  
 Edition N/A  
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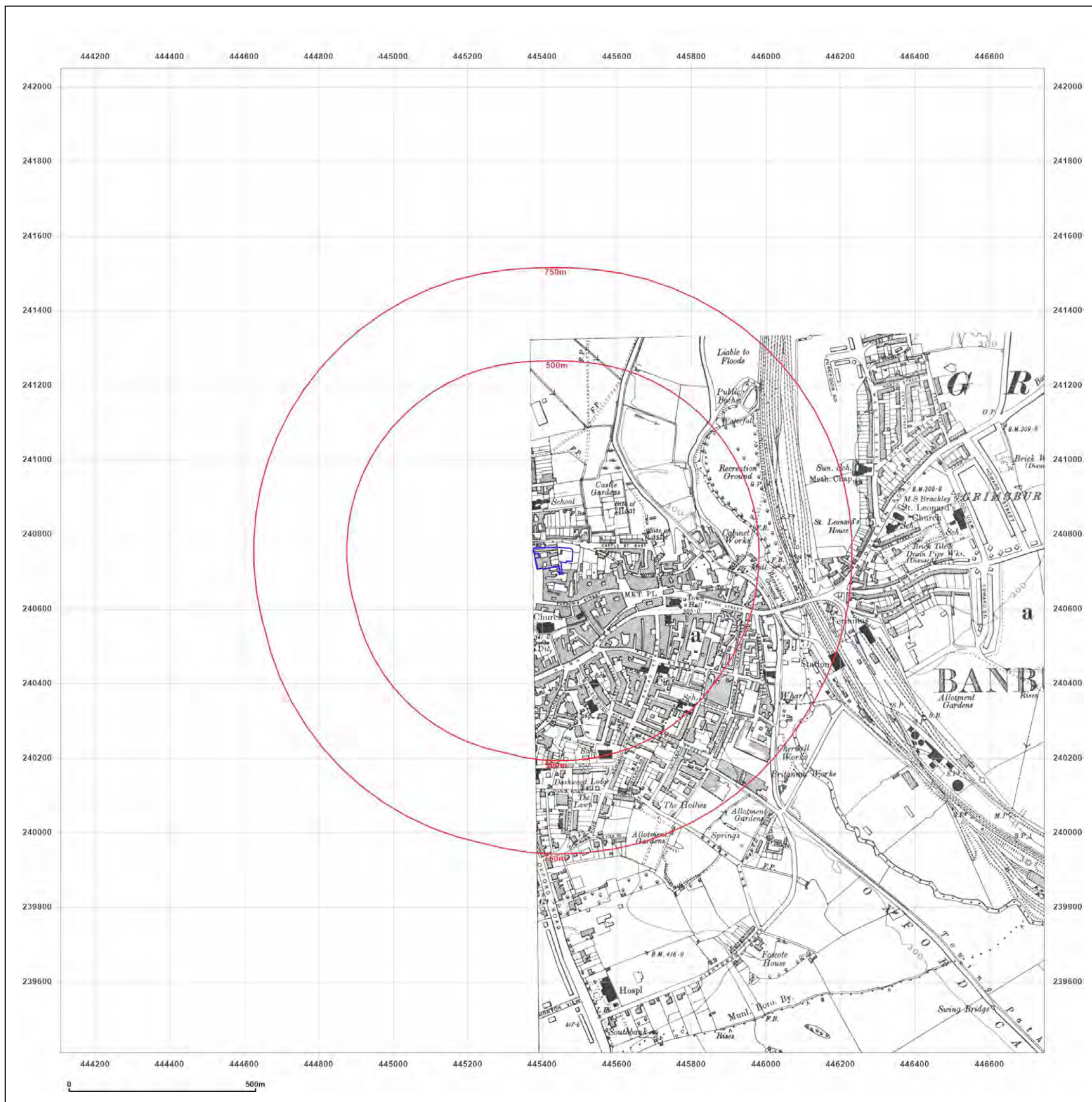


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**Grid Ref:** 445427, 240729

**Map Name:** Provisional

**Map date:** 1954-1955

**Scale:** 1:10,560

**Printed at:** 1:10,560



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 Revised 1954  
 Edition 1955  
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 Levelled N/A

Surveyed N/A  
 Revised 1954  
 Edition 1955  
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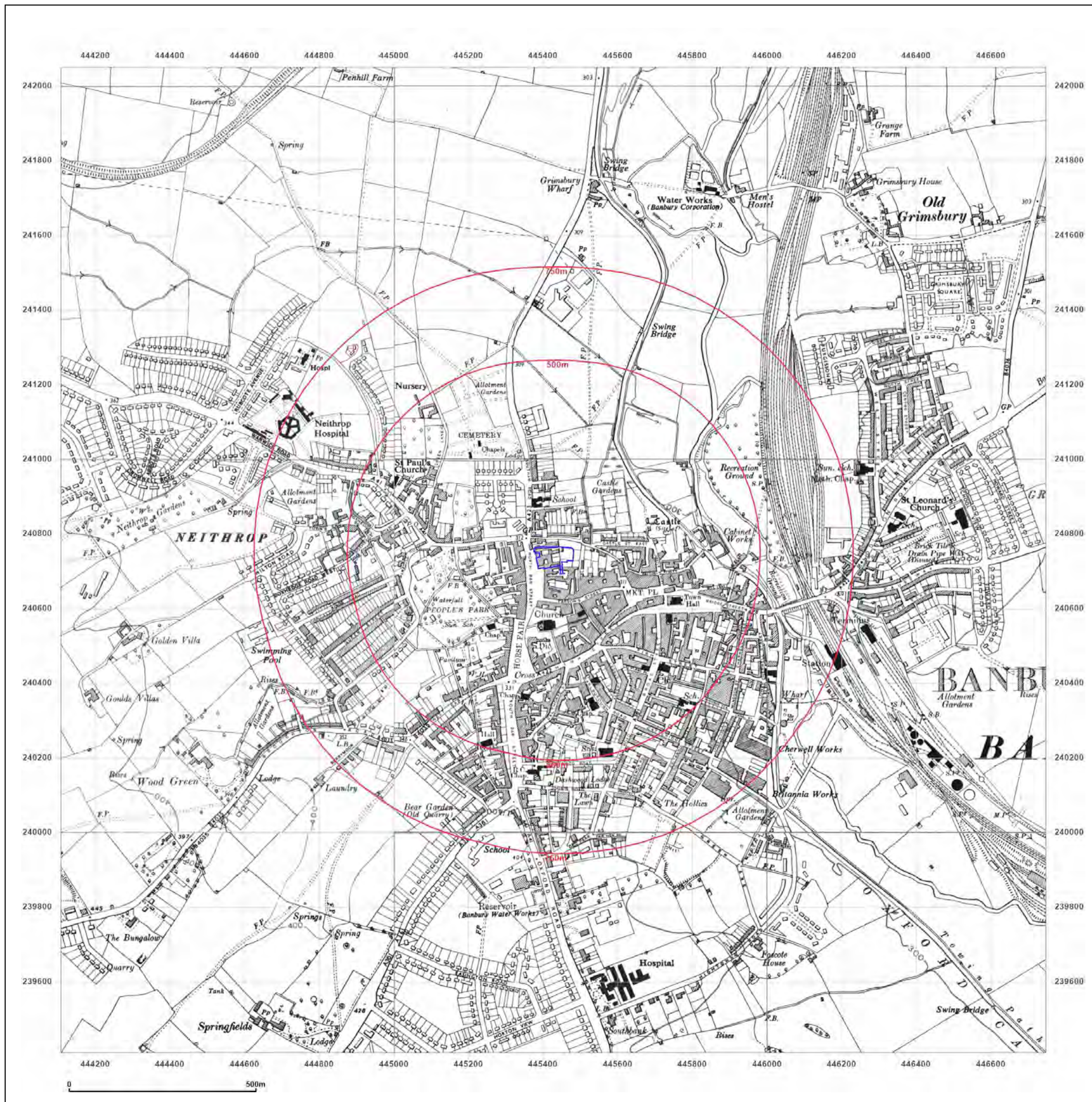


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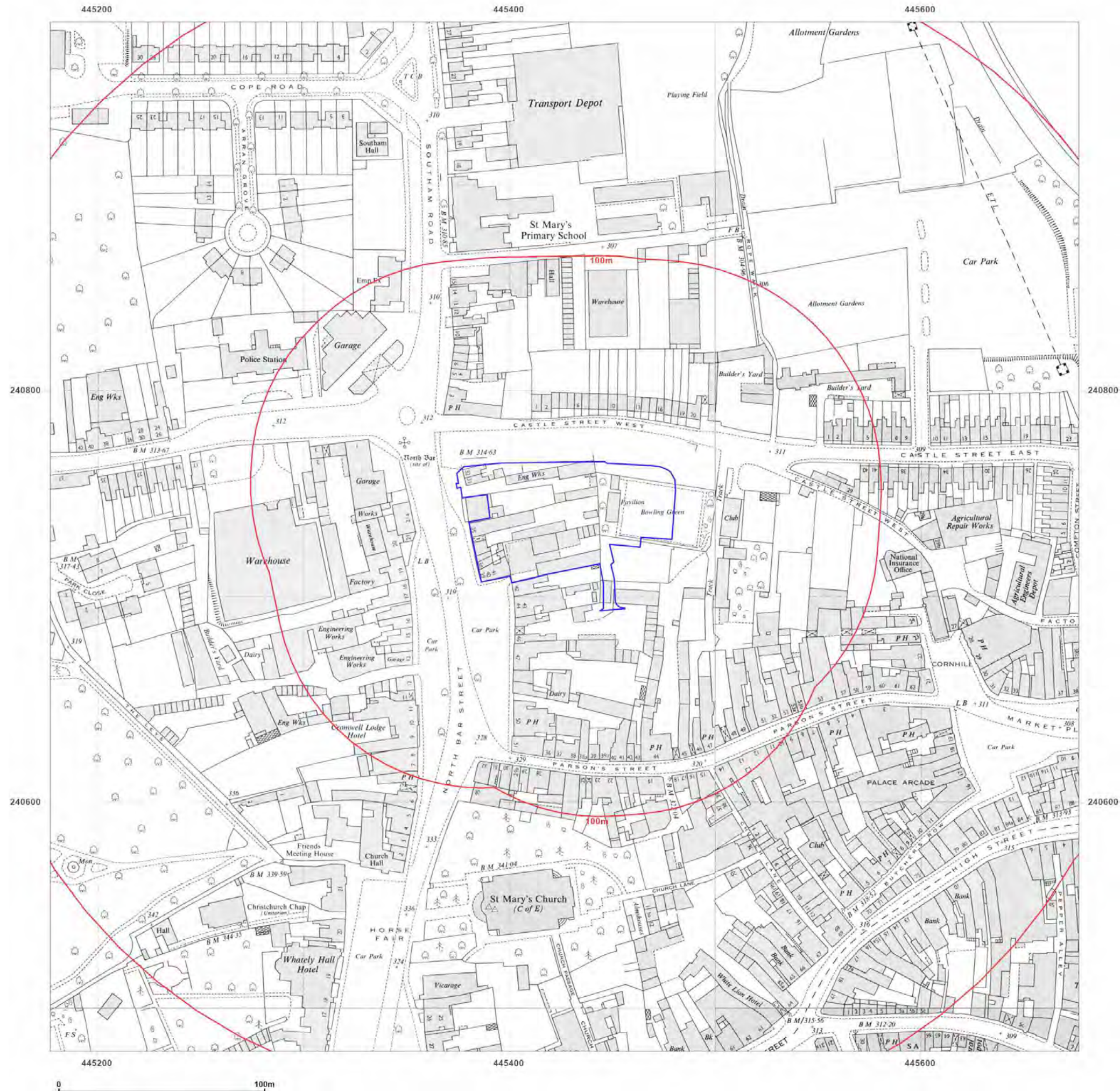
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**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 1966

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Surveyed 1965 Revised 1965 Edition N/A Copyright 1966 Levelled 1964	Surveyed 1965 Revised 1965 Edition N/A Copyright 1966 Levelled 1964



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**Map Name:** National Grid

**Map date:** 1966

**Scale:** 1:2,500

**Printed at:** 1:2,500



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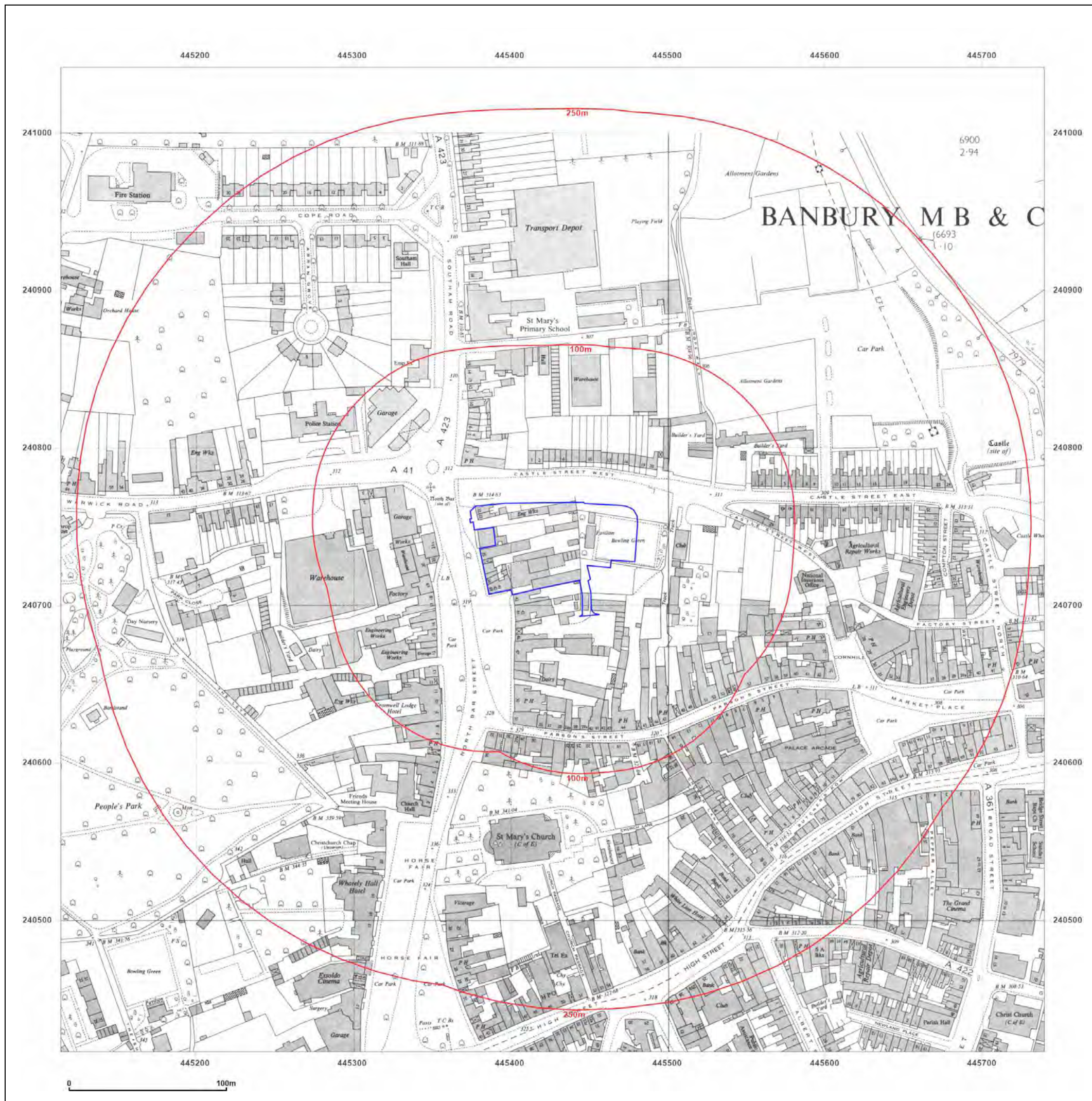


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**Site Details:**

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Map Name: Provisional

Map date: 1968

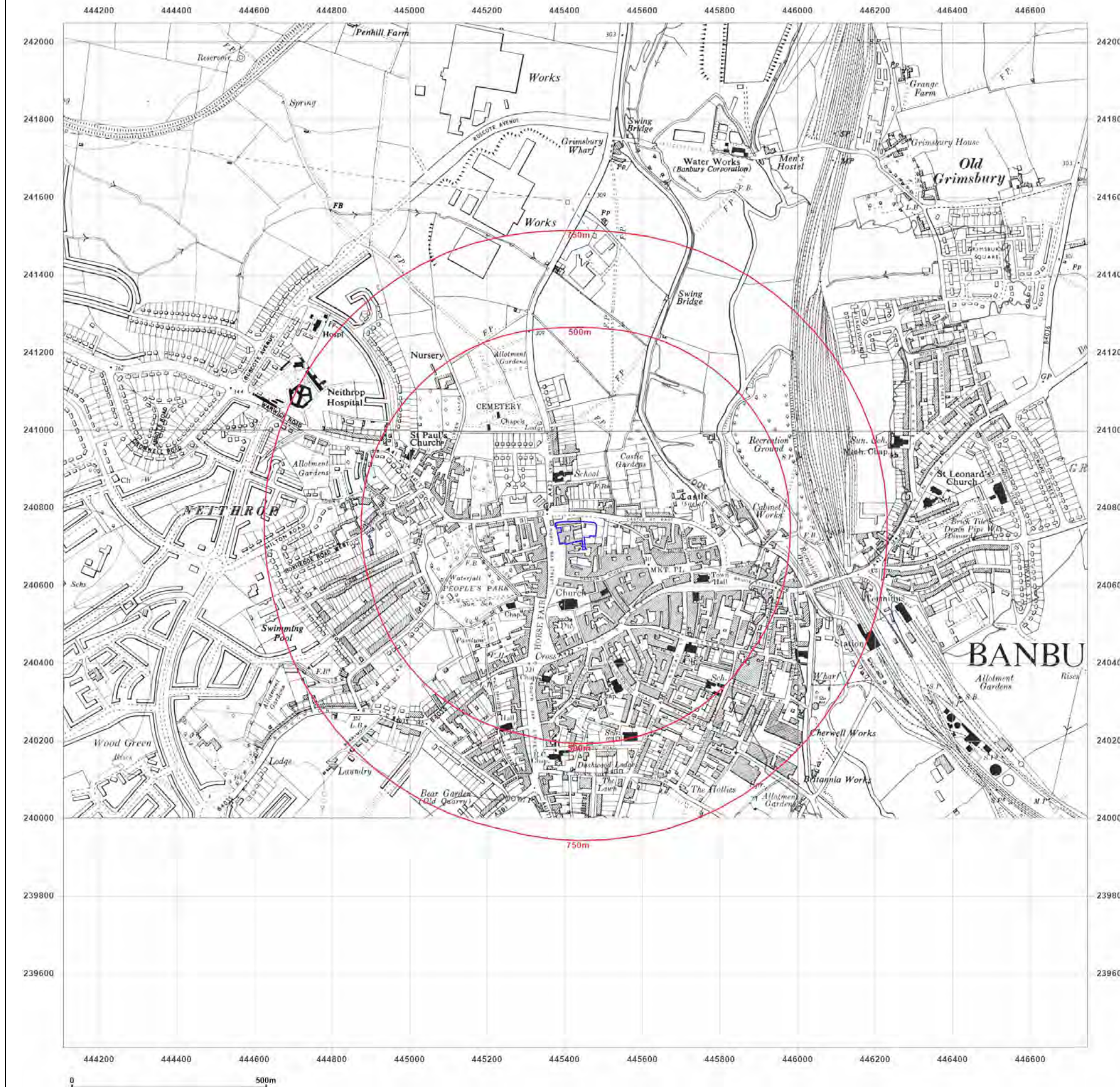
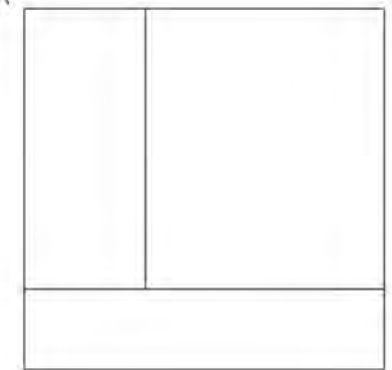
Scale: 1:10,560

Printed at: 1:10,560



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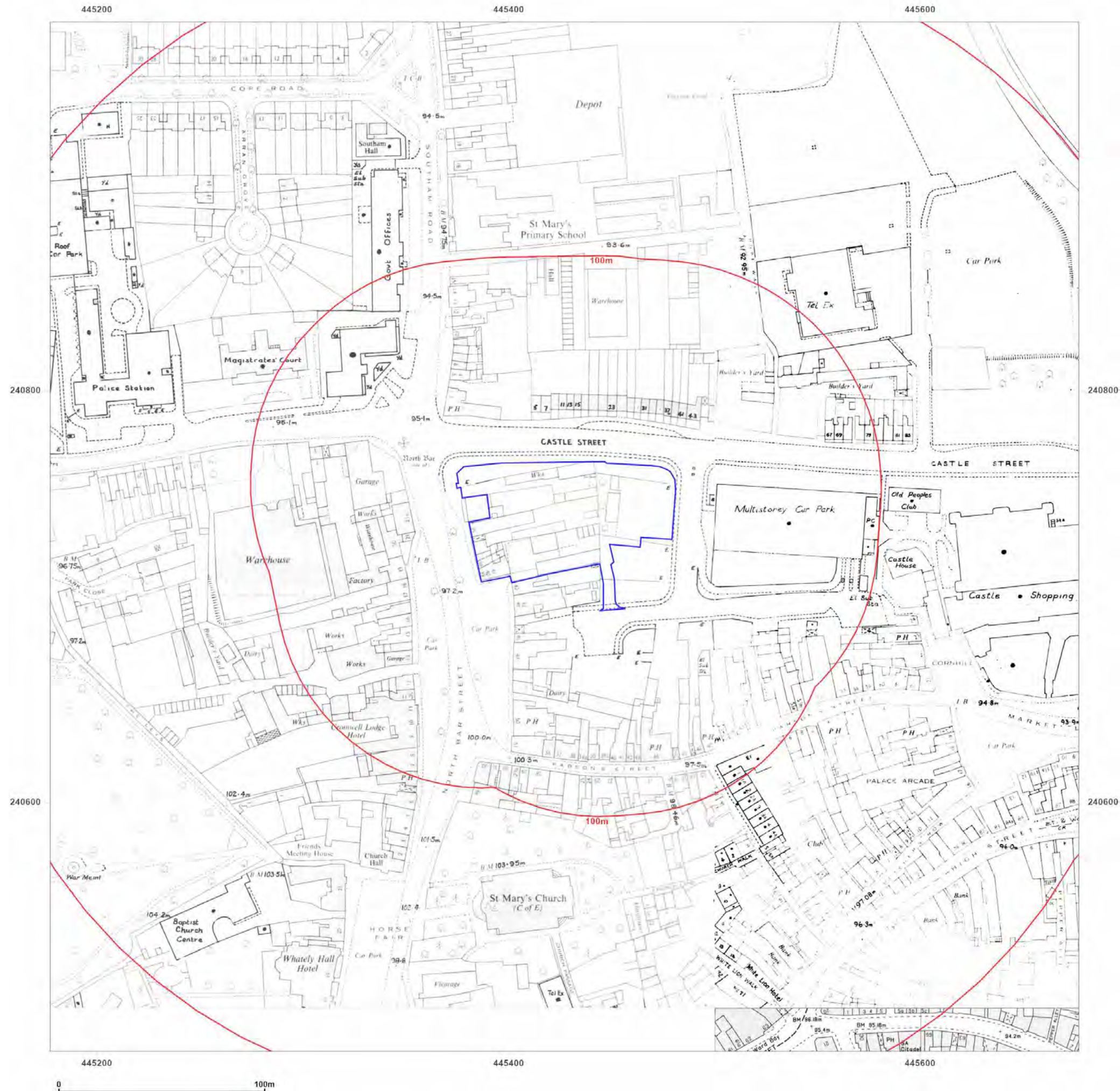
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**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 1977-1980

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Surveyed 1965 Revised 1976 Edition N/A Copyright 1977 Levelled 1964	



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**Site Details:**

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**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 1977-1982

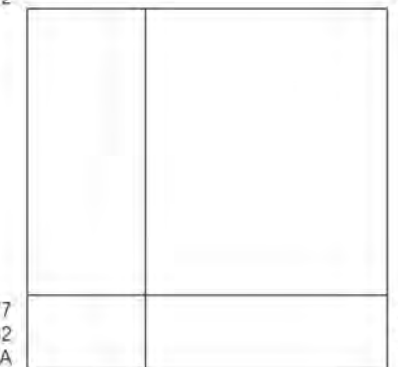
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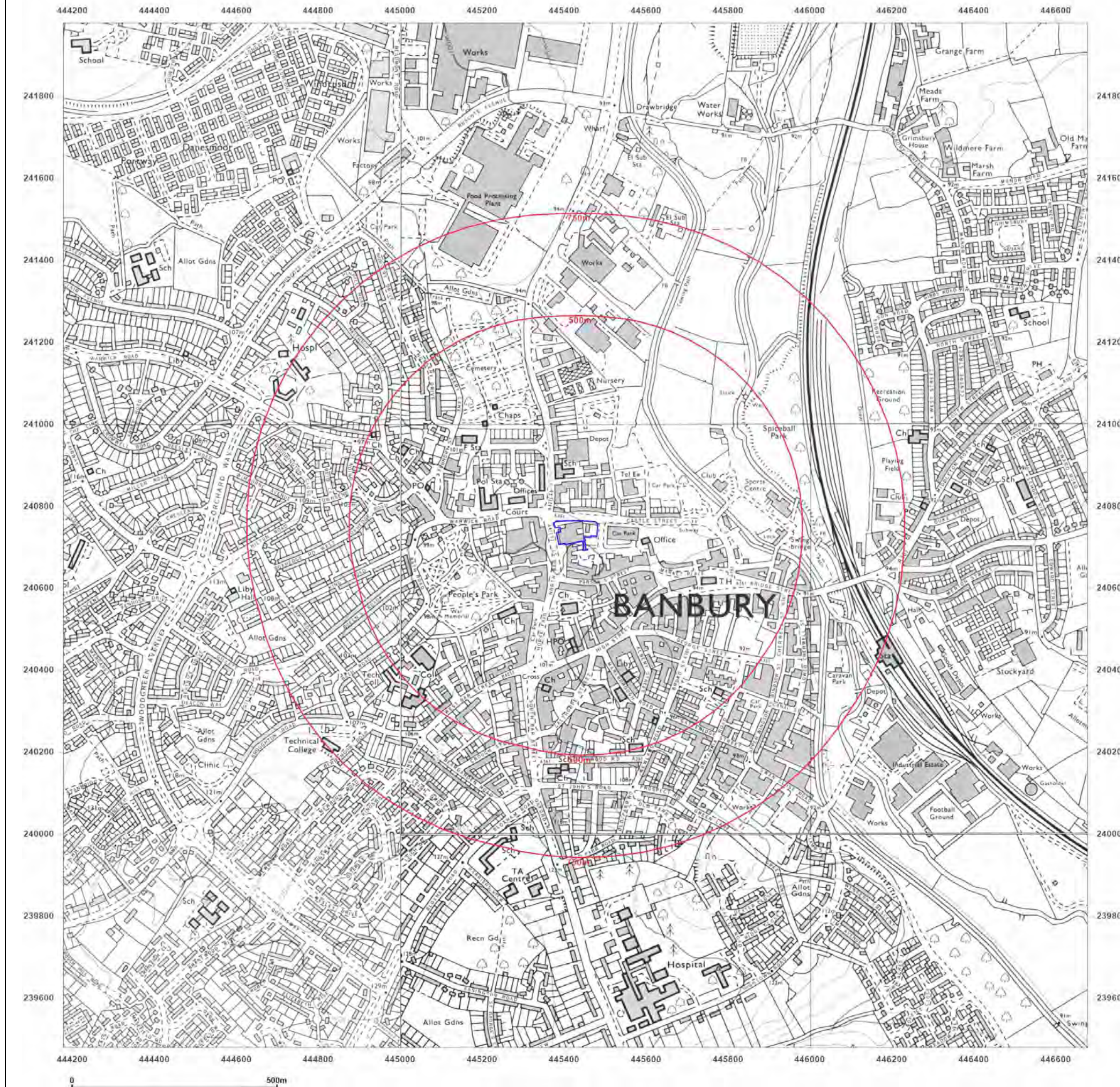
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 Copyright 1978  
 Levelled 1972



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 Revised 1982  
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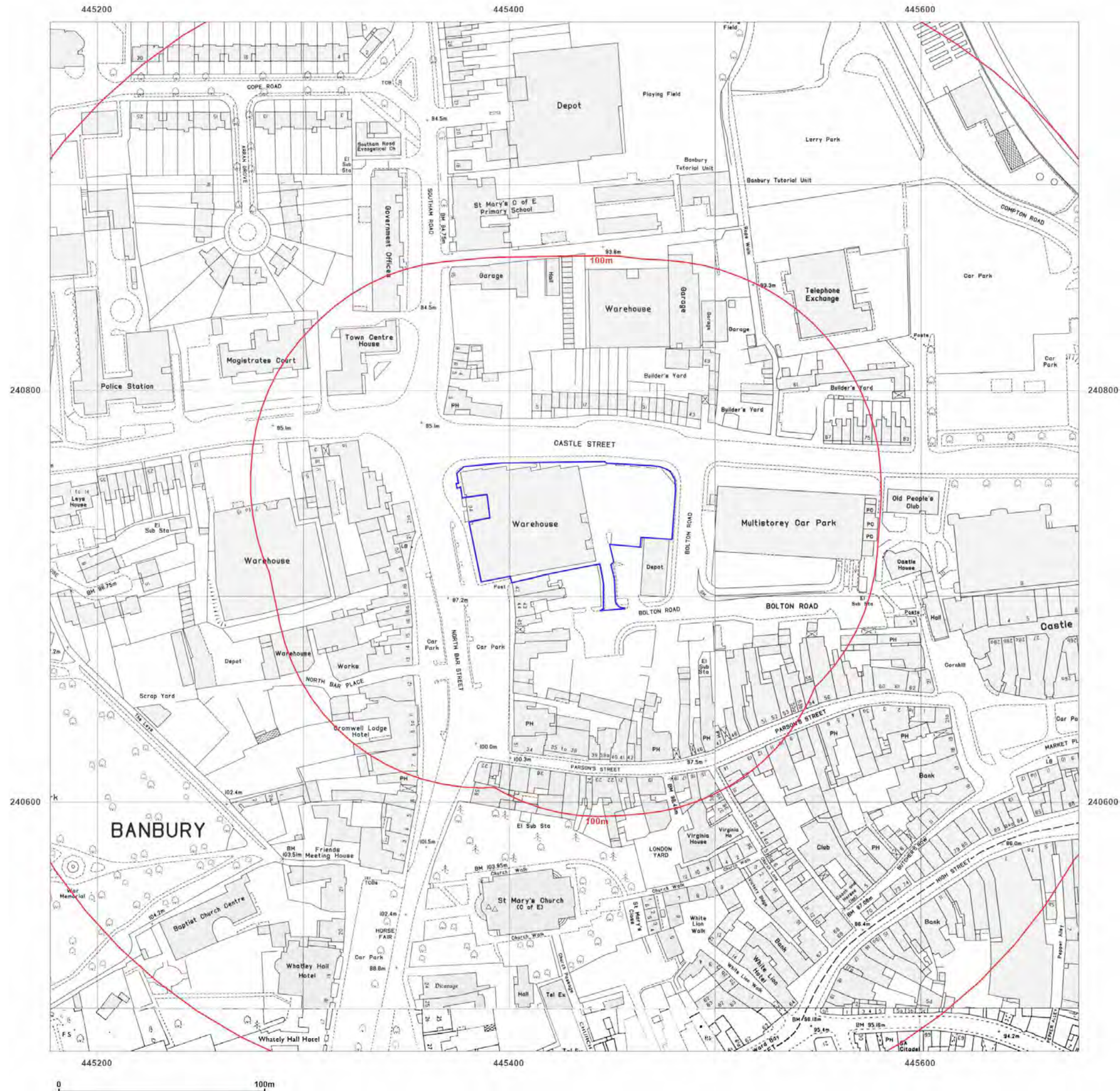
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**Map Name:** National Grid

**Map date:** 1982-1986

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Surveyed 1964 Revised 1983 Edition N/A Copyright 1983 Levelled 1964	Surveyed 1964 Revised 1982 Edition N/A Copyright 1982 Levelled 1964



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**Site Details:**

**Client Ref:** EMS\_735259\_956637  
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**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 1985-1990

**Scale:** 1:1,250

**Printed at:** 1:2,000



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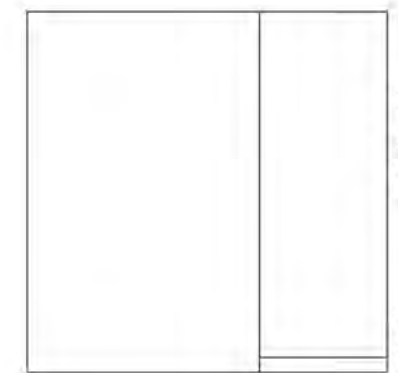
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**Scale:** 1:1,250

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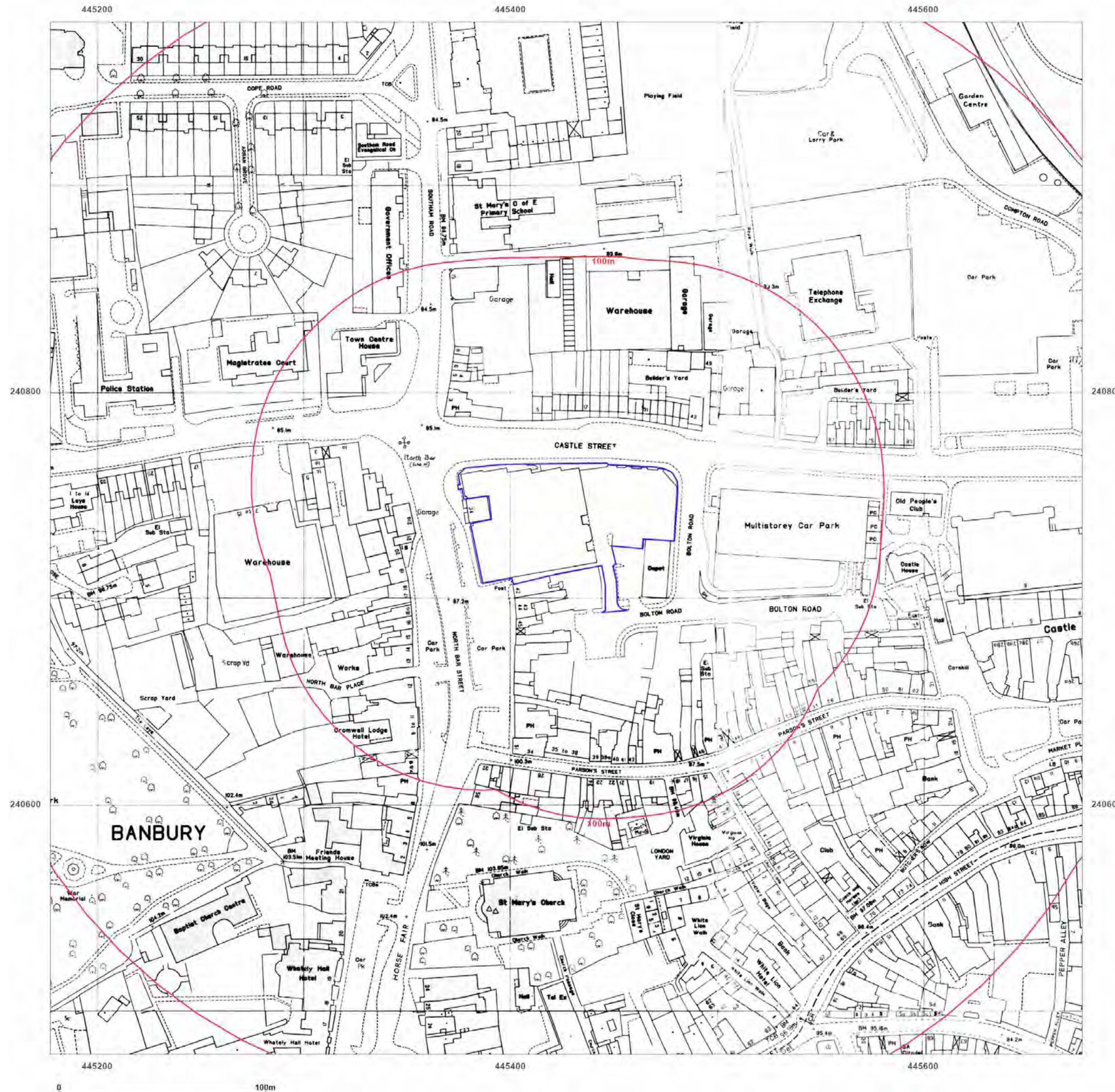
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**Map Name:** National Grid

**Map date:** 1990-1993

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1964 Revised 1990 Edition N/A Copyright 1990 Levelled 1964



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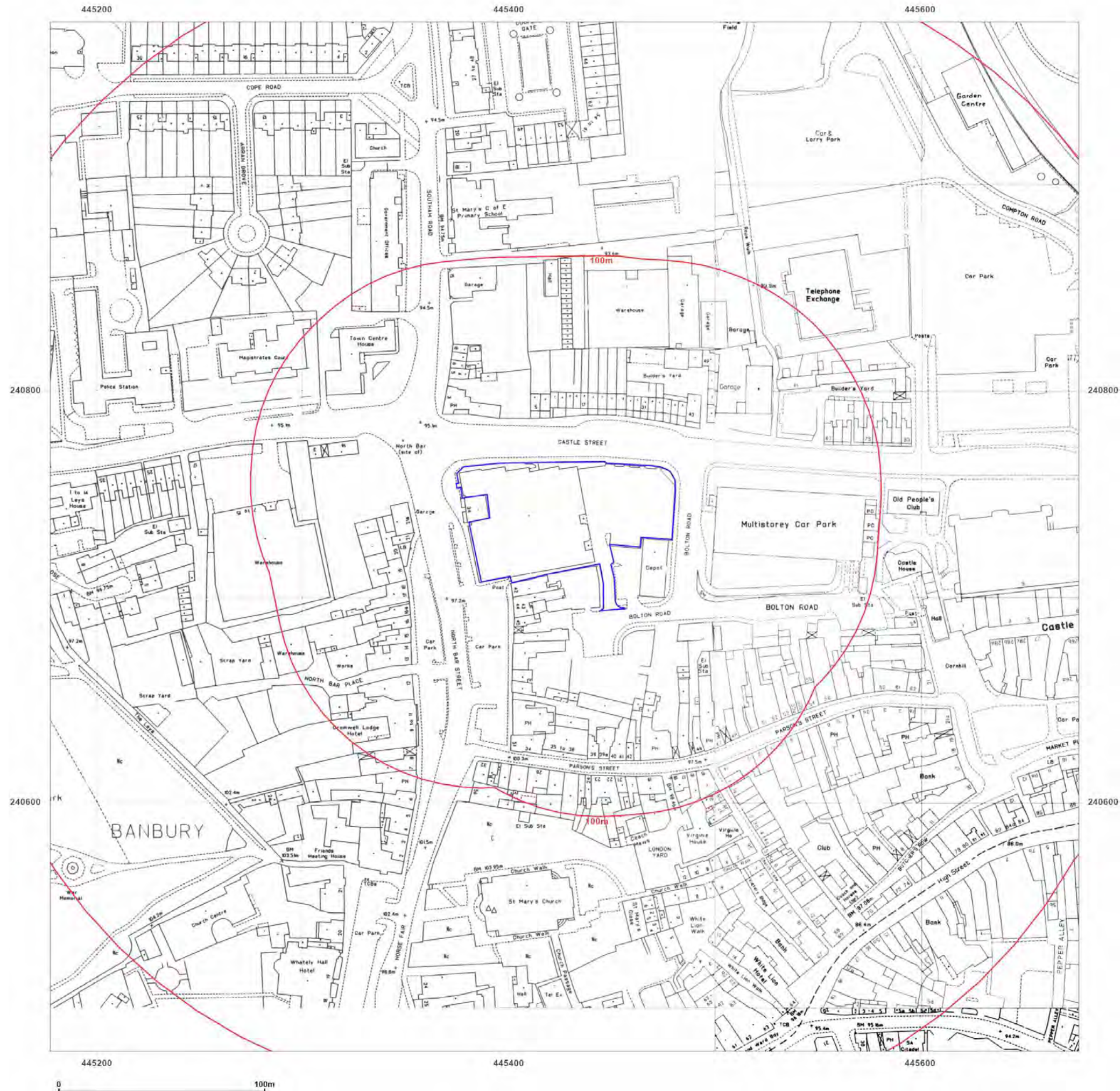
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**Map Name:** National Grid

**Map date:** 1992-1993

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**Map Name:** National Grid

**Map date:** 1992-1994

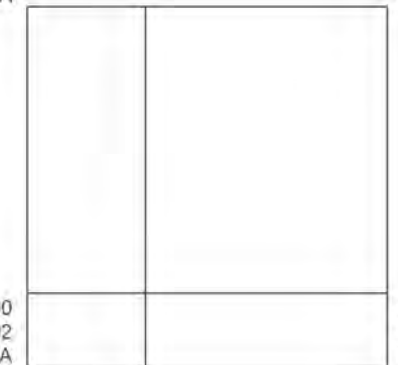
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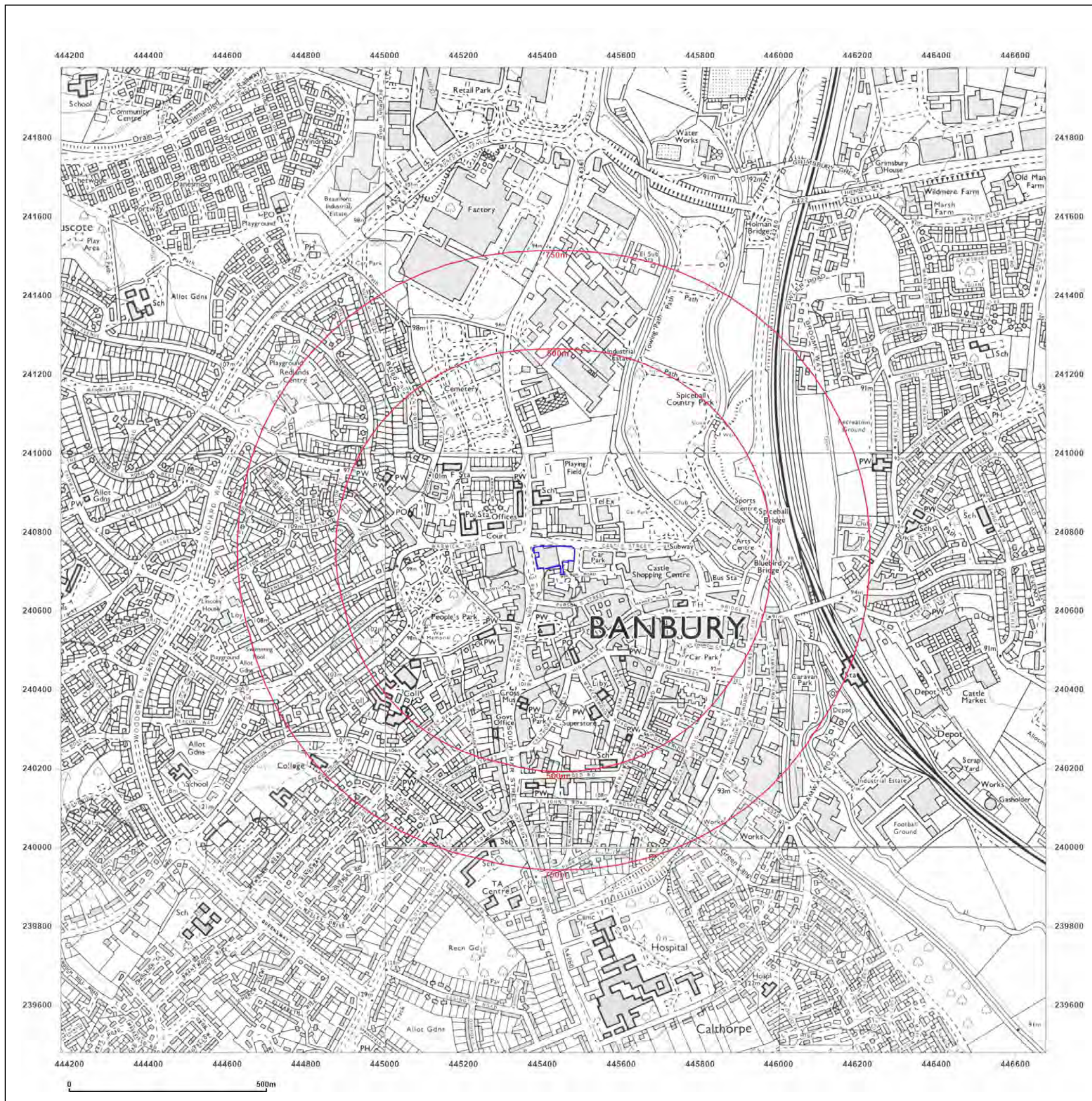


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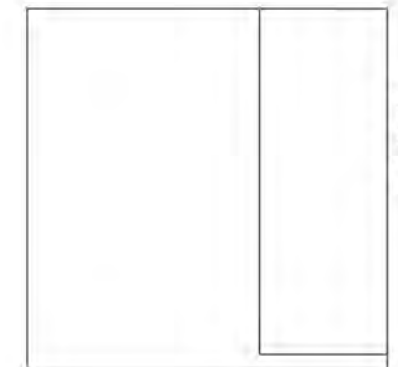
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**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 1993

**Scale:** 1:1,250

**Printed at:** 1:2,000



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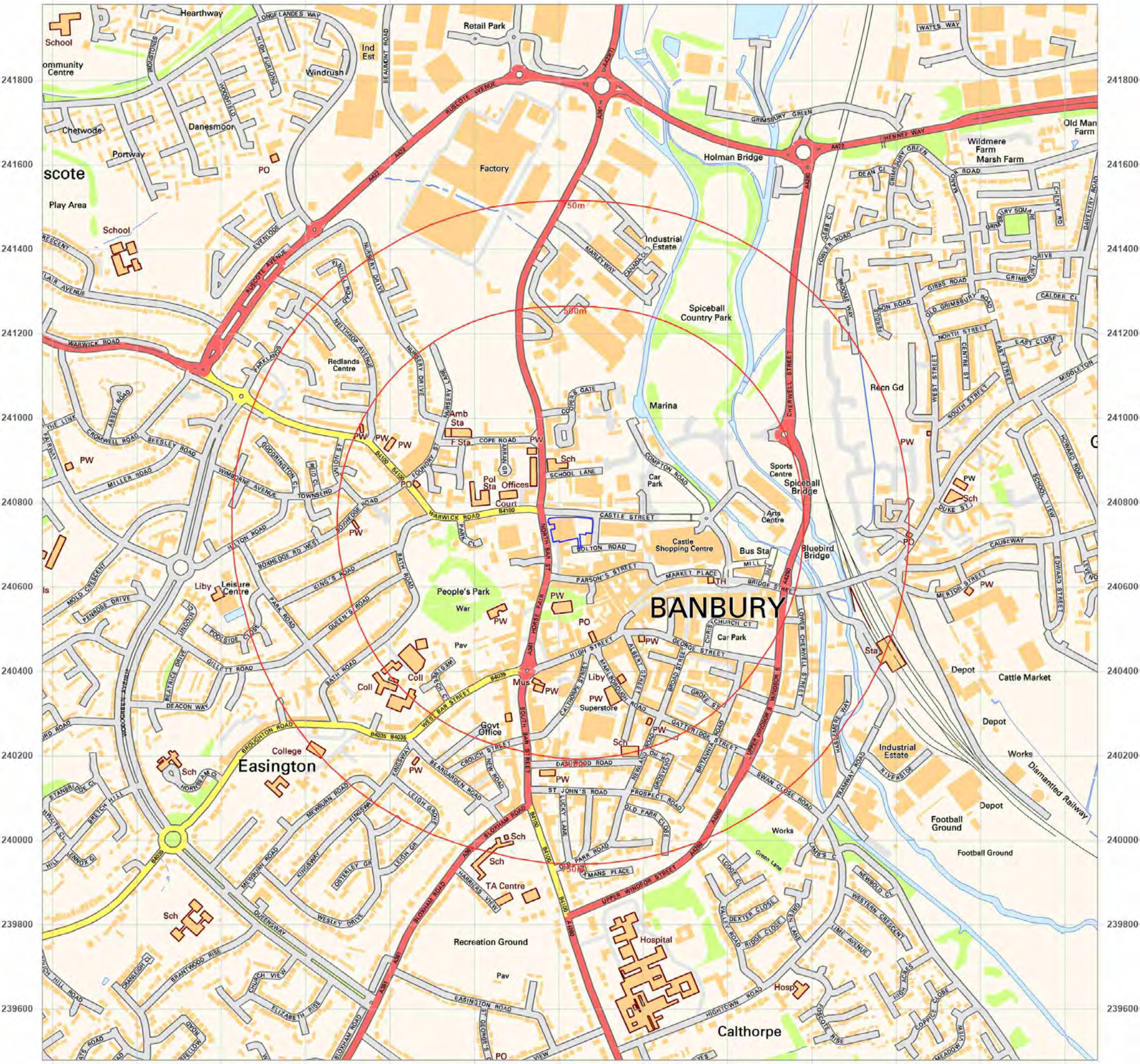
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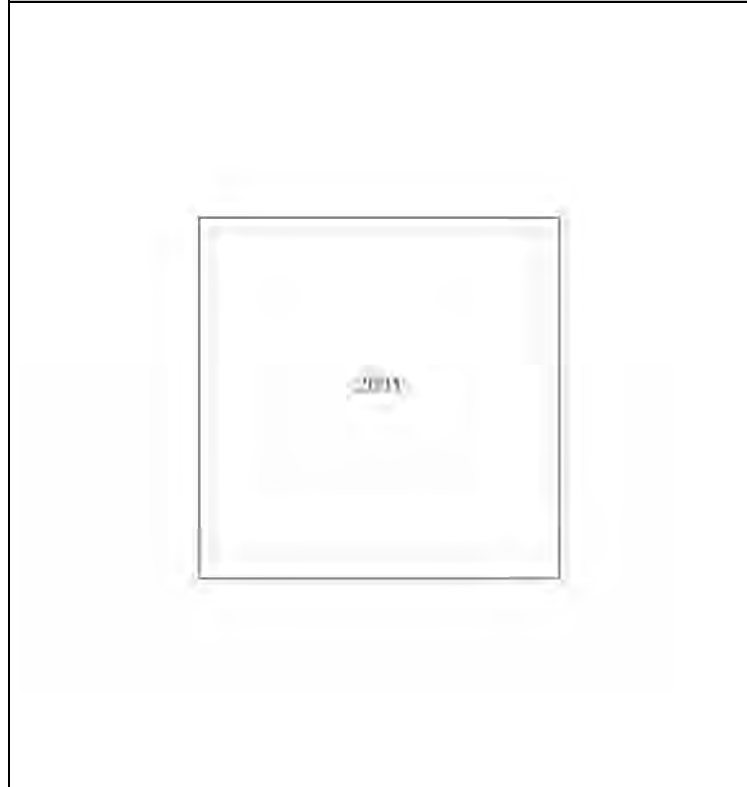
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 Grid Ref: 445427, 240729

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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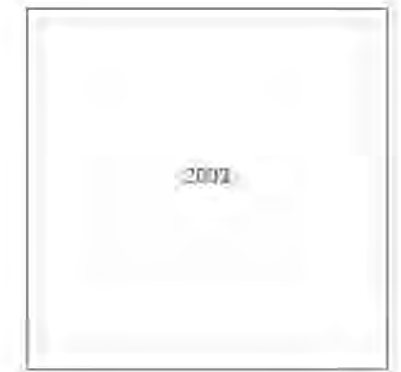
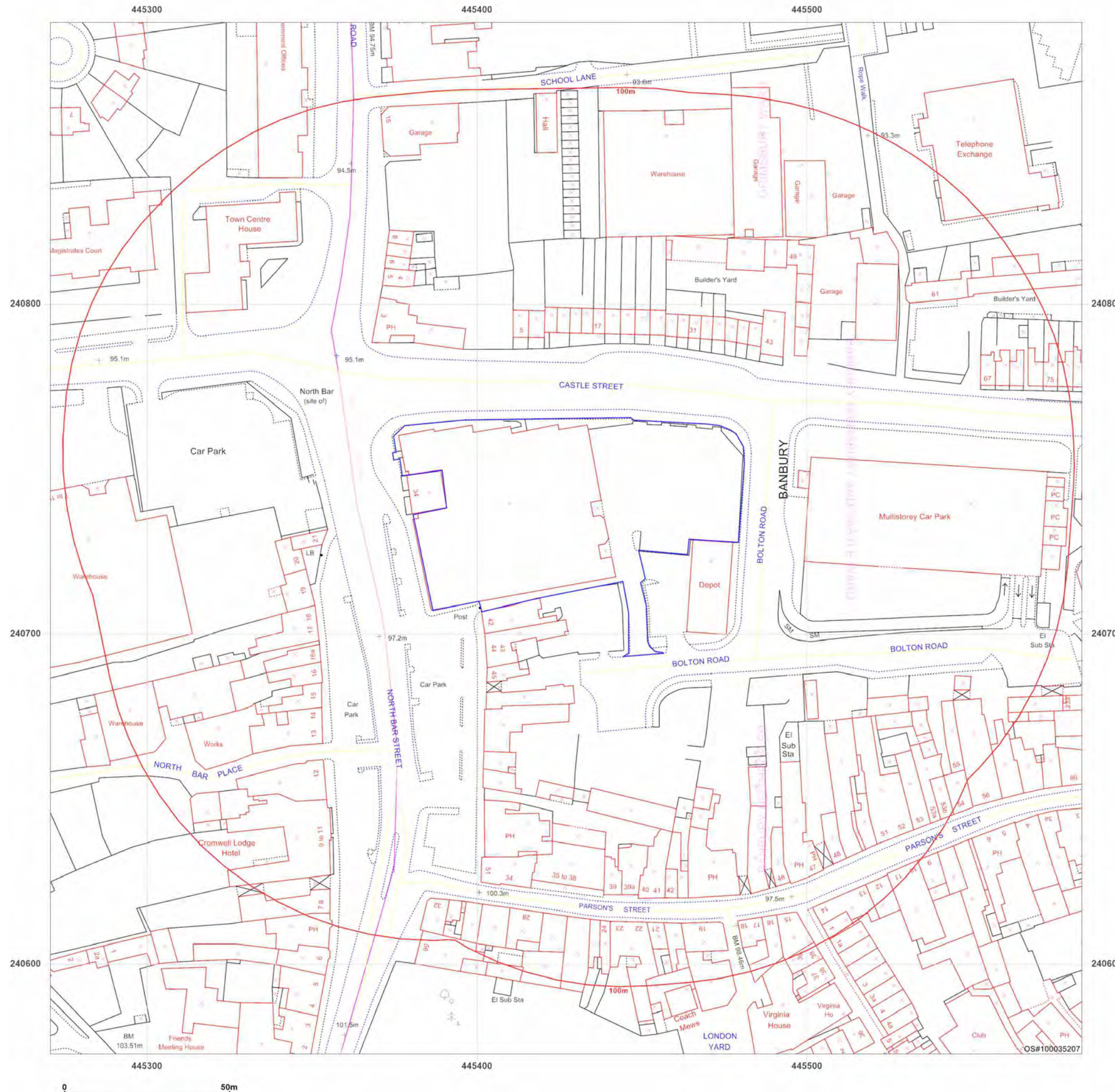
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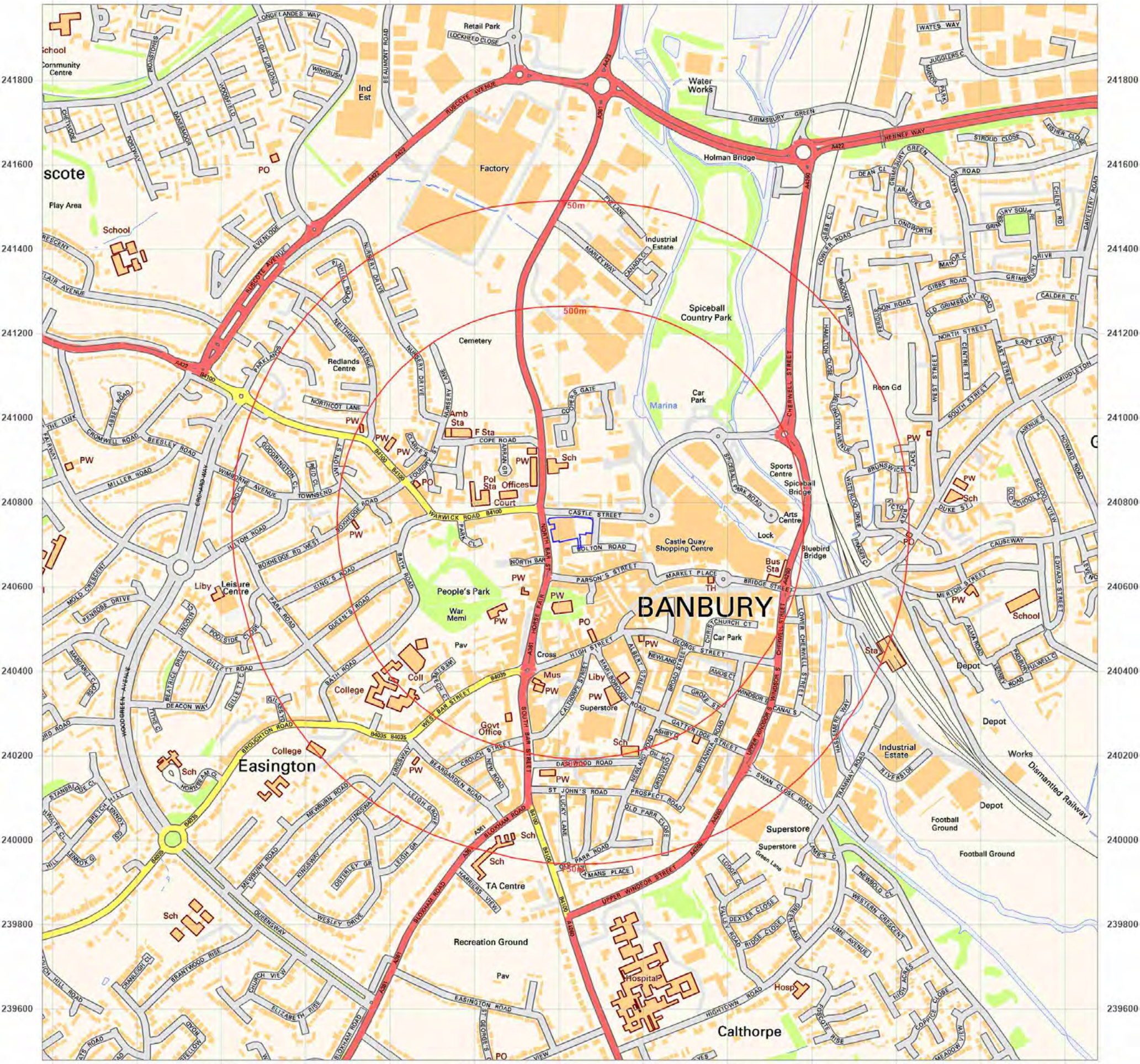


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### Site Details:

Client Ref: EMS\_735259\_956637  
Report Ref: EMS-735259\_956637  
Grid Ref: 445427, 240729

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

**Site Details:**

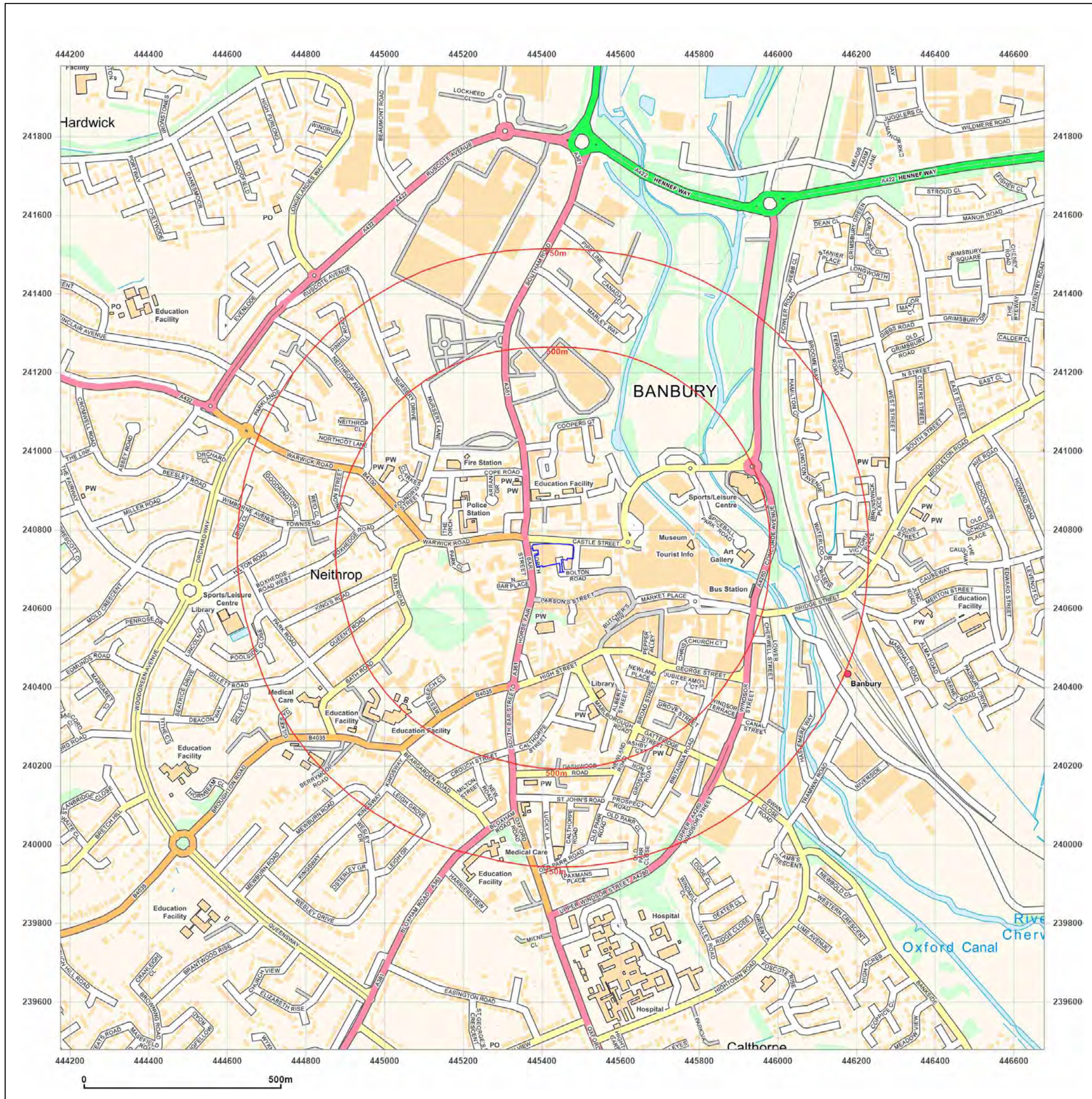
**Client Ref:** EMS\_735259\_956637  
**Report Ref:** EMS-735259\_956637  
**Grid Ref:** 445427, 240729

**Map Name:** National Grid

**Map date:** 2021

**Scale:** 1:10,000

**Printed at:** 1:10,000



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