



**Ploughley Road,
Ambrosden,
Oxfordshire**

**Archaeological
and
Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Archstone
Ambrosden Ltd and
Bellway Homes Ltd**

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Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd and presents the results of an Archaeological and Heritage Assessment of the land south of Ploughley Road, Ambrosden (hereafter referred to as 'the Site') to inform planning proposals for residential development.
- S2 This assessment concluded that the Site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings. There is also no potential for the development of the Site to result in harm to any designated heritage assets beyond its boundaries, in terms of changes to their setting.
- S3 With regard to archaeological remains, based on an analysis of the known resources, this assessment has identified that the Site has the potential for late prehistoric, Roman, medieval, and post-medieval deposits to survive within the Site. If present, these will mostly likely relate to historic agricultural practices, such as ditches and plough furrows. Such remains would be of low value, and it is unlikely that they would be of such significance that they would preclude development of the Site, subject to the implementation of appropriate mitigation strategy, if necessary.
- S4 This assessment has been prepared as per the requirements of paragraph 194 of the National Planning Policy Framework (NPPF; 2021), which requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. It is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan.

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Section 1 Introduction

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd and presents the results of an Archaeological and Heritage Assessment of the land south of Ploughley Road, Ambrosden (hereafter referred to as 'the Site') to inform planning proposals for residential development.
- 1.2 The first aim of this assessment is to identify and assess the potential for development within the Site to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological information for the Site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in March 2022.

Location, Boundaries, Topography and Geology

- 1.5 The Site is located on the southern side of Ploughley Road, in Ambrosden, Bicester and is centred on NGR: SP 60383 19978 (**Plan EDP 1**).
- 1.6 The Site comprises two fields under grassland/pasture, measuring c.9.6 hectares (ha) in area, and its boundaries are defined by existing hedgerows. To the north of the Site are fields and further north the A41. To the east a recent residential development has been built on the edge of Ambrosden village. To the west are fields and beyond to the north-west is Symmetry Park, an industrial site. To the south is Ploughley Road and the modern edge of Ambrosden's built environment.
- 1.7 The bedrock geology of the Site is a mixture of limestone of the Cornbrash Formation and mudstone of the Kellaways Clay. There are no overlying superficial deposits¹.

Proposed Development

- 1.8 The proposed development consists of an application for the construction of 150 residential units with landscaping, car parking and associated infrastructure.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain3d/>

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Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

Current Legislation

- 2.2 In terms of effects on the historic environment, the following paragraphs summarise the principal legislative instruments and planning policy framework.
- 2.3 The relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments although this is considered as a policy matter in paragraph 199 of the NPPF.
- 2.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act of 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.5 The “*special regard*” duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.6 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 201 and 202 of the NPPF.

National Planning Policy

- 2.7 The revised NPPF was published in 2021 and Section 16 sets out the government’s approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 189 recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.8 Paragraph 194 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and

no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 2.9 Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

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

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

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

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

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

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

- a. *The nature of the heritage asset prevents all reasonable uses of the site;*
- b. *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d. *The harm or loss is outweighed by the benefit of bringing the site back into use.*"

2.12 Paragraph 202 states that:

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

2.13 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of 'harm' for heritage assets:

"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced."

2.14 In other words, for the 'harm' to be 'substantial', and therefore require consideration against the more stringent requirements of paragraph 201 of the NPPF compared with paragraph 202, the proposal would need to result in the asset's significance either being *"vitiating altogether or very much reduced."*

2.15 Paragraph 203 refers to non-designated heritage assets identifying that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect 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

The Cherwell Local Plan 2011–2031 (Part 1)

2.16 The Site is located within Cherwell District Council and its current planning policy is outlined on The Cherwell Local Plan 2011–2031. It provides the strategic planning policy framework and sets out strategic site allocations for the district to 2031.

- 2.17 The adopted Local Plan contains Policy ESD 15 – The Character of the Built and Historic Environment, which states that:

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

- 2.18 The policy includes that new development proposals should:

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

- 2.19 Part 2 of the Local Plan is under preparation, this will contain detailed development management policies, including more detailed design and historic environment policies; and non-strategic site allocations. While this is under preparation the saved policies of the Cherwell Local Plan 1996 remain part of the Development Plan.

Cherwell Local Plan 1996

- 2.20 The saved policies of Cherwell Local Plan 1996 remain in place until their replacement by the Local Plan Part 2. Archaeological sites are considered under saved Policy C25, 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”.

- 2.21 The plans and policies identified above have been considered in the preparation of this assessment.

Consultation

- 2.22 Consultation through email correspondence will be undertaken with the Archaeological Advisors to the Cherwell District Council to establish the scope and methodology for investigation works going forward, as required.

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Section 3

Methodology

Archaeological Assessment Methodology

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources derived from a search area extending up to 1km from the boundaries of the Site, hereafter known as the 'study area' to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. The major repositories of relevant information comprised:
- Information held by the Oxfordshire Historic Environment Record (OHER) on known archaeological sites, monuments and findspots, within and for a 1km study area around the Site;
 - Maps and documents held by the Oxfordshire Record Offices;
 - The National Heritage List for England curated by Historic England (HE);
 - Evidence of aerial photograph analysis from the Aerial Photographic Explorer (APEX Historic England) (where available). In addition, a review of the Britain from Above was undertaken (April 2022);
 - Analysis of LiDAR information held by the Environment Agency; and
 - Previous assessments of the locality undertaken by EDP (2016; 2022).
- 3.3 This report provides a synthesis of relevant information for the Site and is derived from a search area extending up to 1km from its boundary.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a Site visit and walkover, undertaken in March 2022. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors, which may affect the survival or condition of known or potential assets.
- 3.5 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the Site; i.e. through potential changes to the settings of designated heritage assets, as defined in Annex 2 of the NPPF (see below).

- 3.6 In that regard, the Site walkover also considered, where appropriate, the contribution (if any) made by the land within the Site to the settings of designated heritage assets situated within its wider zone of influence.
- 3.7 The report concludes with: (1) an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines; and (2) an assessment of the likely effects of the proposed development upon designated assets, whether direct or indirect.

Setting Assessment

- 3.8 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.9 The significance of known and potential heritage assets within the environs of the Site, which may be affected by the principle of development has been assessed and described in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019). Determination of significance has been undertaken according to the industry standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value; ii) historic (illustrative and associative) value; iii) aesthetic value; and iv) communal value, amongst others.
- 3.10 In terms of setting there are several designated heritage assets within the environs of the Site, and any changes to their significance would be expressed in changes within their setting. When assessing the impact of proposals on designated heritage assets through changes within their 'setting', it is not a question of whether there would be a physical impact on that asset, but instead whether change within the 'setting' would lead to a loss of 'significance'.
- 3.11 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.
- 3.12 Historic England guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015).
- 3.13 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*"

- 3.14 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.15 Set within this context, it is necessary to first define the significance of the asset in question – and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset – it can be positive, negative or neutral.
- 3.16 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' published by Historic England in 2017. This guidance (HE 2017) observes that: *"The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve."*
- 3.17 And that: *"Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."*
- 3.18 The guidance states that the importance of setting *"lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*
- 3.19 It goes on to note:
- "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.20 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: *"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated"*. It continues by adding that: *"Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*
- 3.21 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting in relation to development management, which is based on a five-step procedure; i.e.:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

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

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

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

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

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

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

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

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

1. Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected;

2. Defining the contribution made to their 'significance' by their setting; and
 3. Assessing the likely impact upon their 'significance' as a result of the form of development proposed being implemented.
- 3.26 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, this was determined in the first instance through desk-assessment; then verified during the subsequent field visit.
- 3.27 In light of the above, the heritage setting assessment at **Section 5** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

Aerial Photographs

- 3.28 Aerial photographs within the collection maintained by the Historic England Archive in Swindon were consulted to inform this report.
- 3.29 The available images span the period from August 1944 to August 2009 and show the agricultural use of the Site from the mid-20th century onwards.
- 3.30 From August 1945 small agricultural buildings are located along the edges of the fields within the Site.
- 3.31 The available photographs support all that can be seen on the historic map regression, as mentioned above.

Site Walkover

- 3.32 The Site walkover was undertaken in March 2022. The weather conditions were clear and dry and there was sufficient visibility to assess the Site and its surrounding landscape, but due to livestock, a walkover of the Site itself was limited to the outer edges. Nevertheless, due to the relatively small size of the Site and the clear lines of sight, this is not identified as having limited the ability to address the aims of this report.
- 3.33 The Site comprises two fields under grassland/pasture (**Images EDP 1–2**) and is bound by hedgerows and trees affording a good degree of screening from the exterior. To the west is quite recent residential development of Briar Furlong, which is visible just beyond the hedgerow boundary (**Images EDP 3–4**).

LiDAR Data

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

Multiple Direction Hill-shades

- 3.37 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun and as such produces the most 'natural' and intuitively readable imagery. However, it is limited in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright or dark respectively) and little detail can be perceived plus, features that lie parallel to the light source can be imperceptible.
- 3.38 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential, and which was used for guiding the walkover survey.

Section 4 Existing Information

Introduction

- 4.1 The following section details and contextualises the known heritage assets within and around the Site.
- 4.2 The Site does not contain any designated heritage assets, such as scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, where there would be a presumption in favour of physical retention or preservation *in situ* and against development proceeding. However, several designated assets are located within the study area, which were mapped (**Plan EDP 1**) and are discussed in further detail below and in **Section 5** as appropriate.
- 4.3 There are no records for previously recorded archaeological remains within the Site, but there are several in the surrounding area that date from the prehistoric to modern periods. The recorded locations of these remains are shown on **Plan EDP 2**, with the location of archaeological investigations depicted on **Plan EDP 3**.
- 4.4 Where relevant, extracts from historic cartographic sources and LiDAR data are included as **Plans EDP 4** and **5**.

Designated Heritage Assets

- 4.5 As noted above, there are no designated heritage assets within the Site. Within the 1km study area there are 14 listed buildings and 1 scheduled monument as illustrated on **Plan EDP 1** and listed below:
- Scheduled Monument Ambrosden Churchyard Cross (NHLE ref. **1015166**) and Grade II listed Churchyard Cross approximately 8m south-east of Chancel of Church of St Mary (NHLE ref. **1369740**) c.654m to the south of the Site;
 - Grade II* listed Church of St Mary the Virgin (NHLE ref. **1046525**) c.650m to the south of the Site;
 - Grade II listed King Memorial approximately 10m to the north of the Church of St Mary (NHLE ref. **1200126**) c.612m to the south of the Site;
 - Grade II listed Gate piers, Gates and attached walled Garden to east of Church of St Mary (NHLE ref. **1046524**) c.628m to the south of the Site;
 - Grade II listed Headstone approximately 10m to the south of the Tower of the Church of St Mary (NHLE ref. **1046526**) c.660m to the south of the Site;

- Grade II listed Dryden House (NHLE ref. **1200129**) c.680m to the south-east of the Site;
- Grade II listed 12 Old Arnott Road (NHLE ref. **1046528**) c.680m to the south-east of the Site;
- Grade II listed 9 Old Arnott Road (NHLE ref. **1200142**) c.726m to the south of the Site;
- Grade II listed Barn attached to Wretchwick Farmhouse (NHLE ref. **1046522**) c.748m to the north-west of the Site;
- Grade II listed Wretchwick Farmhouse (NHLE ref. **1046521**) c.760m to the north-west of the Site;
- Grade II listed Park Farmhouse (NHLE ref. **1200138**) c. 766m to the south of the Site;
- Grade II listed 19 Merton Road (NHLE ref. **1046527**) c. 788m to the south of the Site;
- Grade II listed Holly Tree Cottage (NHLE ref. **1369741**) c.880m to the south-west of the Site; and
- Grade II listed Blackthorn Hill Windmill (NHLE ref. **1300884**) c.785m to the north-west of the Site.

4.6 There are no other types of designated heritage assets within the Site or the search area, such as registered parks and gardens, battlefields or conservation areas.

4.7 These assets are discussed below in the period-specific sections, where relevant, but are otherwise proportionately assessed in **Section 5**.

Non-designated Heritage Assets

4.8 Data from the OHER records archaeological sites and artefact findspots within a 1km radius. These sites and artefact findspots are described below in chronological order and illustrated on **Plans EDP 2–3**.

4.9 Otherwise, there are no locally listed buildings within the Site or study area.

Archaeology

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

4.10 There are no known remains of the Prehistoric period recorded within the Site.

- 4.11 Within the study area there is evidence of remains from this broad period, with some sites extending their occupation from one sub-period into the next.
- 4.12 There are several records related to the possible locations of Bronze Age funerary monuments, mostly identified through aerial photography. One of these was a barrow, which could alternatively relate to an enclosure ditch, which was identified by geophysical survey (**MOX27787**) c 790m to the south-west of the Site, and subsequently confirmed through evaluation trenching (**EOX6738** and **EOX6940**). Similarly, a barrow was recorded c.1.3km to the north of the Site, which was associated with possibly contemporary linear features, which when a geophysical survey was undertaken revealed a ring ditch (**EOX7053**) but has not been further intrusively investigated yet.
- 4.13 Otherwise, two single ring ditches, tentatively interpreted as dating from the Bronze Age, were also identified from aerial photography c.663m to the east of the Site (**MOX5188**). However, subsequent trial trenching did not confirm their presence (**EOX6234**) and they may have been of non-archaeological origin.
- 4.14 It is notable that these features present well as cropmarks and that no such indication of similar remains are recorded within the Site. However, Aerial Photographs and LiDAR suggest evidence of medieval ridge and furrow lines and post-medieval ploughlines suggesting that the Site was once in use for arable land and may have truncated any similar such prehistoric activity.
- 4.15 During an evaluation near Little Wretchwick Farm, the remains of a Middle Iron Age and Roman settlement and earlier activity were revealed c.1.18km to the north-west of the Site (**MOX27368**). The earliest prehistoric activity included a flint and pottery assemblage dating to the Bronze Age-Iron Age, predominantly in the south-west of the area assessed. Some undated features, including a pit of burnt stone, may correspond with this period of activity. A Middle Iron Age enclosure in the south-east of the area investigated was considered to potentially be part of a developing enclosure system. A further enclosure and shallow ditches are dated to the Late Iron Age or Roman period.
- 4.16 An additional subsequent evaluation at Wretchwick Farm revealed agricultural gullies and ditches interpreted as a limited continuation of the periphery of the Iron Age/Roman settlement mentioned above (**EOX6736** and **MOX27785**). A small quantity of Late Iron Age-Roman pottery sherds were found that dated these features.
- 4.17 A potential later prehistoric/Early Roman settlement was also uncovered during a magnetometry survey c.1km to the north-east of the Site (**MOX27994**). The large survey revealed rectangular enclosures and pit-like features. A possible trackway was also identified. Weaker anomalies included a double ditched enclosure and dipolar anomalies perhaps indicating kiln activities (**EOX7053**).
- 4.18 Excavations uncovered several “holes in the rock” filled with Roman potsherds and Iron Age C ware, and bones were noted in quarries south of the 2nd milestone from Bicester on the Aylesbury Road (Akeman Street) c.900m to the north-east of the Site (**MOX5005**; BBOAJ 1898; VCH 1939:330-345).

- 4.19 The evidence discussed above is suggestive that the Site was a part of a somewhat managed agricultural landscape within the hinterland of small-scale settlement or isolated farms, which spanned from at least the later periods of prehistory into the Roman. This suggests that the Site is considered to have potential for the presence of hitherto unidentified archaeological remains from the prehistoric and Roman periods, which are mostly associated with agricultural activity such as field boundaries and farming practices.

Roman (AD 43–410)

- 4.20 There are no known remains of Roman material recorded within the Site, but several in the study area.
- 4.21 Several known or possible areas of Roman period settlement are recorded, relating entirely to small farmsteads.
- 4.22 An archaeological evaluation revealed a Roman settlement c.716m to the south-east of the Site (**MOX27080**). The settlement included a number of features including pits, ditches, linear features, quarries and an associated field system, although it was truncated by later ploughing. Additional limestone quarries and truncated settlement was found on the north-east side of the development area (**EOX6234**).
- 4.23 As discussed above, during an evaluation near Little Wretchwick Farm, the remains of a Middle Iron Age and Roman settlement were revealed c.1.18km to the north-west of the Site (**MOX27368**). This included an enclosure and shallow ditches, which were dated to the Late Iron Age or Roman period. Linear ditches yielded a reasonable assemblage of Roman pottery indicating an enclosed settlement being present in the 2nd and early 3rd century. The remains of a cobbled surface was also revealed. It is likely that this focus of activity represents the remains of a small farmstead. A series of undated steep-sided ditches in regular parallel alignments were interpreted as being used for horticulture and possibly vineyards.
- 4.24 A subsequent additional evaluation at Wretchwick Farm revealed agricultural gullies and ditches that were interpreted as a limited continuation of the periphery of the Iron Age and Roman settlements mentioned above (**EOX6736** and **MOX27785**). A small quantity of late Iron Age-Roman pottery sherds were found.
- 4.25 A potential additional, although unconfirmed, later Prehistoric/Early Roman settlement was identified during a magnetometry survey c.1km to the north-east of the Site (**MOX27994**). The large survey noted rectangular enclosures and pit-like features. A possible trackway was also identified. Weaker anomalies included a double ditched enclosure and dipolar anomalies perhaps indicating kiln activities (**EOX7053**).
- 4.26 Outside of these areas of occupation, additional evidence has been identified relating to the widespread agricultural practices that were common during this period, and edge of settlement activities.

- 4.27 Several ditches were found, c.613m to the south-west of the Site at Springfield Farm (**MOX24699**), two of which included Roman pottery. The paucity of Roman material and the absence of other material indicates that these features are probable field boundaries, remote from a settlement (**EOX6712** and **EOX3436**).
- 4.28 Two possible Roman rectilinear ditch systems were revealed during an evaluation c.777m to the north-west of the Site at Symmetry Park (**MOX27013**). Subsequent strip, map and sample in the western area of the site identified Iron Age to Roman field systems and a probable vineyard (**EOX6176** and **EOX6408**).
- 4.29 Residual Roman pottery was recovered from a number of features during archaeological evaluation works, c.655m to the south-east of the Site (**EOX6235** and **MOX27081**). All the pottery recovered from the features was generally small, abraded fragments, which suggests a great deal of bioturbation and perhaps redistribution from another site, but, in the absence of any other dating evidence, was nevertheless used to tentatively date the features.
- 4.30 A single pit was identified during a watching brief, which contained a single sherd of central Gaulish (Lezoux) samian ware, c.792m to the south of the Site at Park Farm (**MOX27175** and **EOX5645**). No other features were recorded.
- 4.31 Excavations uncovered several “holes in the rock” filled with Roman potsherds and Iron Age C ware, and bones were noted in quarries south of the 2nd milestone from Bicester on the Aylesbury Road (Akeman Street) c.900m to the north-east of the Site (**MOX5005**; BBOAJ 1898; VCH 1939:330-345).
- 4.32 Exposed in trenches during archaeological investigation works were a number of pits, located in pairs at a depth of 1m, and ditches, which contained Roman pottery and animal bones. These were located c.270m to the south of the Site (**MOX5161**).
- 4.33 A geophysical survey c.316m to the south-east of the Site, at Five Acres School, revealed a possible Roman ditch, which was then excavated by local schoolchildren (**EOX2357**). A single sherd of Roman pottery was recovered from the fill (**MOX28098**).
- 4.34 This landscape of farmsteads and farmland was cut through by Akeman Street, which is the Roman road between Bicester and Aylesbury (**MOX5014**) and relates to Margary’s Road 16a; section of road from Alchester to Verulanium (Margary 1957). It runs c.370m to the north of the Site at its closest.
- 4.35 Otherwise, several Roman findspots and chance finds are also recorded by the OHER within the study area, as follows:
- A Roman Cornelian intaglio, found in the vicinity of Akeman Street, c.400m to the east of the Site (**MOX5026**);
 - Roman pottery and bones c.290m to the south of the Site (**MOX5161**); and

- Pottery c.640m to the south-east of the Site (**MOX27081**).

4.36 The evidence discussed above is suggestive that the Site was a part of a somewhat managed agricultural landscape within the hinterland of settlement near Little Wretchwick Farm to the north-west and to the south-east of the Site, which spanned from at least the later periods of prehistory into the Roman. This means that the Site is considered to have potential for the presence of hitherto unidentified archaeological remains from the prehistoric and Roman periods, which are mostly associated with agricultural activity such as field boundaries and farming practices.

Early Medieval and Medieval (AD 410–1485)

- 4.37 There are no known remains relating to the early medieval and medieval period documented within the Site. Whilst no early medieval remains are identified in the study area, several related to the medieval period are present.
- 4.38 The village of Ambrosden is thought to have been established by the Saxons and there are several theories on the origins of the name, with some theorising it is derived from St Ambrose's name and others pointing to the medieval name evolutions 'Ambresdone', 'Ambresden', or 'Aumbresden' indicating that it means 'Ambre's hill' (Lobel 1957; 20).
- 4.39 The recorded archaeological evidence from the medieval period mainly related to agricultural activity and is discussed below.
- 4.40 Several ditches were found, c.613m to the south-west of the site at Springfield Farm (**MOX24699**), two of which were Roman, but the others were cut by medieval or post-medieval ridge and furrow, which covered the entire evaluation area (**EOX6712** and **EOX3436**).
- 4.41 The village Church dedicated to St Mary, which is medieval in origin, is located close to the broadly contemporary Manor, c.630m to the south-west of the Site (**MOX5169**). There are also two preaching crosses (**MOX302** and **MOX5170**) and several burials from this period were recorded through intrusive works at the graveyard (**MOX26810**).
- 4.42 The location of a second medieval manor house is recorded c.760m to the south of the Site (**MOX5177**). It was documented that a manor house was still standing on the site of the present Park Farm in 1673 and comprised a "substantial building returning 13 hearths" (Lobel 1957; 15-30).
- 4.43 Possible medieval, or more likely post-medieval, features were revealed on Blackthorn Hill c. 915m to the north-east of the Site (**MOX28097**). This included pits, and ridge and furrow remains. Finds included tile, mammal bones, tobacco pipes and an iron hook. Such finds are suggestive of post-medieval manuring of agricultural fields.

4.44 Medieval findspots and chance finds are also recorded by the OHER within the study area as follows:

- Gold quarter noble coin (**MOX24030**) c.470m to the south-west of the Site; and
- Unstratified sherds of pottery are recorded within the study area south of the manor, located c.672m to the south of the Site (**MOX5193**).

4.45 As mentioned above, there is no recorded evidence for archaeology from the early medieval period in the Site or study area, and therefore it is concluded that there is very low potential for remains from that period.

4.46 The Site lies outside of the known extent of medieval Ambrosden and there is no indication in the evidence consulted to suggest that it was used as anything other than farmland. Aerial Photographs (see below) show evidence of medieval ridge and furrow s-shaped ploughlines suggesting that the site was at one time in use as arable land. As such, it only has potential for low value remains from this period related to farming practices, such as plough furrows, which would be of 'low' value.

Post-Medieval (AD 1485–1837)

4.47 There are no post-medieval archaeological remains identified within the Site by the HER, but several in the study area.

4.48 The Site continued to be located within the agricultural hinterland of post-medieval Ambrosden and formed part of the associated landholdings of a former farmstead known as The Gothic (see Cartographic Section). The analysis of the LiDAR imagery (**Plan EDP 5**) reveals no visible remains on the Site apart from field boundaries and modern ploughing, which contrasts with some of the fields in the surrounding area where ridge and furrow is clearly visible.

4.49 Whilst the Site remained firmly in the farmed hinterland, the post-medieval period saw the expansion of Ambrosden village northwards and, in addition to continued agricultural activity, several new industries were established in the area. Evidence for this was recorded mostly from documentary evidence and comprise:

- A brick kiln and tile works, located c.445m to the north-east of the Site (**MOX5019**);
- A second brick kiln c.670m to the north-west of the Site (**MOX27369**);
- A third brick kiln, tile works and stone quarry, located c.930m to the north-east of the Site (**MOX5004**);
- Two windmills c.640m (**MOX10904**) and c.790m (**MOX10905**) to the north-east of the Site; and
- A mill, located c.600m to the south of the Site (**MOX5171**).

- 4.50 Otherwise, evidence of additional post-medieval agricultural practices occur around the study area including pits, possibly related to quarrying activities and an undated ditch c.830m to the south-west of the Site (**MOX27774** and **EOX6725**), agricultural activity in form of ridge and furrow, field boundaries, trackway and drainage features was revealed c.1km to the north-east of the Site during a geophysical survey (**MOX27995** and **EOX7053**). Anomalies due to ridge and furrow cultivation and late 19th century and modern activity have been recorded by a geophysical survey (EOX6220) c706m to the north-west of the Site (**EOX6220**).
- 4.51 Several ditches were found, c.613m to the south-west of the Site at Springfield Farm (**MOX24699**), two of which were Roman, but the others were cut by Medieval or Post medieval ridge and furrow, which covered the entire evaluation area (**EOX6712** and **EOX3436**).
- 4.52 There are a variety of post-medieval houses, farmhouses and barns in the core of Ambrosden. Other post medieval structures in the area include:
- A milestone on the Aylesbury to Bicester Road c.800m to the north-east of the Site (**MOX4944**); and
 - The remains of a landscaped park called Ambrosden Park, created after 1740 c.1km to the south-west of the Site (**MOX5105**).
- 4.53 The ruins of Ambrosden Hall, built in 1673 and pulled down in 1768, lie c.704m to the south-west of the Site (**MOX5167**). Various evaluations in the area have uncovered the remains of a brick built tunnel (**EOX1094**, **EOX2718** and **EOX1832**). It is thought that the tunnel linked the basements and offices of Ambrosden Hall to the Church of St Mary the Virgin.
- 4.54 A watching brief was maintained during the installation of a wheelchair accessible disabled WC extension and the digging of service trenches in the churchyard of St Mary's (**EOX5800**) c 640m to the south-west of the Site. 18 earth cut graves were revealed within the footprint of the WC extension and a further 28 were uncovered within the service trenches. No archaeological remains of the earlier church were encountered.
- 4.55 Aerial Photographs (see below) show evidence of post medieval ploughlines, suggesting that the Site was at one time in use as arable land. Based on this evidence, the Site has the potential for only low-value agricultural activity from this period.

Modern (AD 1837–Present)

- 4.56 There are no records of remains from the modern period within the Site, as identified in the HER, and a small number in the study area.
- 4.57 During the second world war, Ambrosden became the focus of a variety of military buildings and military railways associated with the Ordnance Depot (e.g. **MOX27884**) near Graven Hill to the west of the Site. These included:

- A prisoner of war camp at Blackthorn called Old Windmills Camp 33, c.714m to the north-east of the Site (**MOX28095**). This was a large, purpose-built, standard type camp. Common buildings and facilities at standard-type camps included water towers, offices, officer's mess and other buildings;
- A second prisoner of war camp in Central Ordnance Depot shed D35, part of the armaments subdepot, c.900m to the south-west of the Site (**MOX28096**). It was officially called Camp 657. It operated as a working camp for German prisoners, who worked as labourers in the local area; and
- Storage hanger and air raid shelters near Graven Hill c.1km to the south-west of the Site (**MOX24498**).

4.58 The Site continued in agricultural use in the modern period and therefore has the potential for only low-value agricultural activity.

Undated or Unknown

- 4.59 There are no undated features recorded within the Site. Several features are recorded within the study area, which are currently of unknown date and origin and have yet to be investigated. These were recorded through an analysis of historic aerial photographs or maps and correspond to cropmarks and earthworks of a short field boundary, small banks and linear features located c.670m to the north-east of the Site (**MOX5023**).
- 4.60 A group of six skeletons was found c.940m to the north-east of the Site in 1775 and recorded as "*opposite the stone pits*", lying in a row and are undated (**MOX28094**). These burials were associated with an urn and an ivory whistle.
- 4.61 Undated Features from Ambrosden to Graven Hill Pipeline. Two features were revealed, one ditch and one ditch terminus or pit; no finds recovered. No evidence to support theory about hillfort atop Graven Hill (**MOX12593**).
- 4.62 A geophysical survey (**EOX6233**) at Ambrosden, c770m to the south-east of the Site detected magnetic anomalies and disturbances of a kind which could be found in any similar area of farmland, and there are no findings which can be interpreted with any confidence as of archaeological origin.
- 4.63 A watching brief was undertaken during digging of pipeline trench, thrust pits, removal of existing tanks and excavation of new tanks near Wretchwick Farm (**EOX1297**), c760m to the south west of the Site. Visible were two undated features recorded in field north of pumping station.
- 4.64 Two trial trench evaluations (**EOX6828** and **EOX6829**) were undertaken at a site c840 to the south-west of the Site near Home Farm Close. No archaeological finds or features were identified.

- 4.65 These undated remains are not considered to influence the archaeological potential of the Site, as discussed in the period specific sections above.

Previous Archaeological Investigation

- 4.66 The HER records no previous known archaeological investigations within the Site, but the study area records substantial programs of investigation. These have been mapped (**Plan EDP 3**).

Cartographic Sources

- 4.67 The 1847 Tithe map of Ambrosden depicts part of the Site, which was in use as agricultural fields (**Plan EDP 4**). The land was owned by The Representatives of Sir Gregory Osborne Page Turner Baronet Deceased and was occupied by a Thomas Reynolds where the southern plot was named 'Gothic Ground', perhaps a reference to the house located to the west, outside of the Site, and annotated on later maps as 'The Gothic' (still with a nearby pond with the same name). It was then (as now) grass pastureland. The adjacent eastern field (within the Site) was known as Freemans Hill and was an arable field. Thomas Reynolds also rented the adjacent site Briar Furlong.
- 4.68 The 1st Edition Ordnance Survey Map of 1876 (**Plan EDP 4**) depicts the Site as spanning three large rectangular fields defined by treed hedgerow boundaries. A footpath or track is recorded on the eastern boundary running up to the brickworks (**MOX5019**) on Akeman Street, outside of the Site. To the south of the Site boundary is a pond and to the south-west is a quarry. As mentioned above, to the west is a house known as 'The Gothic'. The Site is otherwise surrounded by agricultural fields.
- 4.69 The Site retains the same character and usage according to the 1899 and 1922 maps (just the 1922 maps shown on **Plan EDP 4**).
- 4.70 This assessment of cartographic sources confirms the agricultural use of the Site throughout the 19th and 20th centuries.

Aerial Photographs

- 4.71 The current aerial imagery of the Site (**Plan EDP 4**) shows no differences from the aforementioned maps.
- 4.72 Aerial photographs within the collection maintained by the Historic England Archive in Swindon were consulted to inform this report.
- 4.73 The available images span the period from August 1944 to August 2009 and show the agricultural use of the Site from the mid-20th century onwards.

- 4.74 From August 1945 small agricultural buildings are located along the edges of the fields within the Site. The image shows the Site comprising agricultural fields on the edge of the village of Ambrosden, as it is today. By this stage the Ordnance Depot at Ambrosden has been constructed to the north-west of the Site (built. 1941).
- 4.75 To complement the above, a review of the Britain from Above and Historic England Explorer (APEX) websites was undertaken (April 2022), which revealed one relevant photograph for the Site's area. This comprises RAF_106G_UK_620_RS_4106 (10 Aug 1946) and shows the Site comprising agricultural fields and with huts within the fields, probably animal shelters as in the 1945 image.
- 4.76 The available photographs support all that can be seen on the historic map regression, as mentioned above, and the LiDAR imagery (see below).

LiDAR Analysis

- 4.77 A LiDAR extract is presented on **Plan EDP 5** and this has been enhanced for the purpose of identifying potential archaeological earthworks within the Site.
- 4.78 The LiDAR and satellite images (**Plan EDP 4**) show that the Site contains evidence for medieval to post medieval ridge and furrow. These are depicted as horizontal running east west regular tight lines in the western and central part of the eastern field (which might be post medieval steam ploughing) and looser vertical lines running north-south in the eastern field are S-shaped (which may be either medieval or earlier post-medieval).
- 4.79 These plough lines were not visible during the Site visit and are likely truncated.

Site Walkover

- 4.80 The Site was visited on a March 2022 to assess the current ground conditions and topography, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains.
- 4.81 At the time of the visit the ground conditions comprised pastureland with grazing sheep.
- 4.82 The ploughlines noted in the LiDAR analysis were not visible during the Site visit and are likely truncated.
- 4.83 The Site visit also considered the potential change to the wider setting(s) of designated heritage assets (see **Section 5** below).

Historic Landscape Characterisation

- 4.84 The Oxfordshire Historic Landscape Characterisation data for the Site is available via the archaeology data service and identifies that the Site formed part of areas, HOX3687 (Post Medieval Reorganised Enclosures). It contains reversed S-shaped mostly ploughed out and heavily eroded ridge and furrow, as noted on the LiDAR above.
- 4.85 Therefore, this is considered to be a 'low value' landscape character, resulting from 20th century reorganisation of earlier field landscapes.

Summary

- 4.86 Based on the above evidence, this assessment has identified that the Site has the potential for late prehistoric, Roman, medieval, and post-medieval archaeology. However, such remains would most likely be 'low' value deposits and features related to farming practices, e.g. boundary ditches and plough furrows. Furthermore, any below-ground deposits that are present are likely to be poorly preserved due to the extensive agricultural activity of the 19th and 20th century in the Site.
- 4.87 Therefore, there is no reason to believe or expect that the Site will contain archaeology of such significance that it would require preservation *in situ* and prejudice its delivery for the form of development proposed.

Section 5 Settings Assessment

- 5.1 This section considers the potential for non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development.
- 5.2 The designated heritage assets within the study area are listed in **Section 4** above. Given the flatness of the local topography and the influence of the local vegetated and built environment, it was considered unlikely that the development of the Site would impact upon any assets beyond this 1km radius surrounding area.
- 5.3 In considering Step 1 of Historic England's GPA3, i.e. the identification of which heritage assets and their setting could be affected by the proposals, information from the NHLE was considered, as well as other historic sources (such as Tithe maps) and augmented by observations during the Site walkover.
- 5.4 There are no designated heritage assets in close proximity to the Site, with the closest being the Grade II* listed Church of St Mary the Virgin (**1046525**), which is a notable c. 650m distant to the south of the Site.
- 5.5 The earliest elements of this building derive from the 12th century, whilst further developmental phases can be attributed to the later medieval period in the form of 14th and 15th century fenestration and a renewal of the nave roof and chancel in the 19th century (see **Image EDP 4**). This church's significance is considered to principally derived from the historic, architectural and archaeological interest of its built fabric.
- 5.6 In terms of its setting, it is located within a walled graveyard that contains grave-markers, including some listed examples, and the remains of two preaching crosses (see **Images EDP 4-6**). These form historic and functional links that contribute positively to its significance. However, it was also noted that the church is entirely surrounded today by modern residential development (see **Image EDP 6**), which physically separates it from the wider landscape, including the Site.
- 5.7 In terms of the remaining designated heritage assets, it was observed during the Site walkover that the effect of local topography and the built and vegetated environment, as well as the notable intervening distances in some cases between the Site and heritage assets, meant that the Site was either not within the setting of the majority of these assets or formed no more than a very peripheral element to their experience.
- 5.8 The significance of the assets was also considered and no historic or functional associations were identified between the Site and any of the designated heritage assets either. The 1847 Tithe map does not link the Site to any properties today that are listed buildings.

- 5.9 As such, none of the designated heritage assets in the study area were identified as capable of being affected by the proposed development and therefore it was not necessary to proceed beyond Stage 1 of Historic England's GPA3.

Section 6

Conclusions

- 6.1 This Archaeological and Heritage Assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd and presents the results of an Archaeological and Heritage Assessment of the land south of Ploughley Road, Ambrosden to inform planning proposals for residential development.
- 6.2 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.
- 6.3 Potential impacts upon the settings of the designated heritage assets in the wider study area have been considered, and this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical fabric or through changes to their wider setting.
- 6.4 With regard to archaeological remains, based on an analysis of the known resources this assessment has identified that the Site has the potential for late prehistoric, Roman, medieval, and post-medieval deposits to survive within the Site. If present, these will mostly likely relate to historic agricultural practices, such as ditches and plough furrows. Such remains would be of low value, and it is unlikely that they would be of such significance that they would preclude development of the Site, subject to the implementation of appropriate mitigation strategy, if necessary.
- 6.5 This assessment has been prepared as per the requirements of paragraph 194 of the NPPF (2021), which require that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. It is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF, and the policies of the Local Plan.

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List of Consulted Websites

<https://historicengland.org.uk/listing/the-list/>
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>
Oxfordshire Historic Landscape Characterisation data.
<https://oxfordshire.maps.arcgis.com/apps/webappviewer/index.html?id=373201dd651c410bacef130ffb3d8d11>

List of Consulted Maps

1848 Tithe Map

1876 1st Edition Ordnance Survey Map (ORO)

1899 2nd Edition Ordnance Survey Map (ORO)

1922 3rd Edition Ordnance Survey Map (ORO)

Images



Image EDP 1: View of the Site from its southern boundary.



Image EDP 2: View of the Site facing north-west towards Symmetry Park beyond its boundary.



Image EDP 3: View south-west on Ploughley Road towards the built form of Ambrosden and the recent residential development of Briar Furlong with the Site to the left behind the hedgerow.



Image EDP 4: View south-west of the Grade II* Church of St Mary's and the scheduled monument and Grade II stump of the Church Cross.



Image EDP 5: View north-west from within the graveyard of the Grade II* Church of St Mary's, close to the Grade II King Memorial. The churchyard is surrounded by modern built form and residential properties.



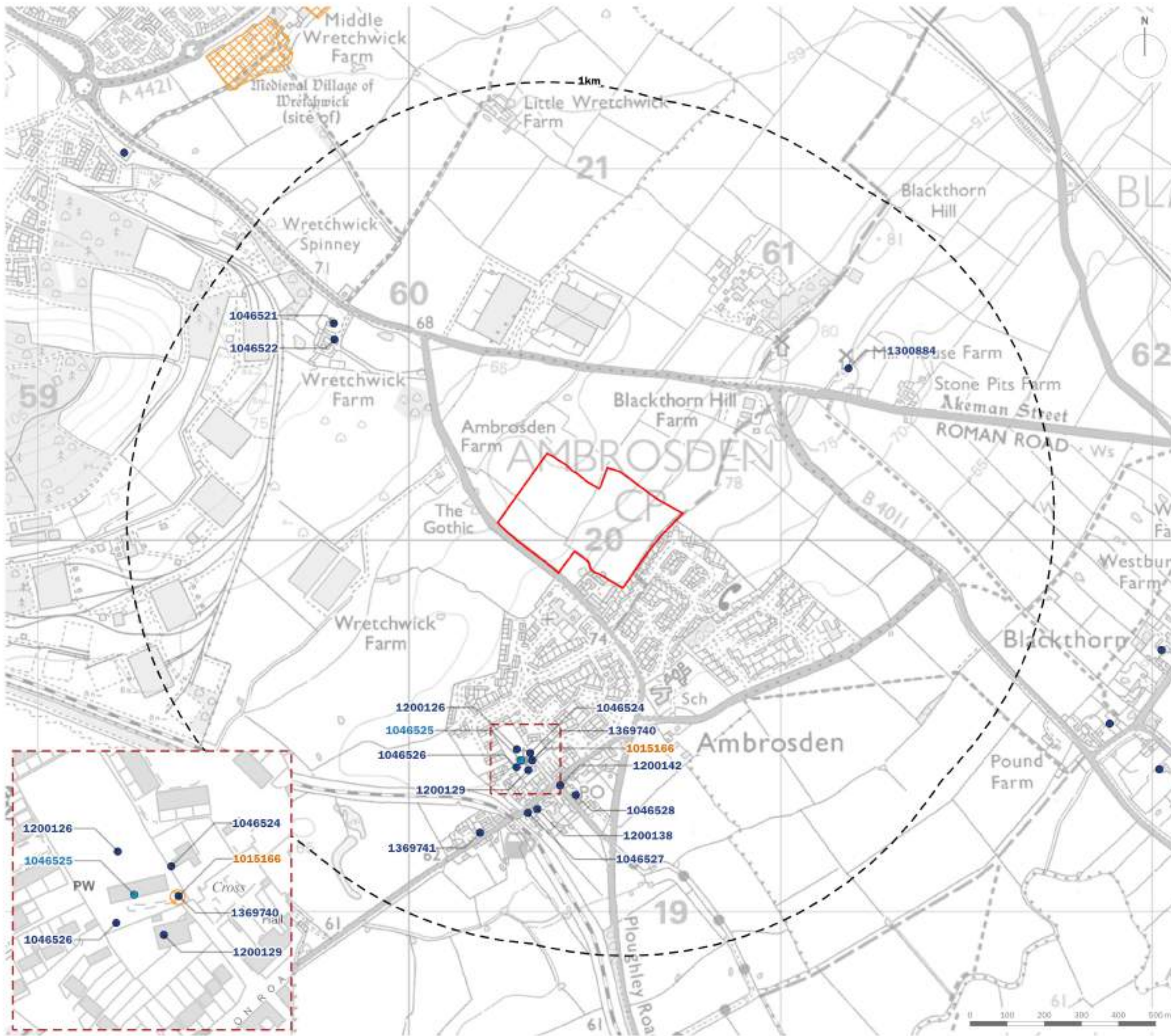
Image EDP 6: View north-east from within the graveyard of the Grade II* Church of St Mary's, and the Grade II listed wall. There is no experience of the Site due to the intervening modern built form and boundary wall.

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Plans

- Plan EDP 1** Designated Heritage Assets
(edp4579_d014b 26 July 2022 DJ/SD)
- Plan EDP 2** Non-designated Assets
(edp4579_d015a 26 July 2022 DJ/SD)
- Plan EDP 3** HER Entries
(edp4579_d016a 26 July 2022 DJ/SD)
- Plan EDP 4** Map Regression
(edp4579_d017a 26 July 2022 DJ/SD)
- Plan EDP 5** LiDAR Analysis
(edp4579_d018b 26 July 2022 DJ/SD)

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- Site Boundary
- 1km Detailed Study Area
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

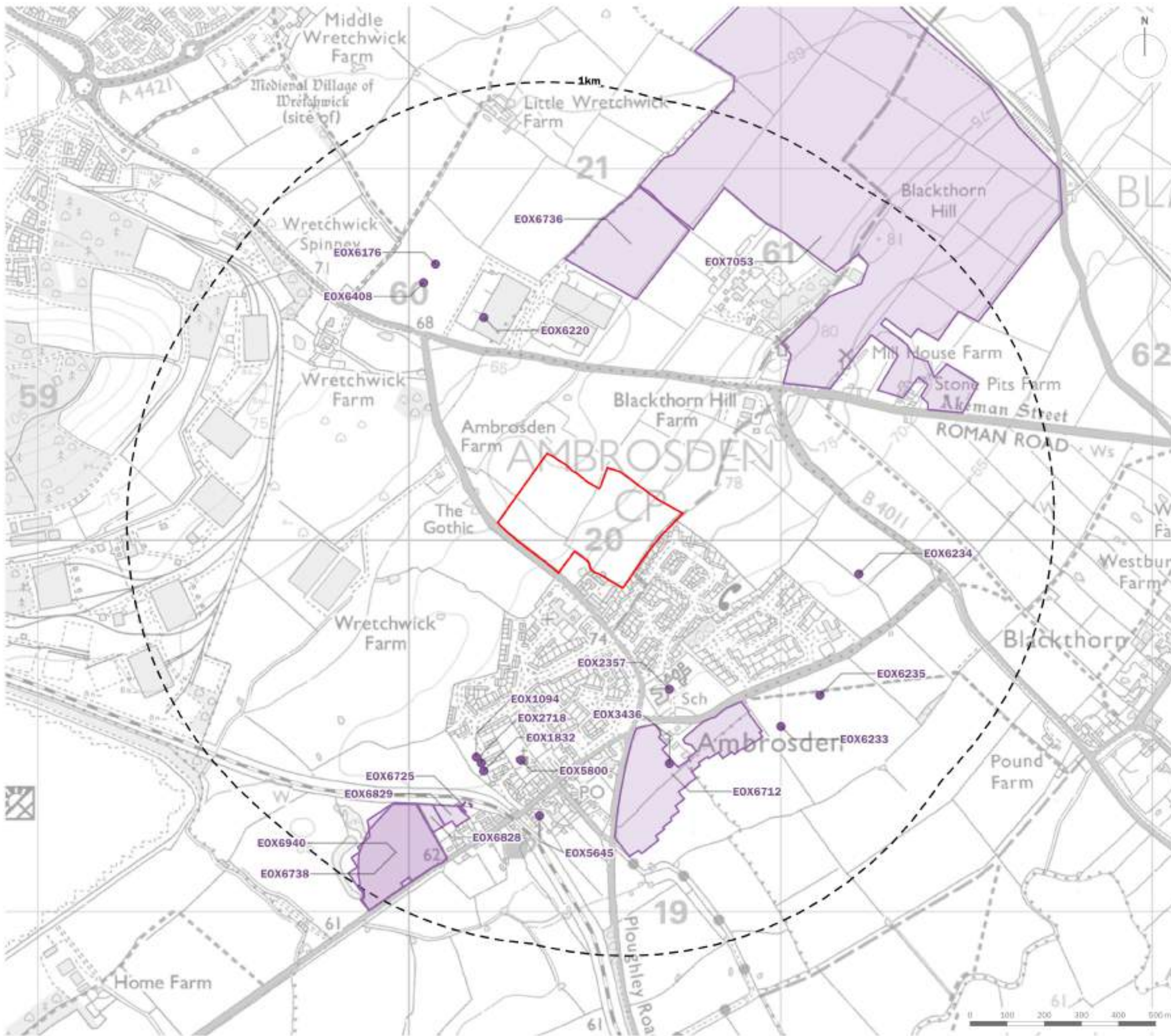
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Land off Ploughley Road, Ambrosden, Oxfordshire

drawing title
Designated Heritage Assets

date	26 JULY 2022	drawn by	DJ
drawing number	edp4579_d014b	checked	SD
scale	1:10,000 @ A3	QA	JTF



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- Site Boundary
- 1km Detailed Study Area
- HER Events

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

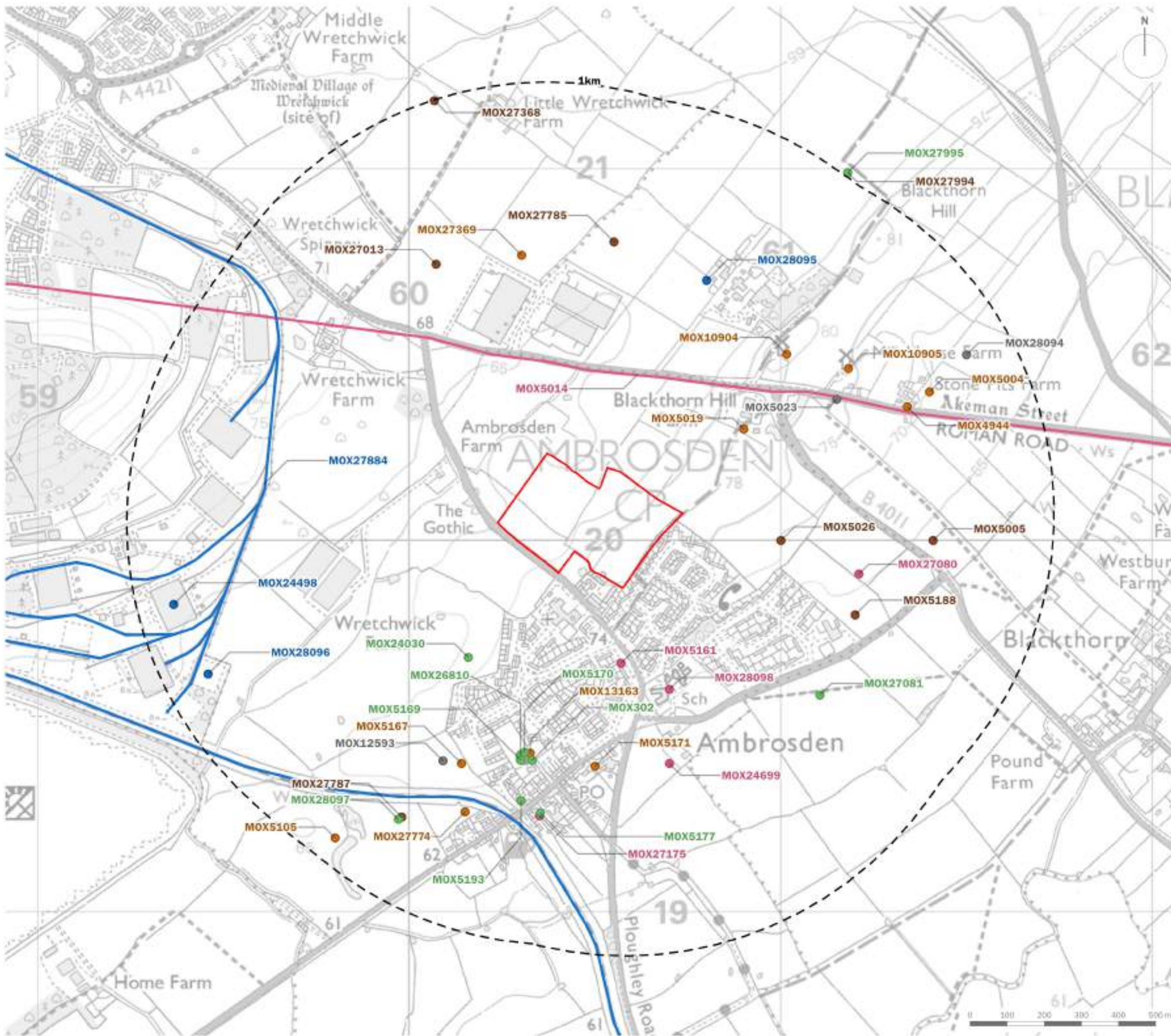
project title
Land off Ploughley Road, Ambrosden, Oxfordshire

drawing title
Non-designated Assets

date	26 JULY 2022	drawn by	DJ
drawing number	edp4579_d015a	checked	SD
scale	1:10,000 @ A3	QA	JTF



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HER Monuments

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern
- Unknown

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Land off Ploughley Road, Ambrosden, Oxfordshire

drawing title

HER Entries

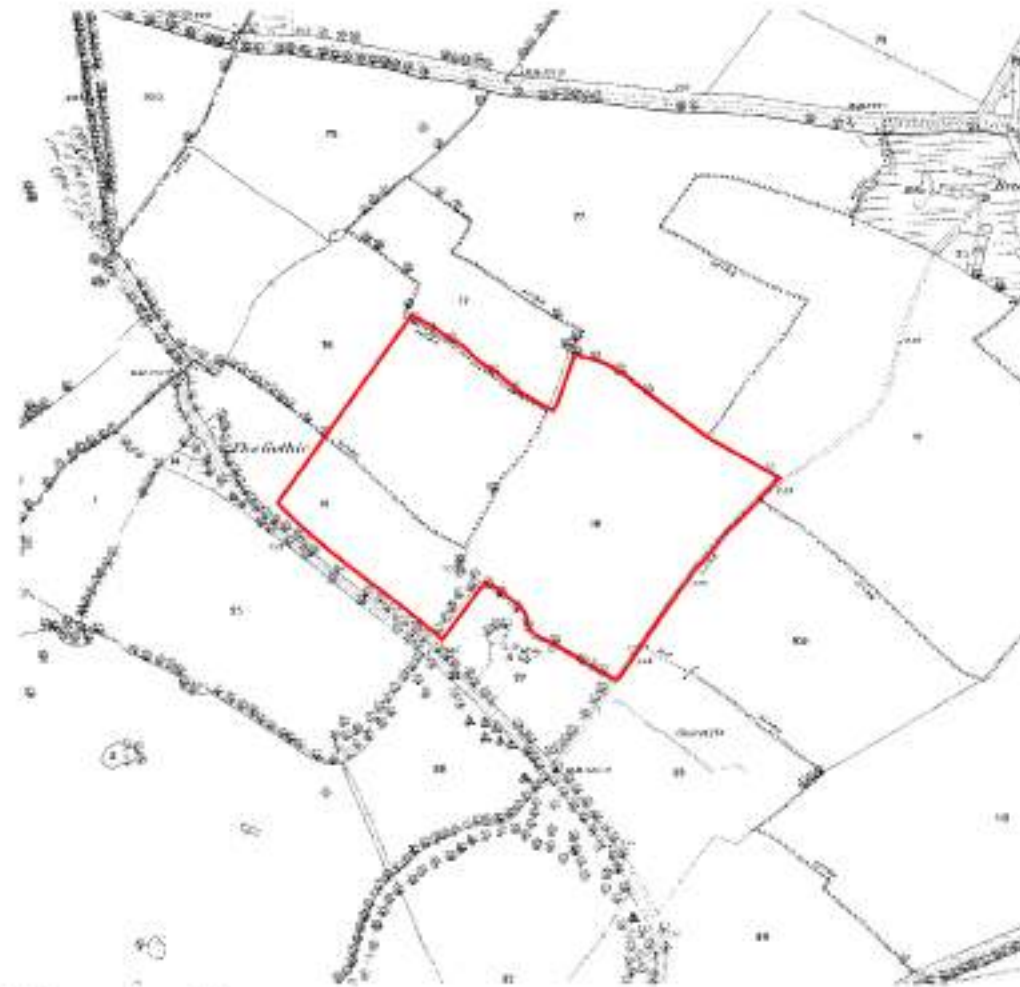
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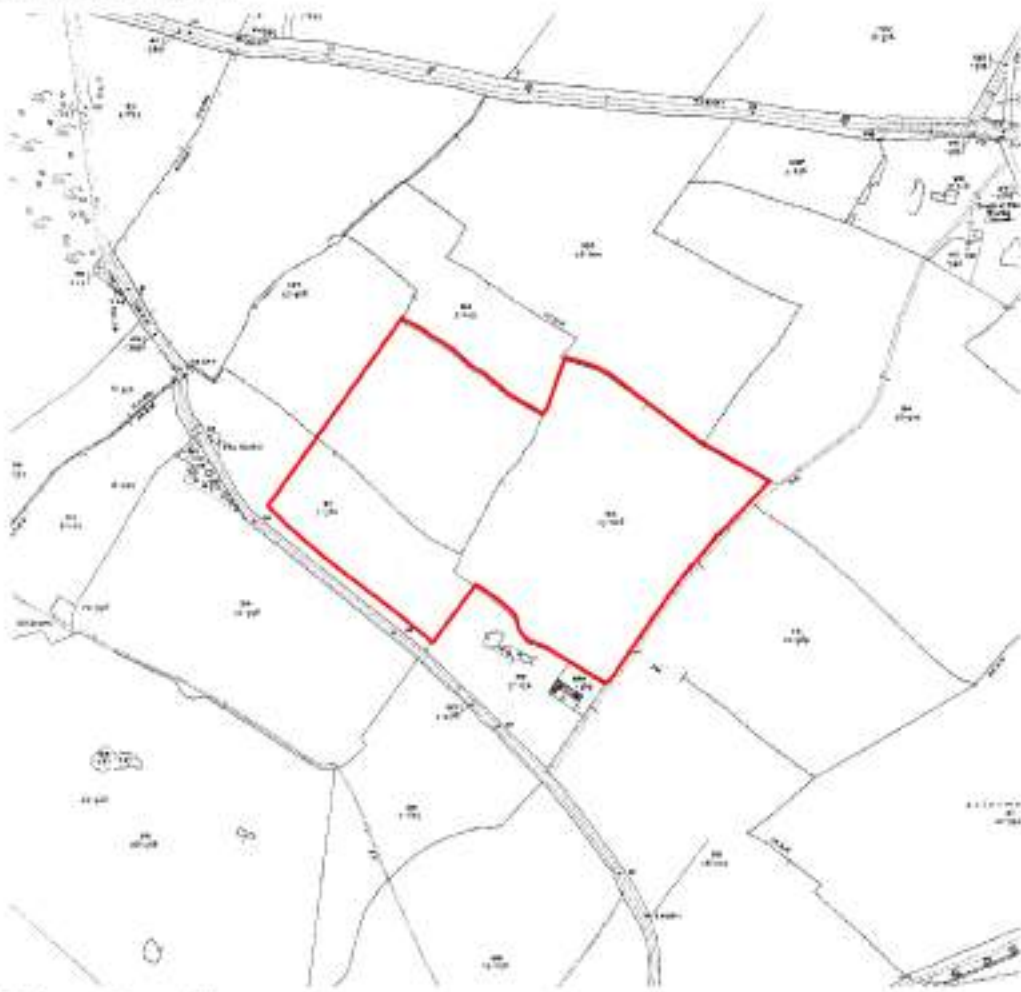
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1845 Ambrosden Tithe Map



1876 Ordnance Survey Map



1922 Ordnance Survey Map



Current Aerial Imagery

 Approximate Site Boundary



client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Land off Ploughley Road, Ambrosden, Oxfordshire

drawing title
Map Regression

date	26 JULY 2022	drawn by	DJ
drawing number	edp4579_d017a	checked	SD
scale	1:7,500 @ A3	QA	JTF

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Site Boundary



LiDAR Data Using 1m Digital Terrain Model (DTM) with Multi-directional Azimuth Shading

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Land off Ploughley Road, Ambrosden, Oxfordshire

drawing title
LIDAR Analysis

date	26 JULY 2022	drawn by	DJ
drawing number	edp4579_d018b	checked	SD
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