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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to

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include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018b).

### ***Heritage Statue: Conservation Areas***

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

### ***National heritage policy: the National Planning Policy Framework***

#### ***Heritage assets and heritage significance***

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. English Heritage's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

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The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that *‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainty for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

### **Levels of information to support planning applications**

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets

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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'.

### **Designated heritage assets**

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes 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'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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'.

Paragraph 196 clarifies 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'.

### **Development Plan**

The Cherwell Local Plan 2011 – 2031 was adopted by the Cherwell District Council in 2015.

**Policy ESD 15: The Character of the Built and Historic Environment** comprises the primary policy relating to the historic environment. The Policy is as follows:

- 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 At Risk Register, into appropriate use will be encouraged.

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- 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.

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 118 Cherwell Local Plan 2011-2031 Part 1 Section B - Policies for Development in Cherwell 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.

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment

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within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] 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', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

### ***Heritage significance***

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises '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'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

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Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

English Heritage's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### ***Effects upon heritage assets***

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). English Heritage's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or

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beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': '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 or very much reduced'.

#### **Effects upon non-designated heritage assets**

The NPPF (2019) paragraph 197 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.



# APPENDIX 2: PROPOSED DEVELOPMENT PLANS



Masterplan Scenario 02





**Masterplan Scenario 04**



## APPENDIX 3: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

### *Designated heritage assets (Figure 2)*

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
<b>A</b>	Alchester Roman Site	Scheduled Monument	457273 220294	1006365 <b>338885</b> <b>MOX5440</b>
<b>B</b>	Langford Park Farmhouse	Grade II Listed Building	458380 221258	1369739
<b>C</b>	Bridge approximately 200m north-east of Lodge Farmhouse	Grade II Listed Building	456692 220926	1200177
<b>D</b>	Oxford Lodge	Grade II Listed Building	456588 220744	1200180
<b>E</b>	Chesterton Conservation Area, including I Grade II* and four Grade II Listed Buildings	-	-	-
<b>F</b>	Alchester Roman parade ground, access road and marching camp	Scheduled Monument	SP 5784 1984	1443650 <b>MOX5154</b>

### *Designated heritage assets within Chesterton Conservation Area (Figure 2)*

Name	Designation	NGR	HE ref.
Manor Farm House	Grade II* Listed Building	456316 221367	1369747
4 Tubbs Lane	Grade II Listed Building	456314 221311	1200194
6 Tubbs Lane	Grade II Listed Building	456339 221345	1046536
Chesterton Lodge including forecourt balustrade immediately west	Grade II Listed Building	456296 221176	1241627
Stables and Coach Houses north-west of Chesterton Lodge	Grade II Listed Building	456200 221245	1241628

### *Non-designated heritage assets (Figure 3 to 5)*

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
<b>1</b>	Bronze Age barrows: identified by R Featherstone. Visible on geophysical survey results and part	Prehistoric	457479 221779	<b>MOX5627</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	excavated during evaluation. The larger barrow contained collared urn pottery sherds from the ditch fills.			
<b>2</b>	Iron Age Banjo Enclosure and possible hut circles and trackway, visible as cropmarks.	Prehistoric	457027 220433	<b>933165</b>
<b>3</b>	Bronze Age Ring Ditches (c.600m east/north-east of Bignell House): two contiguous circles, the north-westerly appears to have a raised central area. There are possible two others in the area, represented by roughly circular dark areas identified from aerial photography.	Prehistoric	458529 220409	<b>MOX5640</b>
<b>4</b>	Cropmark of possible Iron Age enclosure and trackway visible on aerial photographs taken in 2005 situated to the south-east of the Roman Alchester Site.	Prehistoric	458020 219930	<b>1460292</b>
<b>5</b>	Land south-west of Bicester Stage 1, Interpretation of Aerial Photography, Environmental Impact Assessment, and trial trenching (2005; 2006): comprising 134 trenches targeting cropmarks and geophysical anomalies, out of 134 trenches 41 contained archaeological features/deposits comprising an Early Bronze Age barrow, a Late Iron Age settlement, Roman settlement, possible Anglo-Saxon features and Medieval trackways and quarries.	Prehistoric Roman Early medieval Medieval	456877 221919	<b>1508513</b> <b>1512129</b> <b>1576607</b> <b>1491476</b> <b>EOX2256</b> <b>EOX2660</b> <b>EOX2662</b> <b>EOX1815</b> <b>MOX12269</b> <b>MOX23774</b>
<b>5a</b>	Late Iron Age settlement found during elevation at south-west Bicester: the concentration of feature suggests dispersed small scale settlement such as farmsteads with associated rectilinear small scale field systems.	Prehistoric	457450 221660	<b>MOX24718</b>
<b>6</b>	Land adjoining Middleton Stoney Road and Oxford Road open area excavation and trial trenching (Oxford Archaeology 2002): 13 trenches and 3 smaller open areas recorded significance archaeology in 6 of the trenches, comprising Late Iron Age and early Roman features, suggestive of double ditching for farming and cobbling to consolidate the wet ground near the brook. Other trenches comprised a number of pits, gullies and ditches. Sherds of pottery were also	Prehistoric Roman	457805 222205	<b>1366945</b> <b>EOX954</b> <b>MOX12269</b>



No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	recorded.			
<b>7</b>	Oxford Road evaluation in 1993 and 1994 (Birmingham University 1993; 1995): recorded an area of rural settlement, suggested to date between 1-2nd centuries. Evidence of Iron Age activity was also recorded. The site is suggested to have been a farmstead with possible early enclosure.	Prehistoric Roman	458000 221900	<b>1168611</b> <b>EOX43</b> <b>EOX44</b> <b>MOX5619</b>
<b>8</b>	Land off Priory Road evaluation (2005): recorded burgage plot boundaries/enclosures as well as Prehistoric and Roman finds.	Prehistoric Roman Medieval	458400 221900	<b>1439324</b>
<b>9</b>	Bicester Office Park evaluation (Network Archaeology 2007): thirty one evaluation trenches were excavated recording post holes and two possible drip gullies, and numerous ditches. Mesolithic flint was also recorded.	Prehistoric Roman Modern Undated	457910 221631	<b>1524226</b> <b>EOX2194</b> <b>MOX23525</b> <b>MOX26128</b>
<b>10</b>	Alchester excavation (1850; 1892; 1925-1929; 1974): recorded evidence of settlement, town defences, ditches and pits	Prehistoric Roman	457273 220294	<b>632742</b> <b>632744</b> <b>645551</b> <b>632743</b>
<b>11</b>	Excavations (1991): recorded a Bronze Age cremation urn, two sites with Neolithic and Bronze Age flintwork, middle Iron Age settlement, extensive Roman settlement and late Roman burials.	Prehistoric Roman Early medieval	457097 220957	<b>EOX1786</b> <b>EOX1788</b> <b>EOX1789</b> <b>EOX1811</b> <b>MOX5439</b>
<b>11a</b>	A421 Wendlebury-Bicester Dualling (Site A) excavation (1991): recorded pits, ditches, field systems, post holes, gullies, and cremations.	Prehistoric Roman Post- medieval Modern Undated	456900 220800	<b>1381165</b> <b>MOX5437</b>
<b>11b</b>	A421 Wendlebury-Bicester Dualling (Sites B and C), Chesterton Lane, excavation (1991): produced settlement evidence, including ditch systems, buildings, yards and enclosures. 3 cremation burials were recorded in Site B alongside pots, animal bones, the remnants of a shoe, a fragment of Purbeck marble, and the foundations of a gatehouse. Features from Site C comprise a corn drying oven, a stone-lined well, an inhumation cemetery containing some 30 individuals and 10 additional burials deposited in the post-Roman.	Prehistoric Roman Early Medieval Medieval Post- medieval Modern	457000 220900	<b>655653</b> <b>MOX5438</b> <b>Mox5564</b>
<b>11c</b>	A421 Wendlebury-Bicester Dualling (Site D) excavation (1991):	Prehistoric Roman	457300 221200	<b>1381175</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	recorded gullies, settlement evidence, enclosures, fences, post holes, structures, ridge and furrow and a modern 20th century drain.	Medieval Modern		
<b>12</b>	Chesterton Lane excavation (1937): recorded remains of settlement dating to 1st and 2nd centuries.	Prehistoric Roman	457080 220920	<b>632718</b> <b>338891</b>
<b>13</b>	Construction of Park and Ride Facility evaluation (2013): carried out over an area of c.2.04ha, 17 trenches were excavated recording various pits, pots holes, two possible hearth pits, and a single human cremation burial. The site is suggested to have been used as agricultural fields of enclosures.	Roman Undated	457140 221120	<b>EOX5457</b> <b>MOX26562</b>
<b>5b</b>	Land south-west of Bicester Stage 2, topographical survey and trial trenching (2007): performed in advance of development of site for housing. The results did not differ from the first stage. Of 76 trenches opened, five contained archaeological features and deposits mainly of Roman date. Second stage targeted cropmarks, geophysics anomalies, and areas of Undated potential. Topographical survey was done for earthworks in northern part of the Site.	Roman	547370 222100	<b>1522353</b> <b>1522355</b> <b>EOX2661</b> <b>EOX2662</b>
<b>5c</b>	Land at south-west Bicester Area C: Roman finds and features from the evaluation were generally filled with dark deposits and disturbed by later bioturbation.	Roman	457000 221610	<b>MOX24720</b>
<b>5d</b>	Land at south-west Bicester Area B; three large quarry features observed in three trenches.	Roman	457370 221629	<b>MOX24730</b>
<b>14</b>	Roman Road 160a, running from Alchester to Towcester. Visible as a wider agger through the centre of Alchester, raised about 2" and much spread (up to 80") by ploughing.	Roman	460659 227630	<b>1333118</b> <b>MOX4783</b>
<b>15</b>	Akeman Street (west section): Margary Road 16b, section of road from Alchester to Cirencester.	Roman	438702 216266	<b>972597</b> <b>MOX1703</b>
<b>16</b>	Chesterton Lane watching brief (1989): on groundworks for the M40 extension.	Roman	457000 220900	<b>655652</b>
<b>17</b>	Wendlebury Road, Bicester Phase 2 (2010): single trench was excavated and recorded the remains of the Roman road and a moderate amount of 3-4th century	Roman	457276 220928	<b>1534416</b> <b>EOX3142</b> <b>MOX23967</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	pottery. Finds also included iron, glass animal bones, and a cobbled limestone surface.			
<b>18</b>	Roman Finds (junction of Akeman Street and Roman Road): pottery, iron, bronze strips and bone found beneath and among the roots of a tree blown down in 1976.	Roman	457269 220786	<b>MOX5599</b> <b>MOX5621</b>
<b>19</b>	Faccenda chicken farm excavation (1983): recorded pit and ditch.	Roman	457250 220850	<b>655056</b>
<b>20</b>	Roman field system and settlement visible as a cropmark: recorded as part of the RCHME level 3 aerial photography interpretation project (1990). Comprising ditches, rectilinear enclosures and enclosures, trackways	Roman	457250 219122	<b>933136</b> <b>933034</b> <b>933101</b>
<b>21</b>	Alchester/The Castle geophysical survey and excavation (1998; 1991-2001): mosaics and a hypocaust were found. Associated with a cropmark of a rectangular enclosure. Eight trenches following magnetometry and resistivity survey recorded a double-ditched enclosure, identified as an internal road and details of the castle mound. Trenching in 1991 and 2000 recorded evidence of workshop, granary, fort, tower, gate and water channel.	Roman	456950 220300	<b>632745</b> <b>338888</b> <b>1333471</b> <b>1260511</b> <b>1260938</b> <b>MOX5555</b>
<b>22</b>	11KV Refurbishment geophysical survey and watching brief (1998-1999): three ditches were recorded, two of which appear to form part of the north-south road. The further ditch is believed to form part of a further road recorded on aerial photographs to run perpendicular to the N-S aligned road. Pottery was also recorded indicating settlement in the area between 1-3rd centuries AD.	Roman	457250 219949	<b>1354489</b> <b>EOX121</b>
<b>23</b>	Undated stone wall: southern perimeter of Alchester Roman town.	Roman Undated	457289 220080	<b>MOX5601</b>
<b>24</b>	Akeman Street (east section): Margary Road 16a. Section of Road running from Alchester to Verulanium.	Roman	457336 220317	<b>MOX5014</b>
<b>25</b>	Traces of building foundations visible in the field north-east of Promised-land Farm in 1841, listed a possible site of a villa. Not visible	Roman	457400 220700	<b>1065570</b> <b>MOX5592</b>



No.	Description	Designation/ Period	NGR	HE ref. <i>AMIE ref.</i> <i>OHER ref.</i>
	on recent aerial photographs.			
26	Inhumation, Samian potter and a cremation found during non-archaeological trenching in 1962 and 1972.	Roman	457380 220570	<b>MOX5596</b> <b>MOX5597</b> <b>MOX5598</b>
27	Remains of bones, pottery and rubble were discovered in the side cuttings of the railway line running from Oxford to Bletchley in 1857/8. Approximately 28 skeletons were recorded.	Roman	457500 220199	<b>MOX5594</b>
28	Site of possible Roman building: OS AP of 1926 revealed plan of rectangular building, south-east of Alchester across the railway line.	Roman	457500 220050	<b>MOX5593</b>
29	16 skeletons were located during the construction of the railway in 1848, laid side by side orientated west to east, with their arms crossed.	Roman	457399 220099	<b>MOX5595</b>
30	Langford Lane geophysical survey (2007; 2008): conducted on the eastern side of Alchester recording a rectangular double ditched enclosure and a set of probably field boundaries.	Roman?	457640 220350	<b>1546086</b> <b>1530367</b> <b>EOX2155</b> <b>EOX2346</b> <b>EOX2347</b> <b>MOX23602</b>
31	Merton/Wendlebury geophysical survey and excavation (1996-1998): seventeen trenches were excavated to investigate a suggested Roman fort cropmark identified by geophysical survey and the RCHME project. The smaller, inner, enclosure is suggested as a parade/training ground within the large military compound.	Roman	457580 219850	<b>1171841</b> <b>1171847</b>
32	Junction A421 and Bicester Bypass: stripping of the area did not reveal any features aside from one pottery sherd. An informal examination by a metal detector recorded 21 sherds of pottery, 18 post-medieval pieces of brick and tile and 43 metal items. Very limited Roman finds suggests that a settlement was located nearby.  During the construction of the southern bypass in 1989 a fragment of a sword from a Bronze Age hoard was found immediately to the south.	Roman Medieval Post-medieval	457737 221985	<b>MOX5618</b>
33	Langford Park Farm, London Road trial trenching (2010): recorded	Roman Early	458424 221329	<b>1530716</b> <b>EOX3042</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	several archaeological deposits across the site, c.1.3ha. Two periods are represented: early Roman and late Saxon.	medieval		
<b>34</b>	Alchester Farm evaluation (2000): four trenches excavated over the south-west angle of the town defences revealed details of the town wall and rampart, and it's robbing in the Saxon period. Pottery and coins.	Roman Early medieval	457100 220100	<b>1359777</b> <b>EOX449</b>
<b>35</b>	Reputed Anglo-Saxon Battle Site: in Gravenhill Wood 'site of battle between the Danes and Saxons in AD 871', recorded on 1885 Ordnance Survey mapping.	Early medieval	458399 220400	<b>MOX5641</b>
<b>36</b>	Chesterton excavation (1960): recorded medieval ditches and a pit of 12-13th century date.	Medieval	456200 221300	<b>632739</b>
<b>37</b>	Sewage Treatment Works trial trenching (1996): recorded ridge and furrow, suggested to be possible residue of medieval cultivation.	Medieval? Undated	457764 220995	<b>1332121</b> <b>EOX438</b> <b>MOX8986</b>
<b>5e</b>	Land at south-west Bicester Area A: a large quarry was observed cut into the limestone in the west of Area A, a similar feature was observed in another trench.  In the northern section, a small assemblage of pottery was recovered from a curvilinear ditch.  In the east, a shallow ditch, small pit with burnt material containing pottery, and two postholes containing material were recorded.	Medieval Post- medieval	457370 222100	<b>MOX24732</b> <b>MOX24733</b>
<b>38</b>	Proposed Community Hospital, aerial photography and trial trenching (2002): recorded a number of structures including one with square post holes.	Undated	457700 222101	<b>1372792</b> <b>EOX956</b>
<b>39</b>	Linear Whitelands Farm Watching Brief (2010): no dateable evidence was recorded although white loam and brown silt-sand may tie deposits recorded during an earlier evaluation in which the white deposits sealed the RB features which themselves disturbed Mesolithic activity.	Post- medieval Modern Undated	458009 221605	<b>EOX3087</b> <b>MOX26128</b>
<b>40</b>	Land off London Road DBA and trial trenching (2007): 24 trenches were excavated recording the	Undated	458630 221620	<b>1471116</b> <b>EOX2051</b> <b>EOX2151</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	presence of two palaeochannels, three phases of alluviation separating two phases or archaeological deposits alongside a large number of pits, ditches and postholes suggested to be contemporary with nearby Roman remains on Oxford Road.			<b>MOX23398</b>
<b>41</b>	Remnant ridge and furrow earthworks have been identified during the Site walkover and in from geophysical survey (Archaeological Surveys 2018) within the north-western extent of the Site.	Undated/ Medieval – post- medieval		-
	Buckinghamshire Railway: the Bletchley – Banbury section opened in 1850 and the Oxford Verney Junction in 1851. Oxford Line closed to passengers in 1968, and the Banbury line closed to passengers in 1961 although an truncated spur remained open until 1964. Goods traffic to Banbury ended in 1962, whilst the Oxford section remains fully operational for goods traffic.	Modern	481195 230518	<b>337027</b>

### *Cropmarks and findspots shown on Figures 3 to 5*

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
-	Cropmarks of five ring ditches: not visible on aerial photography.	Undated	457600 222100	<b>338910</b>
	Cropmarks of possible ring ditches.	Undated	457100 221700	<b>338913</b>
-	Cropmarks of two ring ditches.	Undated	457500 221700	<b>338911</b>
-	Cropmark of linear earthwork parallel to the Roman road.	Undated	457349 220999	<b>1182291</b> <b>MOX5600</b>
-	Cropmarks of a curved ditch.	Undated	458000 222150	<b>338912</b>
	Findspot: Neolithic axe-head found in 1989.	Prehistoric	458360 221370	<b>MOX5628</b>
-	Romano Trackway and Farmstead: geophysical survey found complex of linear and secrete cut features which may form settlement enclosures. Evaluation confirmed low status farmstead.	Roman	457700 222100	<b>MOX5614</b>
-	Parade Ground: large rectangular enclosure with apparently rounded corners, single entrance and visible road leading into it.	Roman	457900 219849	<b>MOX5154</b>
-	Findspot: steelyard weight of lead	Roman	457000 220299	<b>MOX5603</b>

No.	Description	Designation/ Period	NGR	HE ref. <b>AMIE ref.</b> <b>OHER ref.</b>
	with traces of bronze case found during fieldwalking by a metal detector,			
-	Findspot: coins found during a metal detector in 1974.	Roman	457149 220420	<b>MOX5609</b>
-	Findspot: piece of scale armour (lorica squamata) consisting of four linked bronze plates.	Roman	457230 220500	<b>MOX5613</b>
-	Findspot: lead weight found by a member of the Geographical Institute during fieldwalking c.1973.	Roman	457300 220369	<b>MOX5604</b>
-	Findspot: coins and metal object found using a metal detector in 1974.	Roman	457349 220229	<b>MOX5610</b>
-	Findspot: pottery and a coin of Faustina (c.2nd century AD) during building in Langford Lane.	Roman	457500 220400	<b>338901</b> <b>MOX23298</b>
-	Coin hoard comprising 63 silver and 26 copper alloy coins of 1st and 12nd century AD, found in the base of a grayware bowl or flagon. Date of deposition ca AD 138. The hoard was found by a metal detectorist in 2000 close to the Alchester Roman Site.	Roman	457799 220199	<b>MOX12758</b>
-	Findspot Roman Coin (W of lane leading from Langford to Astley Bridge): small brass coin of Constantine and two small indecipherable brasses found in a field called Goldspender.	Roman	457850 219900	<b>MOX5108</b>
-	Findspot: remains of roman foundations found in 1841.	Roman	457149 220779	<b>MOX5591</b>
-	Findspot: collected from ploughed fields over a number of years (c.1964-70) -with aa large amount of Roman pottery recorded within the area of Alchester.	Roman Medieval	457240 220250	<b>MOX5570</b>
-	Findspot: Anglo-Saxon spearhead found in Merton parish near Gravenhill Wood in 1828.	Early medieval	458500 220500	<b>338915</b>
-	Bicester Military Railway: the largest military railway in Britain, it was the primary mode of transport at the Central Ordnance Depot in Bicester Surveyed in 1941 and ready for construction in 1942, the line remains extent.	Modern	459647 220525	<b>1363495</b>

*Previous archaeological works carried out by CA in 2016 and 2019 (shown on Figures 3 to 4)*

No.	Description	Period	CA ref.
CA1	Prehistoric pottery was recorded from ditches in trenches 7, 21 and 23 within the north and western part of the Site.	Prehistoric	CA 2019
CA2	Roman period activity was recorded throughout the western part of the Site during evaluation works carried out by CA in March of 2019. As such, it is likely that further associated remains are present within the Site that have not been excavated. It is likely that such remains are associated with the Scheduled Monument immediately to the south of the Site.	Prehistoric - Roman	CA 2019
CA3	An area of dense Roman period activity was recorded immediately to the west of the Site, west of the Faccenda chicken farm. The archaeological features included ditches (predominantly orientated north-east to south-west) and pottery sherds dating between the 2nd and 4th centuries AD.	Roman	CA 2016b
CA4	Roman period activity was recorded during an archaeological evaluation carried out by CA in November of 2016. The excavation area recorded dense Roman activity to the west of the Site and Faccenda chicken farm.	Roman	CA 2016b
CA5	Four cremation burials and a pit were recorded in trench 22, within the western part of the Site, to the north of the Faccenda chicken farm. These features were recorded in situ and have not been excavated. It is probable that further associated remains are present within the Site from geophysical survey but are as yet to be identified. The cremation burials have been typologically dated to the Roman period.	Roman	CA 2019

## APPENDIX 4: GAZETTEER OF OXFORDSHIRE HER NOT ILLUSTRATED

Description	Period	NGR	HE ref. AMIE ref. OHER ref.
Whitelands Farm, Bicester Leisure Park geophysical survey (1997-8): magnetometry survey.	-	457749 222149	<b>EOX33</b>
Whitelands Farm Watching Brief (2010): recorded the remains of former farm buildings and two boundary ditches.	Post-medieval	457680 221730	<b>1538419</b>
Courthouse and County Police Buildings architectural survey (1998): building was recorded prior to proposed conversion works and followed by a watching brief.	-	458000 222000	<b>1335556</b>
Tesco Supermarket Site watching brief (1990)	-	457900 221900	<b>655651</b>
Bicester Retail Village Phase 2B Watching Brief (2000): recorded no significant archaeological activity.	-	458000 221900	<b>1359698 EOX50</b>
Land adjacent to substation on Pingle Field watching brief and sample excavation (2013): recorded no archaeological finds or features.	-	458389 221930	<b>EOX5459</b>
Quartzite Pebble Macehead – erroneously sited.	Undated	456500 221500	<b>338884</b>
Arncott to Bicester Powerline Watching Brief (2011): recorded no archaeological activity.	-	457970 221610	<b>1570663</b>
D4 Halt, Bicester Military Railway: a railway halt on the Bicester Military Railway.	Modern	458500 221500	<b>502244</b>
Well as Chesterton Lodge: limestone construction, 19m deep and 70cm in diameter. Waterfilled, the well is recorded on 18th century mapping and may be coeval with the first Chesterton Lodge in c.1800. Roman date cannot be ruled out. There is no dating evidence.	Undated	456362 221209	<b>MOX8462</b>
Wendlebury Road evaluation (2010): a single trench was excavated across the projected line of the Roman Road. No evidence of Roman road surfaces or activity was recorded. Lowest level contained a horseshoe.	Post-medieval	457410 221200	<b>1530665 EOX2895</b>
Floated water meadow: constructed in 1838 by a tenant of Langford Farm, William Paxton.	Modern	457799 221200	<b>MOX5513</b>
Bridge approximately 200m north-east of Lodge Farmhouse: probably 18th century.	Post-medieval Modern	456692 220926	<b>MOX13417</b>
F- Station, Chesterton Watching Brief (2002): did not reveal any archaeological finds or features.	-	457150 220850	<b>1404371 EOX958</b>
E Site, MOD Bicester geophysical survey (2010): survey of three sites across 13ha identified no significant anomalies.	-	458600 220900	<b>154818 EOX2986 EOX2987</b>
Wendlebury Holt Watching Brief (1990):	-	457600 220300	<b>655655</b>

<b>Description</b>	<b>Period</b>	<b>NGR</b>	<b>HE ref. AMIE ref. OHER ref.</b>
located no trace of the Roman road.			
Stable Blocks at Merton Grounds Watching Brief (1992): recorded no archaeological activity, nor evidence of extramural settlement on the eastern side of Alchester Roman Site.	-	457885 220365	<b>1051578 EOX23</b>
St. David's Barracks evaluation (2006): carried out within the footprint of the existing tennis court. No significant archaeology was recorded.	-	458330 220520	<b>1477406 EOX1958</b>
Undated Bridge Crossing: rubble embedded in yellow clay. There is a scatter of stones on the eastern bank suggested to look like the abutment of a foot bridge located at the junction of three boundaries and is recorded on Ordnance Survey mapping as a ford.	Undated	457863 220330	<b>MOX5638</b>
Happy Eater Forte Development watching brief (1994): no features encountered, limited Roman finds confirm nearby presence of Roman occupation	-	457634 221905	<b>1051508 EOX49</b>
The Old Manor House: archaeological recording of undercroft of rare 12th century survival of utilitarian nature.	-	456349 221450	<b>EOX689</b>
Littlebury Hotel excavation (1990)	-	458000 222000	<b>655650</b>



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