

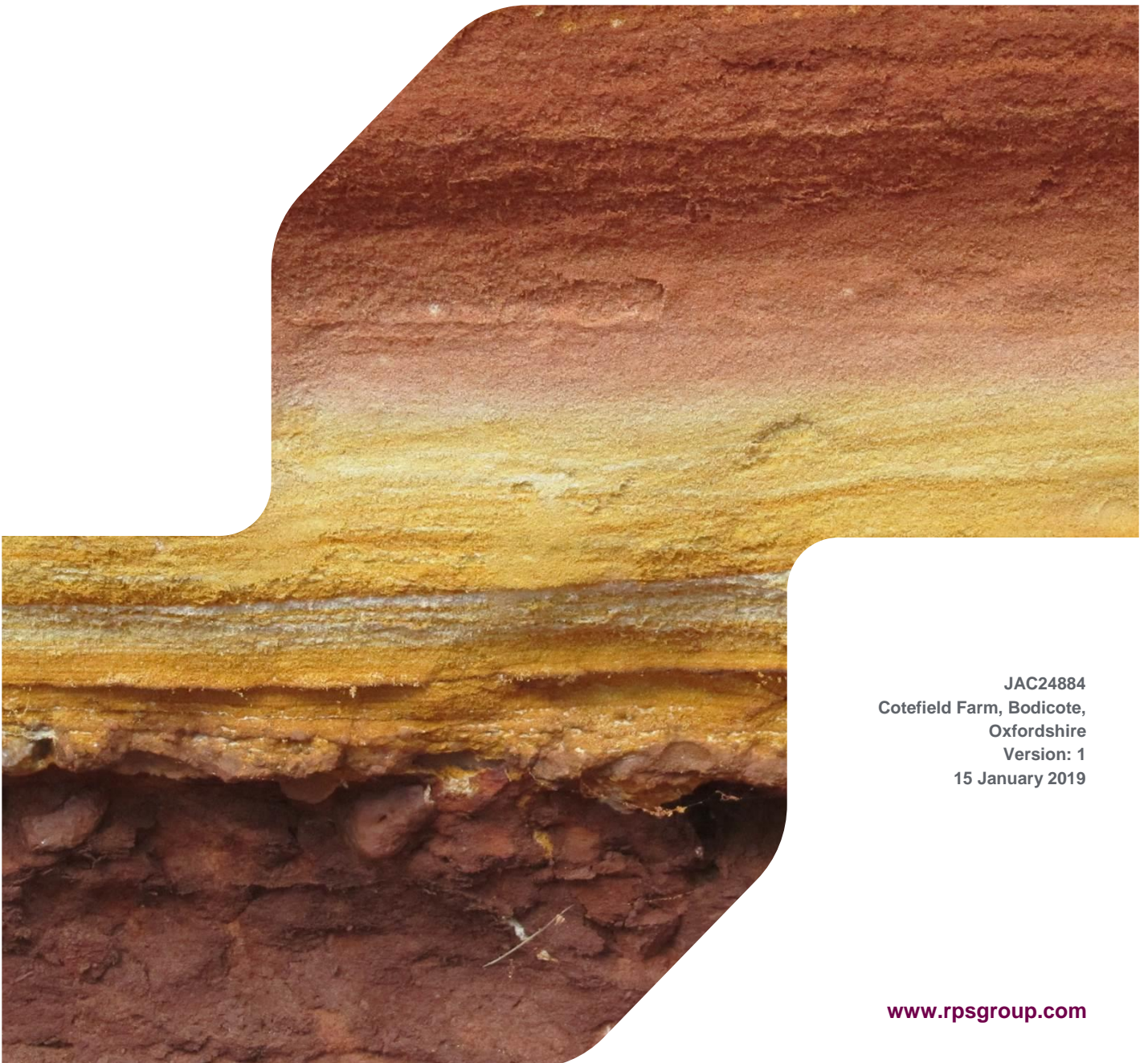
COTEFIELD FARM, BODICOTE, OXFORDSHIRE

Cherwell District Council

NGR SP46822 27491

An Archaeological Desk Based Assessment

Prepared on behalf of Cotefield Holdings Limited



JAC24884
Cotefield Farm, Bodicote,
Oxfordshire
Version: 1
15 January 2019

REPORT

Document Status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
FINAL	FOR ISSUE	ROBERT MASEFIELD	SIMON GAMAGE	SIMON GAMAGE	26.06.19

Approval for issue

SIMON GAMAGE	2019-06-26
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1 INTRODUCTION

- 1.1 This report by CgMs Heritage (part of RPS) provides an Archaeological baseline appraisal document for a site known as Cotefield Business Park, Bodicote, Oxfordshire (centred SP 46822 27491). The Proposed Development Site (henceforth ‘the Site’) comprises a relatively flat area of previously developed hardstanding approximately 0.45 ha adjacent to the Oxford Road (Fig. 1).
- 1.2 The report has been prepared on behalf of Cotefield Holdings Limited in support of a Planning Application for the development of a food store at the Site.

Scope of statement

- 1.3 To compile the baseline assessment, the following actions have been undertaken;
- A search of the Oxfordshire Historic Environment Records database for all archaeological assets within a 0.75km radius of a central point within the Site (the Search Area);
 - an examination of national and local planning policies in relation to heritage assets;
 - a map regression exercise looking at the cartographic evidence for the Site;
 - an assessment of available historical, archaeological, documentary and cartographic evidence (web based and other sources);
 - review of archaeological Research Agendas and Frameworks in relation to archaeological assets within and adjacent to the Search Area;
 - an examination of EA LiDAR data;
 - an assessment of recent archaeological investigations within the adjacent areas of Cotefield Farm (Crest Nicholson and Cala Homes development sites);
 - a Site visit on 14th September 2018;
 - a truncation assessment; and,
 - a review of the archaeological potential by period and theoretical significance of archaeology of the potential forms identified.
- 1.4 The Chartered Institute for Archaeologist’s Standard and Guidance for Desk-Based Assessments (2017, 4) sets a “standard” for desk-based assessment as follows:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

1.5 The “Definition” of an assessment (ClfA, 2017, 4) is given as:

“Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

Limitations

1.6 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

- The HER can be limited because it depends on random opportunities for research, fieldwork and discovery;
- lack of dating evidence for sites;
- documentary sources are rare before the medieval period, and many historic documents are inherently biased; and,
- the extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

Consultation

1.7 On 11th September 2018 the Oxfordshire County Council Planning Archaeologist (OCCPA) confirmed that a 750m radius HER study area would be required for this assessment. The full scope of this DBA was agreed on the 14th September.

1.8 The OCCPA also confirmed that in the event that archaeological evaluation is required on the Site such work could be secured via the implementation of a suitably worded planning condition.

2 LEGAL AND POLICY FRAMEWORK

National Policy

Ancient Monuments and Archaeological Areas Act 1979

- 2.1 Chapter 46 describes the purposes of the Act as to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.
- 2.2 Monuments deemed to be of such significance that they require this level of statutory protection are placed on the Schedule; i.e. they become designated as Scheduled Monuments. All Scheduled Monuments are of national significance.
- 2.3 The Act identifies a number of activities that are not permitted, predominantly those that would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up the monument. If work is proposed that would have any such effect on a designated monument, written consent is required from the Secretary of State. Class consents enable owners to proceed with certain specified works without an application for consent.
- 2.4 For the purposes of the Act the site of a Scheduled Monument includes not only the land on which it is situated but also any land comprising or adjoining it which appears to the Secretary of State or a local authority to be essential for the monument's support and preservation. (61.9).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5 Listed buildings and their settings are protected under the provisions of the Town and Country Planning Act 1971, as amended by the Planning (Listed Buildings and Conservation Areas) Act 1990. These empower the Secretary of State to maintain a list of built structures of national historic or of architectural significance. Listed buildings and their settings need not be preserved unchanged, but development should in all but exceptional cases, aim to preserve the building's historic or architectural interest.
- 2.6 Conservation Areas (and their settings) are also protected under the provisions of the Town and Country Planning Act 1971 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These impose on local authorities the duty to identify and protect areas worthy of preservation or enhancement. Again, development is not precluded, but it is the presumption that all development within the Conservation Area or its setting should aim to preserve or enhance the area's historic character or appearance. Local authorities are required to carry out appraisals of all of their Conservation Areas in order to define the areas' special characteristics/interest, to guide future development.

The National Planning Policy Framework (Conserving and enhancing the historic environment)

- 2.7 In March 2012, the government published the National Planning Policy Framework (NPPF) which was recently revised in July 2018. The NPPF replaced previous national policy relating to

- heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6th March 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.8 National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018). The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 Section 16 of the NPPF (paragraphs 184-202), entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.10 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.11 The NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.12 It defines a heritage asset as 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'. This includes both designated and non-designated heritage assets.
- 2.13 Section 16 relates to development proposals that may have an effect upon the historic environment and the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.
- 2.14 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.15 Paragraph 189 of the NPPF states 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.'
- 2.16 Paragraph 189 also states that; '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.'
- 2.17 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.18 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.19 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.20 Paragraph 200 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. Adding, proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.21 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.
- 2.22 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.23 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.24 A Nationally Important Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.25 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.26 Setting is defined as: 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.

- 2.27 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - protects the settings of such designations;
 - in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions; and,
 - provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.28 The policies in the NPPF are a material consideration in determining applications.

National Planning Practice Guidance (NPPG), (2014)

- 2.29 This guidance supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.30 It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.
- 2.31 Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available.
- 2.32 Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.33 Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.
- 2.34 Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Historic Environment Good Practice Advice in Planning

- 2.35 In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets. A fourth document entitled 'GPA4: Enabling Development' has yet to be adopted.

2.36 These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment. The relevant GPAs in respect of this application are GPA 2 and GPA 3:

Good Practice Advice Note 2 – Managing Significance in Decision Taking (2015)

2.37 The purpose of this Good Practice Advice Note 2 is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance given in the PPG. It contains useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing, design and distinctiveness.

2.38 In particular Note 2 identifies the issues which ought to be considered to achieve successful good design with new development in sensitive areas, taking into account:

- The history of the place
- The relationship of the proposal to its specific site
- The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept
- The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size
- The size and density of the proposal related to that of the existing and neighbouring uses
- Landmarks and other built or landscape features which are key to a sense of place
- The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces
- The topography
- Views into, through and from the site and its surroundings
- Landscape design
- The current and historic uses in the area and the urban grain
- The quality of the materials.

GPA3: The Setting of Heritage Assets (Second Edition, December 2017)

2.39 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2015) and the previously withdrawn Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is

largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.40 As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.41 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset. Further clarification on this matter has been provided by the High Court in relation to *Steer v Secretary of State for Communities and Local Government and Others* [2017] which stresses the potential importance and contribution of non-visual elements of setting.
- 2.42 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.43 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.44 Historic England recommend using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
- Identify which heritage assets and their settings are affected;
 - assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - explore ways to maximise enhancement and avoid or minimise harm; and,
 - make and document the decision and monitor outcomes.

Conservation Principles, Policies and Guidance (English Heritage, April 2008 and emerging policy: Conservation Principles for the Sustainable Management of the Historic Environment (Historic England, Consultation Draft November 2017))

- 2.45 The original Conservation Principles document (2008) was primarily intended to ensure consistency of advice and guidance through the planning process and was commended to LPAs to ensure that all decisions about change affecting the historic environment were informed and sustainable. Four main heritage values were highlighted: aesthetic, evidential, communal and historical. The document emphasised that ‘considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment’ (Paragraph 25).
- 2.46 Historic England are currently updating this document in order to set out their approach to conservation in a format that is more accessible and aligned with the language of the NPPF and current legislation. A key change is the heritage values to be used when seeking to understand significance of a built heritage asset in order to align with the terms used in the NPPF. These are historic, archaeological, and architectural and artistic. Consultation on this document closed on 2 February 2018.
- 2.47 Historic England (2017 GPA Note 3) recommend using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset related to setting. The 5-step process is as follows:
- Identify which heritage assets and their settings are affected;
 - assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - explore ways to maximise enhancement and avoid or minimise harm; and,
 - make and document the decision and monitor outcomes.

Regional and Local Planning Policy

- 2.48 Local Plans set out strategic and local planning policies for meeting development needs and for the use of land. They determine what will be built where and are used to determine planning applications. Local Plans are based on National Policy and Guidance and are informed by an Evidence Base and Public Consultation. They are supported by Policy Maps.
- 2.49 The Adopted Cherwell Local Plan 2011-2031 (Part 1) contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications.
- 2.50 The ‘Strategic Objectives for Ensuring Sustainable Development’ section includes the following objective:

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

2.51 The following policy ESD 15 relates to the Historic Environment:

‘POLICY ESD 15: The Character of the Built and Historic Environment

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

New development proposals should:

Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions

Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting

Conserve, sustain and enhance designated and non-designated ‘heritage assets’ (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG.

Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged Include information

on heritage assets sufficient to assess the potential impact of the proposal on their significance.

Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation...'

3 DEVELOPMENT PROPOSALS

- 3.1 The proposed development will comprise of a 1,235 square metre (sqm) (gross) food store, which would have a net sales area of circa 833 sqm.
- 3.2 This is a small food store that is intended to serve the needs of existing residents in Bodicote and the adjoining villages to the south, as well as new residential developments approved to the west of Oxford Road and the Longford Park development which is under construction to the northeast. A second phase of development at Longford Park is proposing 700 further dwellings (under application ref. 17/01408/OUT) and is anticipated that planning permission for this will be granted in early 2019. It is not thought likely that the catchment of the proposed food store will extend very far north into Banbury. The size of food store being proposed will cater for top-up and an element of main food shopping
- 3.3 The development would comprise a single storey building with a ridge height up to 10.5m, and measuring approximately 54.5m by 33m.
- 3.4 The proposals will also include car and bicycle parking, and the provision of a service yard.

4 BASELINE DATA

Site Description

- 4.1 A Site visit was undertaken by the author on 13th September 2018. The c. 0.7 ha Site occupies a relatively level sub-rectangular area of hardstanding centred at SP 46822 27491. The Site is bordered by the Oxford Road (A4260) to its east side, by the Cotefield Drive (access road to the Cotefield Nurseries and a new housing estate) to the north side, by 'JS Fine Art' and Cotefield Business Park to the south and a grassed field to the west.
- 4.2 Most of the Site has been terraced into the slope below the Oxford Road to the immediate east side but the southern zone of the Site is approximately 1m higher reflecting former ground level. The northern area is currently being used by Cala Homes as a storage area, whilst the central area is a car park, and the higher southern area is also used for parking.
- 4.3 It was evident that the terracing (which was undertaken in c.1995 – Rowland Bratt pers comm.) was most severe along the eastern edge of the Site and in particular towards the south-east extent. The difference in cutting reflects the former slope from south to north into the bottom of a dry valley whose east-west line is now followed by Cotefield Road, which has been built up at its connection with Oxford Road. As the ground level of the unaltered field to the west is at the same level as the western area if the Site it is considered that (with the exception of some truncation from car park surface construction), the area may have not have been as significantly truncated as the eastern zone. The grass verge adjacent to Oxford Road (the edge of which may be included within the developments red line) is not truncated.

Heritage Planning Background

Scheduled Monuments

- 4.4 The only Scheduled Monument within the Study Area is situated some 2.6km to the north-east comprises a 'Former World War I National Filling Factory, Banbury' (List Entry number 1409811). This would not be affected by the proposals.

Topographic and Geological Background

- 4.5 The landscape of the Site is artificially flat at between c. 111.5 and 112.5m above Ordnance Datum. LiDAR data (Fig. 4) indicates that the Site has been artificially levelled. The equivalent levels for Oxford Road, to the east side of the Site, are between 114.5 and 115.5m above Ordnance Datum. Although the north/south aligned Oxford Road appears to have been artificially raised over a dry valley (see east-west trend shown on Fig. 4) this lower ground was largely just to the north of the Site, and the Site itself has been clearly cut/re-profiled to level it. This is illustrated by the cutting shown by the LiDAR in the north-east area of the Site at the junction of Cotefield Road and Oxford Road. The degree of truncation into the geology may be variable as the southern and western areas of the Site are closer to the natural ground levels found adjacent.
- 4.6 According to the British Geological Survey online the underlying solid geology is identified as Middle Lias Marlestone with Middle Lias clays, silts and siltstones.

4.7 During the evaluation of the Crest Nicholson residential development to the west (MoLA 2014) which spans the valley and the valley edge to the south, the geology and soils were described as follows:

“The natural substrate consisted of light yellow-grey clay and blue-yellow silty clay with areas of high ironstone content. In the central trenches, Trenches 3-6 and 11, a layer of greybrown clay silt colluvium was recorded. The natural or subsoil were overlain by light orange-yellow silty clay subsoil. The topsoil was mid grey-brown clay loam.”

Cartographic Background

4.8 Map evidence obtained from a number of sources provides the following information regarding the Site.

Table 1: Cartographic Evidence

Map	Information
1811 OSD (Fig. 5)	Shows the Site within the northern area of an Enclosure field adjacent to the Oxford Road between the settlements of Toll Gate and Bodicote. Prior to construction of Cotefield House to the south
1881 Ordnance Survey (Fig. 6)	Shows Cotefield House constructed to the south of the Site. The Site is divided between five fields/ plots. The northern area overlays the north-east area of an elongated plot (6) and a sub divided plot against the road (153 / 576). The linear arrangement of plot 6 is mirrored by an adjacent linear plot to the north, with both following the course of the dry valley. The north-eastern area is also commensurate with a discrete small plot (152/ 370) surrounded by trees, with ‘Elms’ labelled within it. The map also shows a fence line labelled ‘4ft T H’ which runs north-west-south-east through the centre of the Site, just west of the border of plot 370. Plot 151/ 254 occupies the south-eastern area of the Site and the remaining area to the south of the boundary is occupied by the northern area of a large field (7) that borders the gardens of Cotefield House.
1898 Ordnance Survey (Fig. 7)	Some boundary removal is evidenced by 1898 with the Site now divided between plots 72 (eastern area), 71a (northern) and 279 (remainder).
1923 Ordnance Survey (Fig. 8)	The Site area is further simplified to be divided between the eastern fenced area ‘71a’ and western large open pasture area of 279.
1961 Aerial photograph (Fig. 9)	Shows the Site as within a single pasture field flanked by trees to the south.
1972 Ordnance Survey (Fig. 10)	Shows the Site now set within parts of two new fields. The majority is located within the south-east area of a field extending south-east parallel to Oxford Road from Cotefield Cottages to the north-west. The south-east and western extents are the within a separate field bordering Cotefield House.
1986-88 Ordnance Survey (Fig. 11)	No changes
1992-94 Ordnance Survey (Fig. 12)	No changes
Current OS (Figs. 1-4)	The area of current car park cutting was undertaken in c.1995 within the area of the former field that occupied most of the Site previously. This car park did not affect the south-east strip (which remains a higher informal car parking area) and the western fringe (which contains a new road, grass verge and the hedge boundary of the former field). The map also shows the access Road to Cotefield Nursery to the north of the Site.

Heritage Asset Background

4.9 The background is provided by recognised archaeological periods, as follows;

Prehistoric

- Palaeolithic 900,000 to 10,000 BC
- Late Glacial/Mesolithic 10,000 to 4,000 BC
- Neolithic/Early Bronze Age 4,000 to 1,600 BC
- Middle to Late Bronze Age 1,600 to 800 BC
- Iron Age/Roman Transition 800 to AD 43

Historic

- Roman AD 43 to 410
- Saxon AD 410 to 1066
- Medieval AD 1066 to mid-C16th
- Post-Medieval circa AD 1550 to present

4.10 The archaeological background, as reflected in the 0.75km radius search of the Oxfordshire HER database (see Fig. 3 and Appendix 1 for the full search).

Palaeolithic and Mesolithic

4.11 There are no Palaeolithic or Mesolithic findspots or sites within the Study Area.

Neolithic and Bronze Age

4.12 A possible Neolithic cursus (linear ceremonial monument) is at SP 4733 3718 (centroid) c.440m to the south-east of the Site (SMR 5700). Its identification is strongly supported based on aerial photographic cropmark evidence, geophysical survey by GSB Prospection Ltd and trial trenching by Foundations Archaeology in 2014 (Events EOX6130 & EOX6359). The northwest/southeast aligned double-ditched cursus has a closed off north-west terminal end. This monument would have required considerable labour to construct and indicates that the area was of some focal importance in the period.

4.13 In addition, a 26 trench evaluation was conducted on behalf of Mr Rowland Bratt by Northamptonshire Archaeology in 2010 ahead of the Cala Homes residential development to the north-west of the present Site (NA November 2010; site accession number OCCMS.2010.85) (SMR 26492; EOX3092). The earliest evidence consisted of two Neolithic pits, one within Trench 20 (pit 2007) in the central northern area and one within Trench 7 (pit 704) in the southern area of that site. The pit in Trench 7 was 0.95m in diameter by 0.25m in depth and contained a typical mixed assemblage of hazelnut shell fragments (27), animal bone (including two pig bone fragments) and an assemblage of worked flints including a retouched serrated blade and a retouched blade (13 other flakes and 9.8g of small debitage). The pit in Trench 20 was 0.6m in diameter by 0.17m in depth and contained three sherds of pottery (probably Neolithic) 14 flakes, three blades (one utilised) and 4.3g of small debitage in addition

to small bone fragments. The total assemblage from the two pits also included burnt clay, burnt bone and a quantity of charcoal. In addition to these features 19 Neolithic worked flints were recovered from later features (ibid). The early-middle Neolithic date of the pits and 'background noise' flintwork is clearly of interest in the context of a possible Neolithic cursus monument in the vicinity.

4.14 The Northamptonshire Archaeology report discussion stated:

“The early to middle Neolithic pits containing pottery, flint, hazel nut shells and other materials are known from a number of sites in central and eastern England such as Biggleswade (Jones 2009) and Kilverstone (Garrow et al 2007). Such features are generally associated with occupation. Neolithic occupation is considered largely temporary in character, though it may incorporate deliberate processes of artefact deposition...deliberately deposited artefacts and environmental remains such as hazel nut shell were often considered to signify pit decommissioning at the end of settlement phases (Garrow et al 2007). The potential for sporadic Neolithic pitting within the areas of investigation is considered to be moderate to high based on the evaluated sample.”

4.15 No Neolithic archaeology was encountered within the archaeological trial trenching and subsequent excavation of the Crest Nicholson residential development to the west and south-west of the Site (MoLA Northampton, 2014).

4.16 Evaluation trenching for the Crest Nicholson residential development at Cotefield Farm, to the west and south-west of the Site (Planning Application 14/02156/OUT), produced 56 pieces of worked flint of broad Neolithic to Bronze Age date, mainly found in residual contexts (SMR 28465). Initial results of subsequent excavation by MoLA Northampton conducted in 2018 suggest some of the field ditches identified at the Site may date to the later Bronze Age (MoLA Northampton forthcoming).

4.17 The 2014 geophysical survey by GSB and evaluation by Foundations Archaeology, east of the Oxford Road and the Site, also identified a linear feature of Neolithic to early Bronze Age date, a similarly dated possible mortuary enclosure or mausoleum, and residual worked flints along with early Bronze Age pottery (SMR 28881, 28883 & 28640; Events EOX6130 & EOX6359).

Iron Age

4.18 The Cala Homes residential development zone trenches provided evidence for at least two focal areas of Iron Age archaeology (SMR 26492; EOX3092). These comprised probable ring-ditch defined roundhouse sites typical of the midland region (e.g. as found in dense concentration at the Daventry International Rail Freight Terminal (DIRFT) centred on Crick in Northamptonshire (Masefield et al 2015). Such sites typically demonstrate no more than the surrounding circular drainage ditch or eaves drip gully to evidence the actual presence of a roundhouse. Trench 19, in the north-west area of that site, contained the more complex archaeology perhaps indicating a detailed sequence of phases or simply a complex arrangement, and included a sequence of five Iron Age ditches, one exhibiting a Romano-British period recut (demonstrating use of the site into the Roman period). This ditch recutting suggests a long period of use. The Trench 20 ditch at the northern edge of that site, appeared to be a simple single-phase c.14m ring-ditch extending north to the edge and just beyond the northern edge of the site.

- 4.19 Two or three phases of wider enclosure or boundary ditch were also identified initially as cropmarks on aerial photographs and targeted by trenching. The NA report (ibid, 23) also states:

"A series of ditches in the central part of the site appear to represent potentially late Iron Age boundary features. This was substantial in nature in Trench 19 and less substantial in Trench 16, thus possibly becoming less substantial away from the two main activity areas in Trenches 19 and 20. They were traced using cropmarks from Google Earth and confirmed by trial trenching. Although the features included domestic debris, there were few signs of occupation features associated with them."

- 4.20 Like the Neolithic pits these Iron Age to early Roman features were sealed by subsoil. Finds included c.157 sherds (1058g) of hand-made Iron Age and occasionally specifically late Iron Age pottery with some wheel thrown vessels. The pottery specialist suggests 'an overall date range spanning the 1st century BC to the mid-1st century AD is suggested.' In addition, 5 locally produced grog-tempered wares of Roman date were recovered from Ditch [1919] in Trench 19.
- 4.21 Other finds included 23 fragments of vesicular fuel ash slag from Trench 23 and 1.3kg of animal bone largely from trenches 19 and 20 and including cattle, sheep/goat, pig and horse remains typical of a farming settlement.
- 4.22 A geophysical survey and trenching evaluations (SMR 28463, 28465, EOX5736 were conducted in 2014 for the consented of a 3.9ha Crest Nicholson residential development to the west and south-west of the Site (MoLA Northampton 2014). The geophysics encountered a small oval ring ditch (SMR 28463) on the north side of an east-west aligned dry valley. The subsequent evaluation trench found the ring ditch to be shallow with only one pot sherd recovered, and a stock enclosure related to the Iron Age activity to the north is most appropriate. The geophysics also identified a boundary ditch flanking the south side the valley (NB the Iron Age roundhouses discussed above were located to the north of the valley which also extends east to the north side of the Site where it appears to have been infilled (see LIDAR, Fig. 4)). A large oval enclosure was defined by c 4m wide ditches linked to the south side the boundary ditch. The subsequent evaluation trenching on behalf of Mr Rowland Bratt recovered Iron Age pottery from these boundary and enclosure along with two possible cremations (MoLA Northampton 2014).
- 4.23 The subsequent excavation undertaken by MoLA Northampton and managed by RPS on behalf of Crest Nicholson in March and April 2018 (MoLA Northampton forthcoming) comprised of four areas targeted on key aspects of the enclosure and boundary. There is no evidence that the enclosure was utilised for occupation, as no concentrations of pottery were identified within the ditches, and no Iron Age roundhouses of the type illustrated by the two examples identified on the north side of the valley were identified. It seems likely that the enclosure was associated with the roundhouse settlement to the north side of the dry valley, as its stock enclosure. The enclosure could for example have been used to over-winter a livestock herd fed on fodder. Three cremations (including the two identified at evaluation stage) were excavated adjacent to the boundary ditch are likely to have been associated with the later Iron Age phase.

- 4.24 The 2017 evaluation of land to the east of the Site and the Oxford Road by Foundations Archaeology identified features of Iron Age to Roman date in three trenches, although dating evidence was sparse (SMR 28640; Events EOX6130 & EOX6359).
- 4.25 The Site itself can be considered to have a low-moderate potential for Iron Age archaeology (prior to truncation) given the nearby findings.

Romano-British

- 4.26 A Roman occupation site was located south of Cotefield Farm and Cotefield House at SP 4693 3720 centroid (SMR 1747). The 2006 brief for the northern site by County Archaeology for the archaeological evaluation stage for the Cotefield Farm residential development to the north-west of the Site stated:

“Extensive remains of burnt stones, Roman pottery and inhumations were observed and reported in VCH Vol 1, and pottery was identified by the Ashmolean Museum...”

- 4.27 Closer to the Site, and as noted above, the upper fills of an Iron Age ring-ditch at the completed Cala Homes residential development to the north-west of the present Site produced Roman pottery indicating some continued use of the roundhouse plot in the Roman period (SMR 26492; EOX3092).
- 4.28 The excavation undertaken by MoLA Northampton on behalf of Crest Nicolson in March and April 2018 to the west and south-west of the Site (MoLA Northampton forthcoming) encountered several Roman ditches within the southern area, but the quantities of pottery were small.
- 4.29 These probably relate to peripheral agricultural features associated with the Roman settlement in the area to the south of Cotefield Farm and Cotefield House.
- 4.30 The 2014 geophysical survey by GSB and evaluation by Foundations Archaeology to the east of the Oxford Road identified a (square) Roman ditched feature. Its square shape though typical of a mausoleum, was ditched rather than walled, so might suggest a simple small mortuary enclosure rather than a structure (SMR 28882; Events EOX6130 & EOX6359).
- 4.31 Given the above it likely that the Site lay within Roman farmland. It is conceivable that agricultural field boundaries and manuring finds may have been present at the Site (prior to truncation) but the potential for Roman period settlement, industry and ritual evidence at the present Site is considered to be low.

Anglo-Saxon

- 4.32 The 2018 excavation undertaken by MoLA Northampton on behalf Crest Nicolson to the west and south-west of the Site (MoLA Northampton forthcoming) has provided evidence for an early-middle Saxon settlement. The southernmost excavation area (within the earlier stock enclosure) produced unexpected evidence in the form of two or possibly three sunken floored buildings (SFB's). The easternmost was of the classic two post form, although the sunken area was relatively shallow. A bone needle and a small collection of pottery were retrieved from its fill. The second SFB was located in the central area and was of an unusual rectangular flat-based form with large post-holes at either end. The unusual aspect, relate to its vertical step-sided form, with a seating ledge along its sides. The backfill produced a very fine and complete

bone comb of Roman or Saxon type and a collection of Roman and early-middle Saxon pot sherds along with a large stone slab laid flat in the upper fill. A small rectangular post-hole defined structure also containing Anglo-Saxon pottery was located between these SFB's. This may have been an associated granary. Another SFB-like flat-based shallow oval pit, though lacking post-holes and with no attendant finds, was excavated at the northern edge of the site.

- 4.33 Given the proximity of this settlement there is a low potential for similar Anglo-Saxon evidence to have been located within the Site, prior to truncation.

Medieval

- 4.34 The Site was formerly within the late Saxon and medieval parish of Adderbury (to the south of the Study Area) whose name from 'Eadburgesbyrig' a name mentioned in a Saxon Will circa 990-995. Adderbury formerly included the townships of Adderbury East, Adderbury West, Bodicote, Barford St John and Milton (<http://historyofadderbury.co.uk/short-village-history>).
- 4.35 It is likely that the alignment of Oxford Road dates from at least the medieval period given that it is present on the historic mapping as the road between the medieval villages of Bodicote to the north and Twyford/Adderbury to the south.
- 4.36 Evidence of former medieval period ridge and furrow of the open field system has been found by the archaeological investigations of Cotefield Farm to the north-west, west and south-west of the Site (EOX3092 & EOX5736). However, no medieval settlement or industry was encountered by those projects and the potential for medieval settlement activity.
- 4.37 Reverse S-shape ridge and furrow (typical of the medieval period) is also visible on 1999 aerial photographs adjacent to 'The Mill' (HOX2442).
- 4.38 The roadside situation may have attracted medieval activity, other than farming along its line, although the most likely features to have been present, prior to modern truncation are medieval furrows. Prior to truncation the potential for medieval settlement activity is considered to be low with a high potential for agricultural features (furrows).

Post-Medieval

- 4.39 'In 1855 Bodicote became a separate ecclesiastical and civil parish and in 1932 Barford St John was joined with Barford St Michael to form a new civil parish.' (<http://historyofadderbury.co.uk/short-village-history>).
- 4.40 The later post-medieval development of the Site itself is largely traced by the historic mapping as set out in Table 1 above. This indicates that 18th century enclosures were replaced in the 20th century by realigned fields, prior to the current usage.
- 4.41 Cotefield House and surrounding paddocks, including to north from the house and gardens to cover all but the north-west corner of the Site, is recorded on the HER as a 'rural country house' landscape dated between 1811 and 1881 (HOX2441).
- 4.42 The Cotefield Farm, Bodicote Historic Landscape Characterisation report identifies the area of farmland around the Site, and including its north-west extent, as modern (20th century) field enclosure 'reorganised enclosures' replacing late 18th-19th century landscape (HOX2407).
- 4.43 The HLC also identifies landscape boundary characteristics of late 18th to late 19th century Enclosure type over a 705m by 1079m area centred on SP 4674 3654 to the south of the Site

- and Cotefield House (HOX2286). These replaced piecemeal enclosure field patterns of mid-16th to late 18th century date.
- 4.44 Similar landscapes within the Study Area are located at HOX2396, whilst further modern (20th century) field enclosure is noted at HOX2404 & HOX2405 (to the east of Oxford Road). An area of post-medieval water meadow and valley floor is also recorded on the HER for a location c.550m south-west of the Site around Sorbroor Mill (HOX2289).
- 4.45 The two local farms identified on the HER are Manor Farm and Greenhill farm, both associated with 19th century enclosure (HOX2406 & HOX2440). Post-medieval to modern rural village areas are variously recorded around Bodicote (HOX2467-9 & 2470).
- 4.46 In terms of buried archaeological evidence post-medieval field boundaries have been located by the various evaluations and excavations within the Study Area. For example, the 2014 evaluation by Foundations Archaeology 550m to the north-east of the Site also identified features post-medieval date (SMR 28640; Events EOX6130 & EOX6359).
- 4.47 Prior to truncation it is considered that the Site has a high potential for archaeological traces of former post-medieval boundaries.

Aerial Photographs

- 4.48 The HER includes aerial photographic information including identification of Iron Age ditches to the north-west of the Site (SMR 26492) and the probable Neolithic cursus to the south-east of the Site (SMR 5700). The 1961 aerial photograph shows the Site as within a single pasture field flanked by trees to the south. No archaeological features are present.

Consultation

- 4.49 On 11th September 2018 the Oxfordshire County Council Planning Archaeologist (OCCPA) confirmed that a 750m radius HER study area would be required for this assessment. The full scope of this DBA was agreed on the 14th September.
- 4.50 The OCCPA also confirmed that in the event that archaeological evaluation is required on the Site such work could be secured via the implementation of a suitably worded planning condition.

Truncation

- 4.51 The Site visit indicates that the majority of the Site was truncated in the late 20th century to facilitate an area of level ground adjacent to the higher level of Oxford Road.
- 4.52 The depth of cut is greatest at the eastern edge of the Site at approximately 1.5m into the slope, gradually decreasing in severity to the west. This took place when the Site was levelled for car-parking in 1995 (personal communication with Rowland Bratt). The likelihood is that most archaeology (if formerly present) will have been removed in the central and eastern areas, whilst there is a possibility of survival towards the western area and on the surviving area of higher ground at the south edge of the Site.

5 ASSESSMENT CRITERIA/METHODOLOGY

5.1 The following approaches to assessing significance, impact and effect in relation to archaeology have been utilised.

Significance

5.2 Significance is described in NPPF as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.”

5.3 There are no national government guidelines for evaluating the significance of all types of heritage asset. For archaeological remains, DCMS has adopted a series of recommended (i.e. non-statutory) criteria for use in the determination of national importance when scheduling ancient monuments. These are expressed in DCMS (2013).

5.4 The criteria include period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential, and can be used as a basis for the assessment of the importance of historic remains and archaeological sites. However, the document also states that these criteria ‘should not be regarded as definitive; but as indicators which contribute to a wider judgment based on the individual circumstances of a case.’

5.5 These criteria can be used as a basis for the assessment of the importance of archaeological remains/heritage assets of national importance. However, the categories of regional and district / local importance are less clearly established than that of national importance, and implicitly relate to local, district and regional priorities which themselves will be varied within and between regions.

5.6 Clearly a degree of professional judgement is necessary, guided by acknowledged standards, designations and priorities. It is also important to understand that buried archaeological remains may not be well-understood at the time of assessment, and can therefore be of uncertain importance.

5.7 The following table assists in assessing the significance of archaeological assets.

Significance	Type of Asset
Very High	World Heritage Sites Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national research objectives
Medium	Designated or undesignated assets that contribute to regional research objectives
Low	Undesignated assets of local importance

Significance	Type of Asset
	Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited importance, but with potential to contribute to local research objectives
Negligible	Assets with very little or no surviving archaeological interest
Unknown	The importance of the asset cannot be ascertained

Impact

5.8 Impact scales to all heritage assets are defined as follows:

- **Major:** Change to most or all key elements, such that the asset is totally altered and much of its significance is lost. Substantial change within the setting leading to alteration of significance of the asset.
- **Moderate:** Changes to many key elements, such that the asset is clearly modified and there is some loss of significance. Change within the setting leading to some loss of significance of the asset.
- **Minor:** Changes to key elements, such that the asset is slightly altered and there is a slight loss of significance. Slight change within the setting leading to a slight loss of significance of the asset.
- **Negligible:** Very minor changes to key elements or within the setting that hardly affect the significance.
- **No change:** No change to key elements or within the setting.

Effects

5.9 Effects are calculated through a matrix approach which combines the importance of the heritage asset with the magnitude of impact on that asset to provide an overall assessment of effect. Effects can be adverse or beneficial.

5.10 Beneficial effects are those that mitigate existing impacts and help to restore or enhance the significance of heritage assets, therefore allowing for greater understanding and appreciation. The following matrix approach is used.

Significance	Effect	Effect	Effect	Effect	Effect
Very High	Neutral	Minor	Moderate	Major	Major
High	Neutral	Minor	Moderate	Moderate	Major
Medium	Neutral	Minor	Minor	Moderate	Moderate
Low	Neutral	Minor	Minor	Minor	Minor
Negligible	Neutral	Neutral	Neutral	Neutral	Minor
	No Change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT					

- 5.11 In addition, Historic England' GPA Note 3 (Dec 2017) recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset related to setting. The 5-step process is as follows:
- Identify which heritage assets and their settings are affected;
 - assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - explore ways to maximise enhancement and avoid or minimise harm; and,
 - make and document the decision and monitor outcomes.

6 LIKELY DEVELOPMENT EFFECT (ARCHAEOLOGY)

Introduction

- 6.1 This assessment of effect uses the Assessment Criteria/Methodology set out above. This section provides an initial assessment of likely levels of effect on (currently unknown) archaeology prior to the results of any evaluation fieldwork that may be required.

Significance

- 6.2 Significance (and potential) varies by the archaeological periods discussed.

Prehistoric

- 6.3 There is currently no evidence for prehistoric archaeology of high significance within the wider area of the Study Area. Although a Neolithic cursus of high archaeological importance is located within the wider study area to the south-east of the Site there is no evidence from aerial photographs or from more proximate areas of evaluation and excavation that such high importance Neolithic remains are located at or in the immediate vicinity of the Site. Archaeological remains of Neolithic date in the closer proximity include two isolated pits of local significance and, prior to truncation, it is considered that there would be a low potential of further such evidence within the restricted area of the c.0.45ha Site itself.
- 6.4 There is some evidence for Bronze Age field system ditches in the Study Area. Fragments of such landscapes can be considered to be of low (local) significance, whilst other finds include residual flint work are of low importance as 'background noise' from activity in the landscape.
- 6.5 The Iron Age settlement, remains and enclosures found to the west, north-west and south-west of the Site ahead of recent residential development works can be considered to be of low to medium (local to regional) significance. Prior to truncation there can be considered to be a low-moderate potential for features of this date to be located within the Site, although boundaries of low significance are considered most likely, given the restricted size of the Site.

Roman

- 6.6 There is no reason to suppose the presence of highly significant Roman period remains on the Site. It is considered likely that the Site area was farmed in the period and therefore evidence for field-systems (in the form of ditches) to be present, at least in fragmentary form. Overall there is low potential for the Roman-British settlement within the Site. Again, fragmentary field system evidence would be considered to be of low significance.

Early Medieval (Anglo-Saxon) and High Medieval

- 6.7 The early-middle Saxon sunken floored buildings from the Crest Nicholson consented residential development area to the south-west of the Site, are considered to be of medium (regional) significance and may relate re-use or continued use of former Romano-British. It is possible, though unlikely, that this settlement was widespread, extending to the Site.

- 6.8 Based on the presence of truncated furrows in the local archaeological investigations the landscape around and within the Site is likely to have been farmland through the medieval period. The location of the Site adjacent to a probable medieval route is also of potential interest, although it was distant from the village of Adderbury to the south. Prior to truncation the potential for medieval settlement activity of low to medium significance is considered to be low, with a high potential for agricultural features (furrows) of low significance.

Post-Medieval

- 6.9 Prior to truncation it is considered that the Site has a high potential for archaeological traces of former post-medieval boundaries. These would be of low archaeological significance.

Post impact on buried archaeology

- 6.10 Most of the c.0.45 ha Site area clearly been significantly truncated by levelling works in the mid 1990's. There is increasing potential for lower levels of truncation at the western area of the Site and at the southern area. Any works to the higher eastern fringe of the Site (adjacent to Oxford Road), could also affect intact former geology levels. It is therefore unlikely that infrastructure, foundations and landscaping would impact presently unknown archaeology within the truncated areas. There remains a low potential for archaeology (most probably of low or possibly medium importance) to be impacted by construction at the western, southern and eastern fringes of the Site.

Potential effect on buried archaeology

- 6.11 Based on the matrix approach, set out above, with the current state of knowledge, the effect on archaeology (if present) is likely to be between Minor.

7 SUMMARY AND CONCLUSION

- 7.1 A review of a range of archaeological and historical sources has provided information on the archaeological background to the Site.
- 7.2 There are no Scheduled Monuments within the vicinity of the Site and it is not envisaged that the development of a food store at the Site would adversely affect designated heritage assets.
- 7.3 Archaeological investigations ahead of residential development recently undertaken to the west/south-west and north-east of the Site. These works suggest that, although there are no previously known archaeological findings for the Site itself, the location, prior to truncation, can be characterised as a having moderate archaeological potential for the Neolithic, Iron Age and Anglo-Saxon period archaeology.
- 7.4 The archaeology encountered in those areas took the form of two Neolithic pits and two Iron Age roundhouse related ring-ditches, with associated boundary ditches found during trial trenching in 2010 ahead of the Cala Homes housing estate to the north-west, and an Iron Age boundary and an enclosure reused for an early-mid Anglo-Saxon settlement (comprising three sunken-floored buildings and a post-built possible granary) found via trenching then mitigation excavations at the consented residential Crest Nicholson development area to the west and south-west of the Site.
- 7.5 The closest known Roman rural occupation site was located to the south of Cotefield House, and given its proximity and the modest Roman findings from the adjacent excavations, the potential for Roman period settlement at the present Site is low. It is more likely that The Site lay within Roman farmland and agricultural field boundaries and manuring finds may have been present.
- 7.6 However, it is clear that levelling groundworks undertaken in 1995 have substantially truncated the former natural ground level over most of the Site, and this will have inevitably resulted in removal or heavy truncation of any archaeology that may have been present in those areas. The truncation is likely to be less severe towards the western, southern and eastern fringes of the Site where there remains some potential for buried archaeology. If present such archaeology is most likely to be fragmentary and of low (local) importance.
- 7.7 The Oxfordshire County Council Planning Archaeologist (OCCPA), as advisor to the Local Planning Authority, will consider whether further archaeological work will be required with respect to the application. If archaeological fieldwork is required, it has been indicated that this could be secured by a condition of consent.

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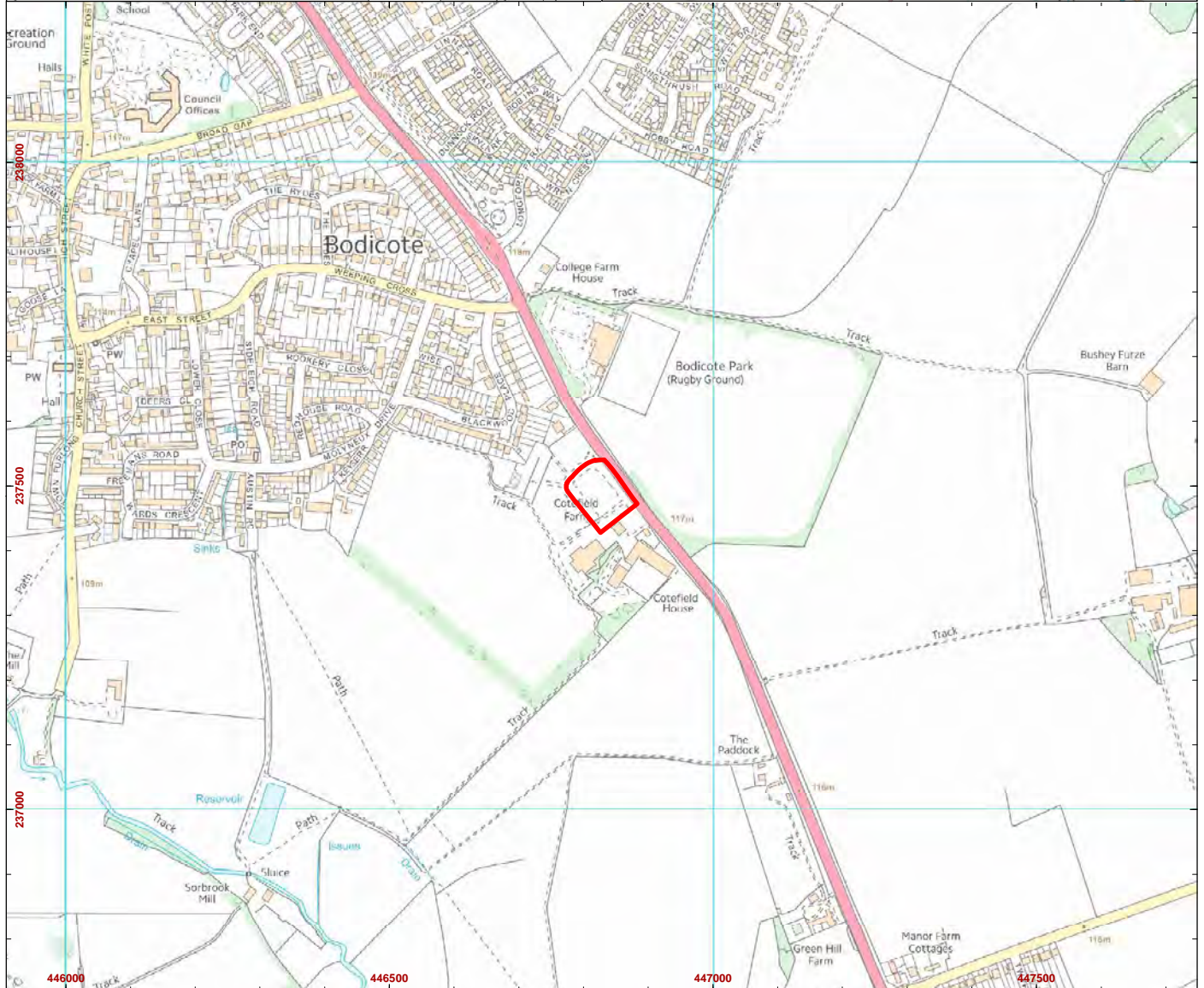
RPS 2014, Draft Written Scheme of Investigation for an archaeological excavation at Cotefield Farm, Oxford Road, Bodicote, Oxfordshire, RPS Planning and Development

Wolfram-Murray, Y 2010, An archaeological evaluation of land south of Blackwood Place and Molyneux Drive, and north-west of Cotefield Farm, Oxford Road, Bodicote, Oxfordshire, Northamptonshire Archaeology report, 10/203

Yates, D, 2007. Land, power and prestige. Bronze Age field systems in Southern England. Oxbow Books

Figures

Figure 1: Site Location



 Site Boundary



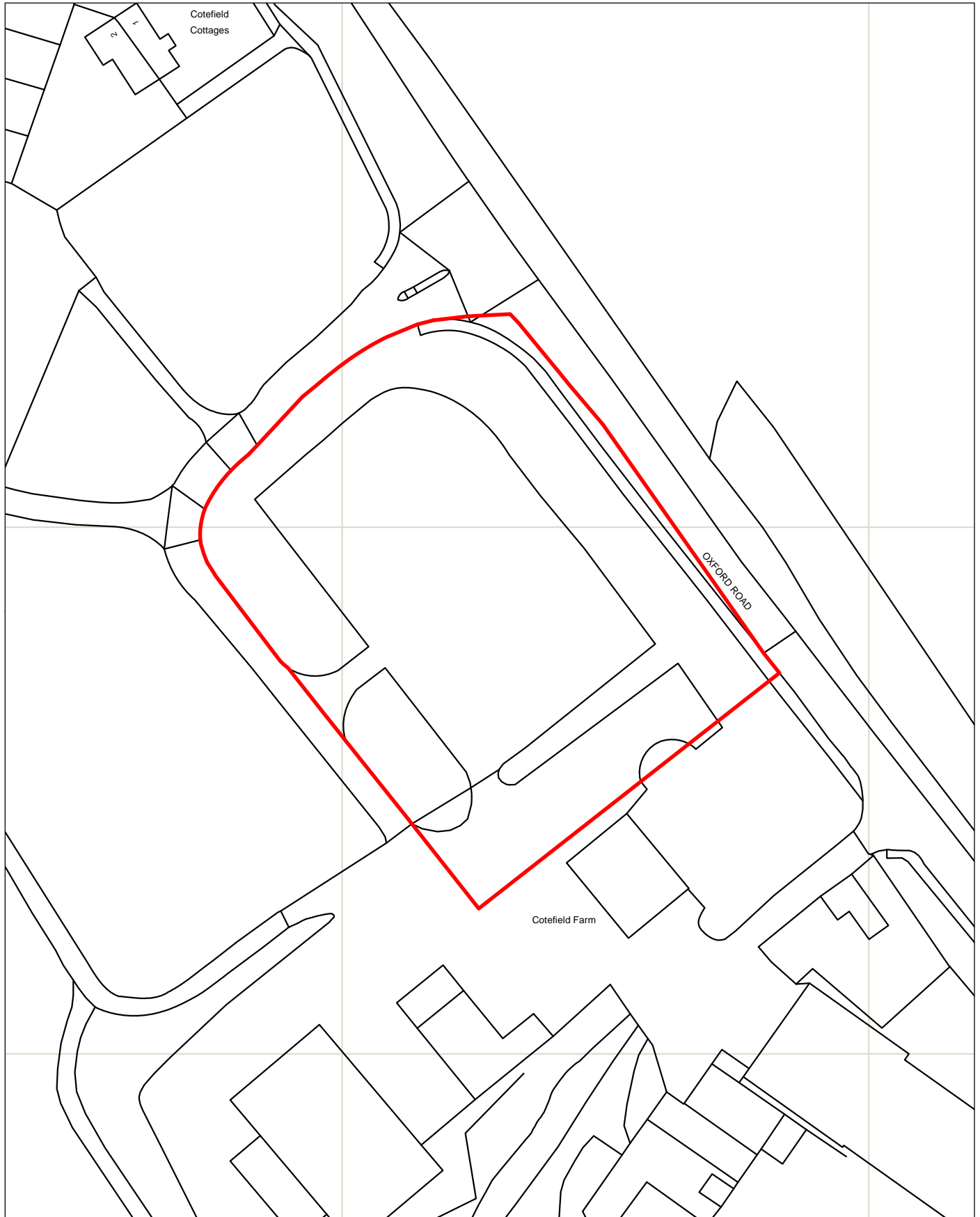
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Figure 1:
Site Location

Figures

Figure 2: Site Boundary



 Site Boundary



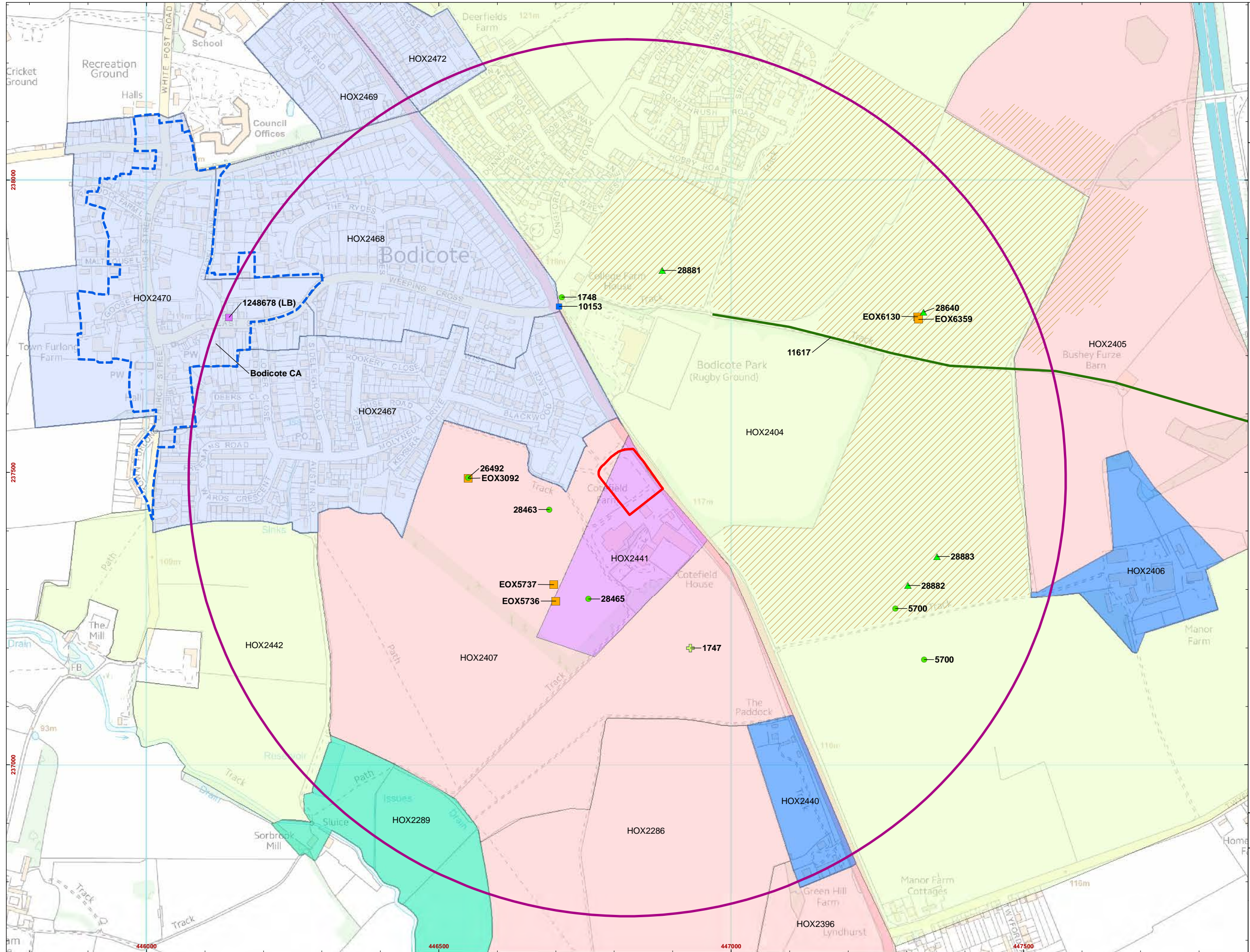
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Figure 2:
Site Boundary

Figures

Figure 3: Historic Environment Record



- Site Boundary
- Search Radius 750m

Designated Heritage Assets:

- Listed Building Grade II
- Conservation Area

Non-Designated Heritage Assets:

- HER Record (Point)**
- + Find Spot
 - Monument
 - ▲ Element
 - Building
- HER Record (Line)**
- Linear

Previous Archaeological Work:

- HER Event (Point)
- Areas of Previous Geophysical Survey

Historic Landscape Characterisation:

- Prairie / Amalgamated Enclosure
- Reorganised Enclosures
- Rural - Country House
- Rural - Village
- Rural - Farmstead
- Water - Water Meadow



Scale at A4: 1:6,000
 0 200m

Figure 3:
Historic Environment Record

Figures

Figure 4: LIDAR PLOT



Site Boundary



Scale at A4: 1: 15,000



Figure 5:
1811 OSD

Figures

Figure 5: 1811 OSD



 Site Boundary



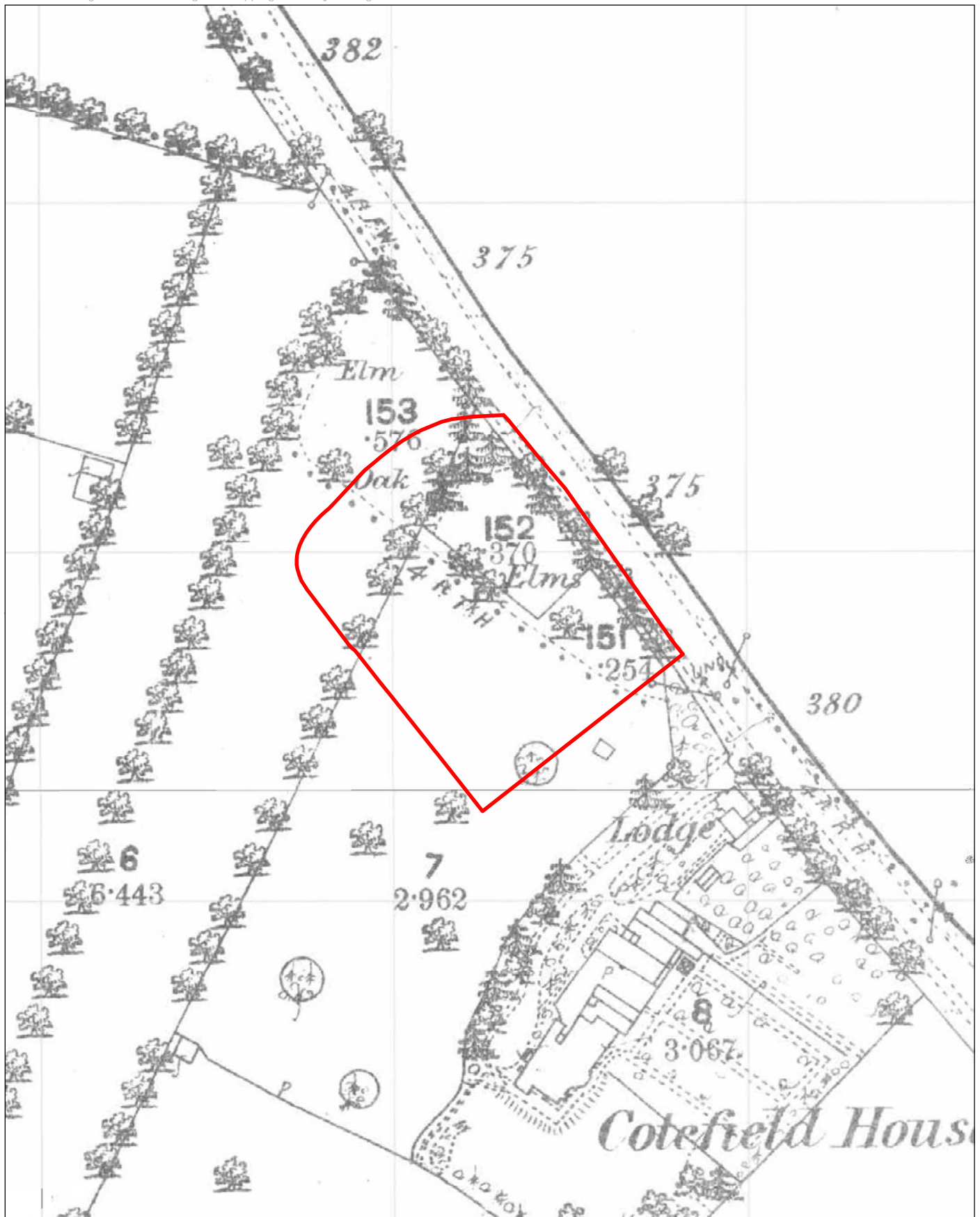
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Figure 5:
1811 OSD

Figures

Figure 6: 1881 Ordnance Survey



 Site Boundary



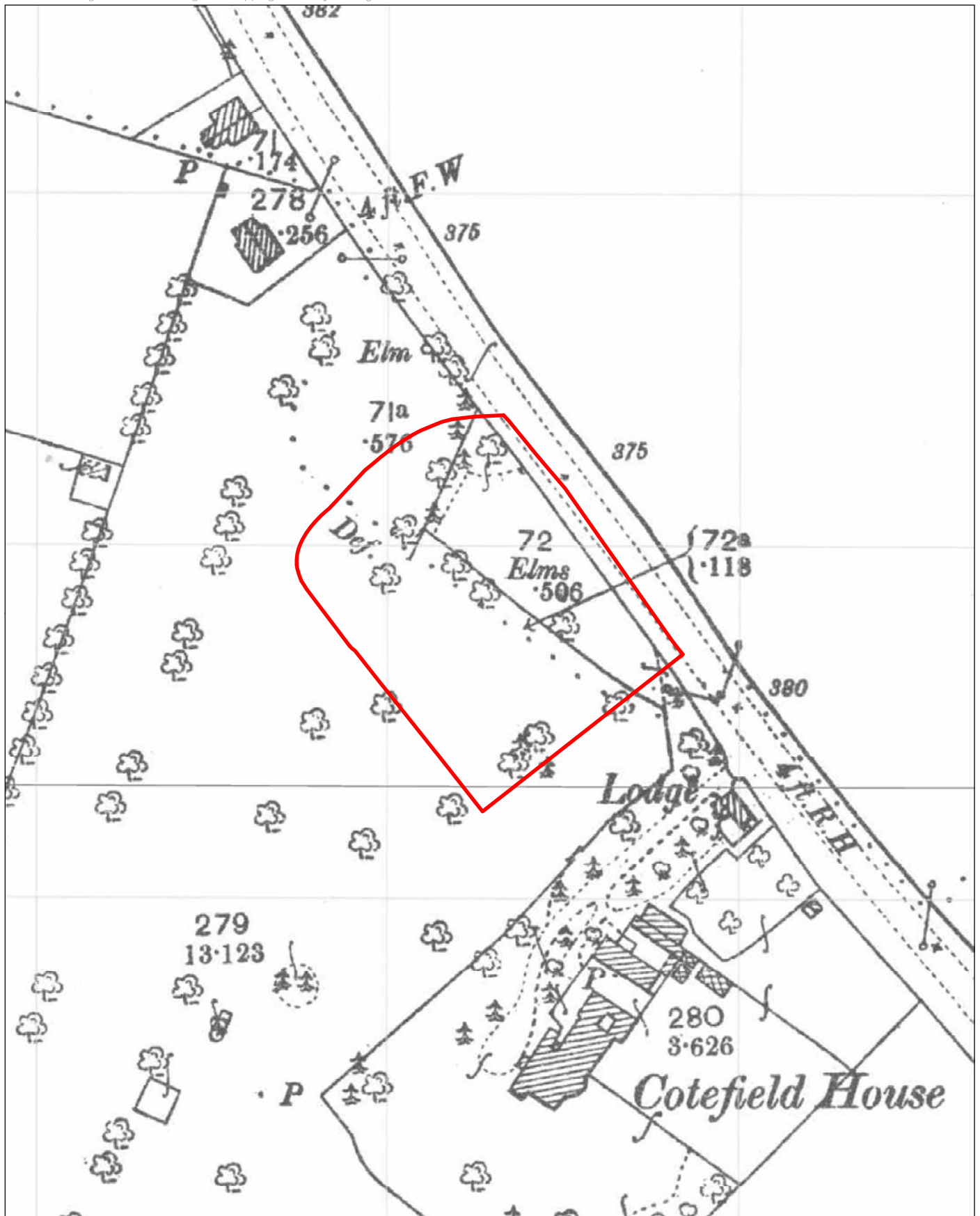
Scale at A4: 1:1,500



Figure 6:
1881 Ordnance Survey

Figures

Figure 7: 1898 Ordnance Survey



Site Boundary



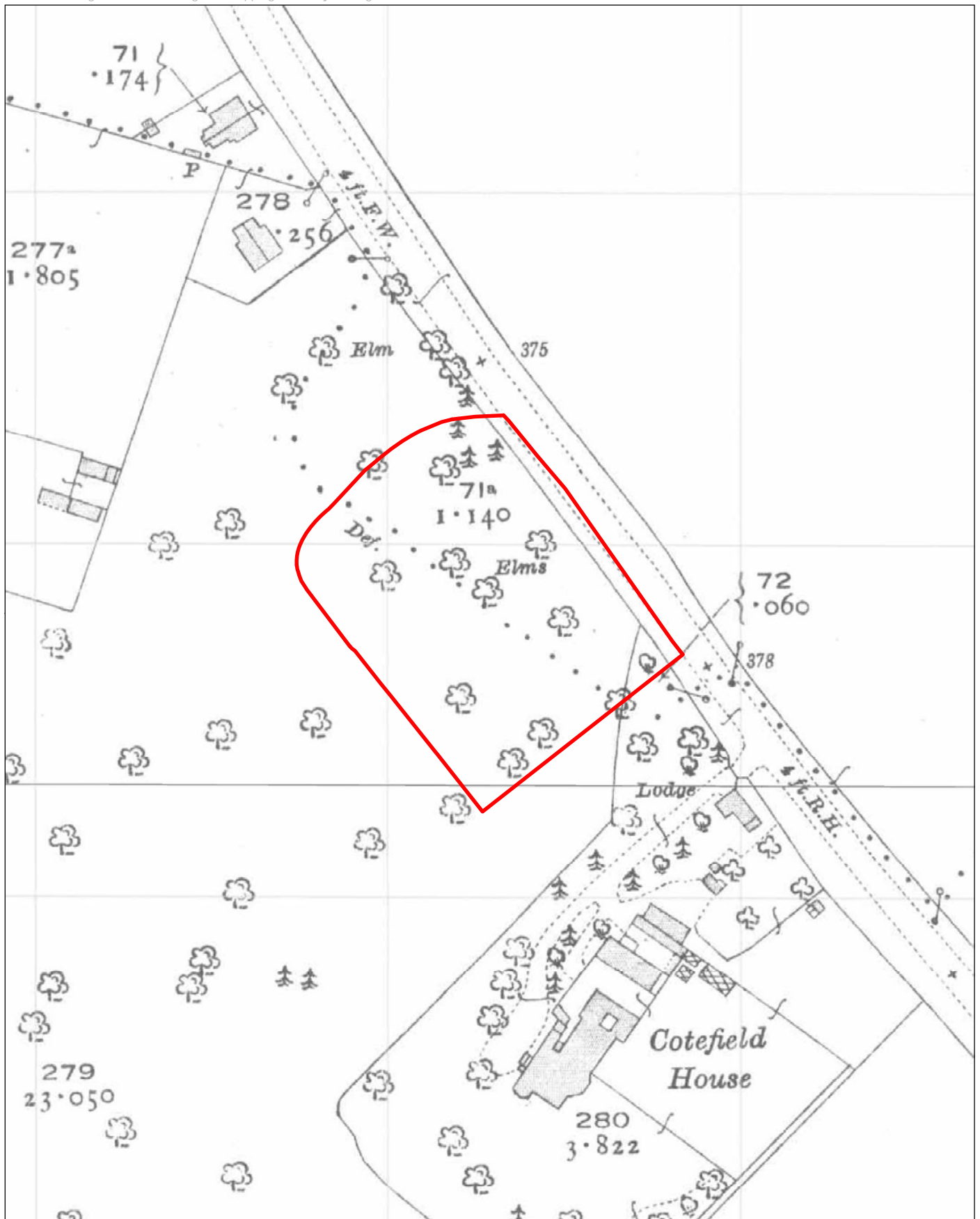
Scale at A4: 1:1,500



Figure 7:
1898 Ordnance Survey

Figures

Figure 8: 1923 Ordnance Survey



Site Boundary



Scale at A4: 1:1,500



Figure 8:
1923 Ordnance Survey

Figures

Figure 9: 1961 Aerial Photograph



 Site Boundary



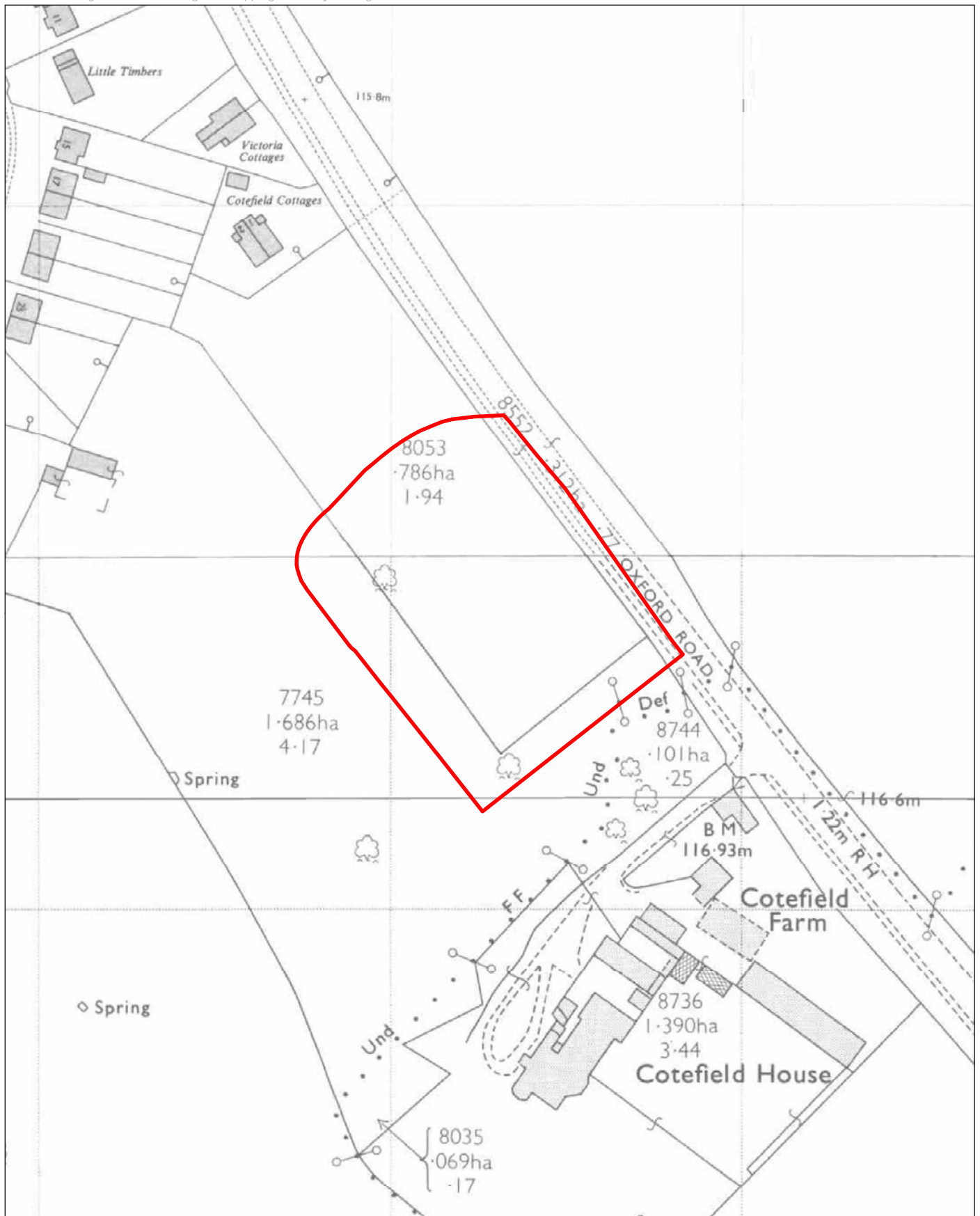
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Figure 9:
1961 Aerial Photograph

Figures

Figure 10: 1972 Ordnance Survey



 Site Boundary



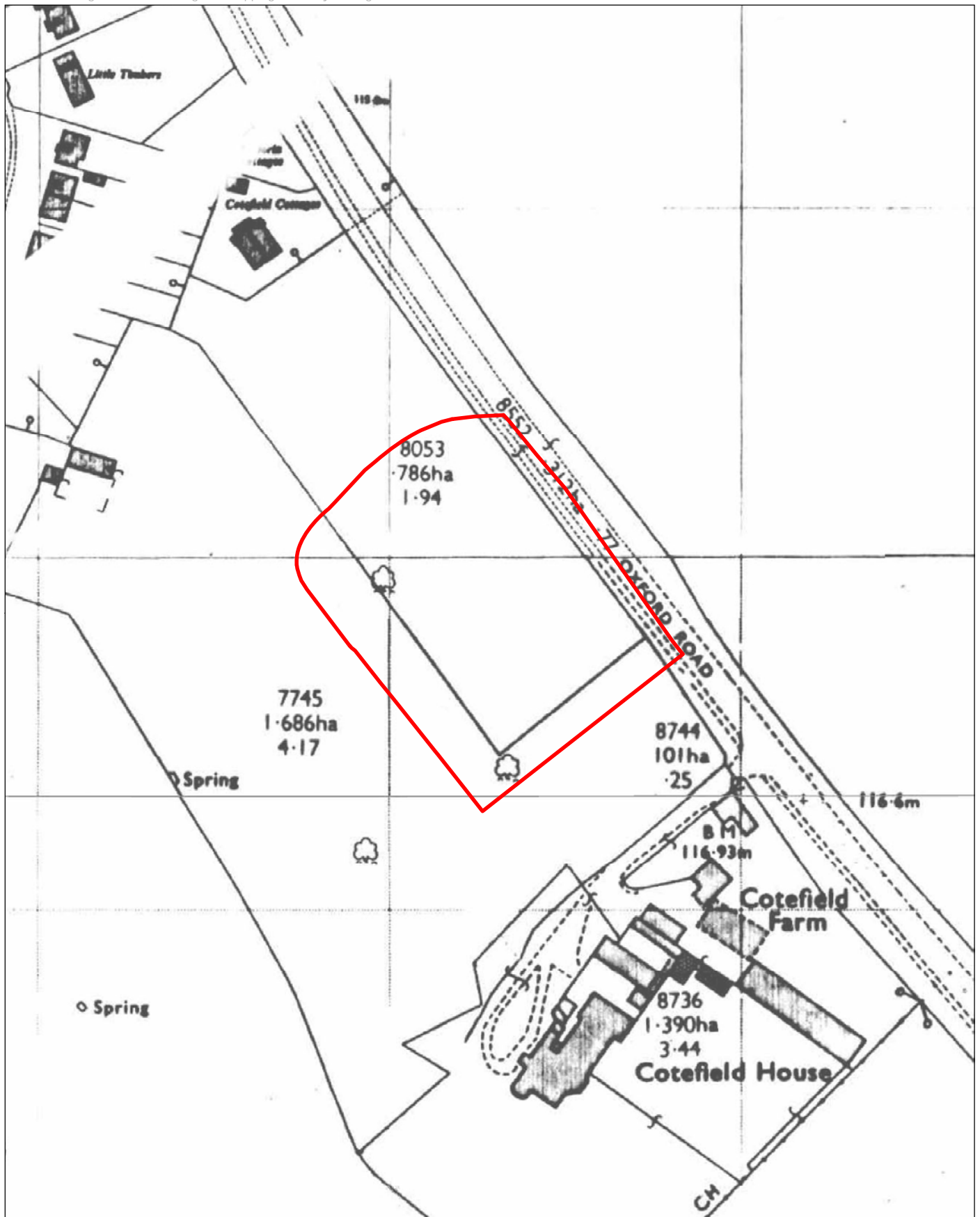
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Figure 10:
1972 Ordnance Survey

Figures

Figure 11: 1986 Ordnance Survey



 Site Boundary



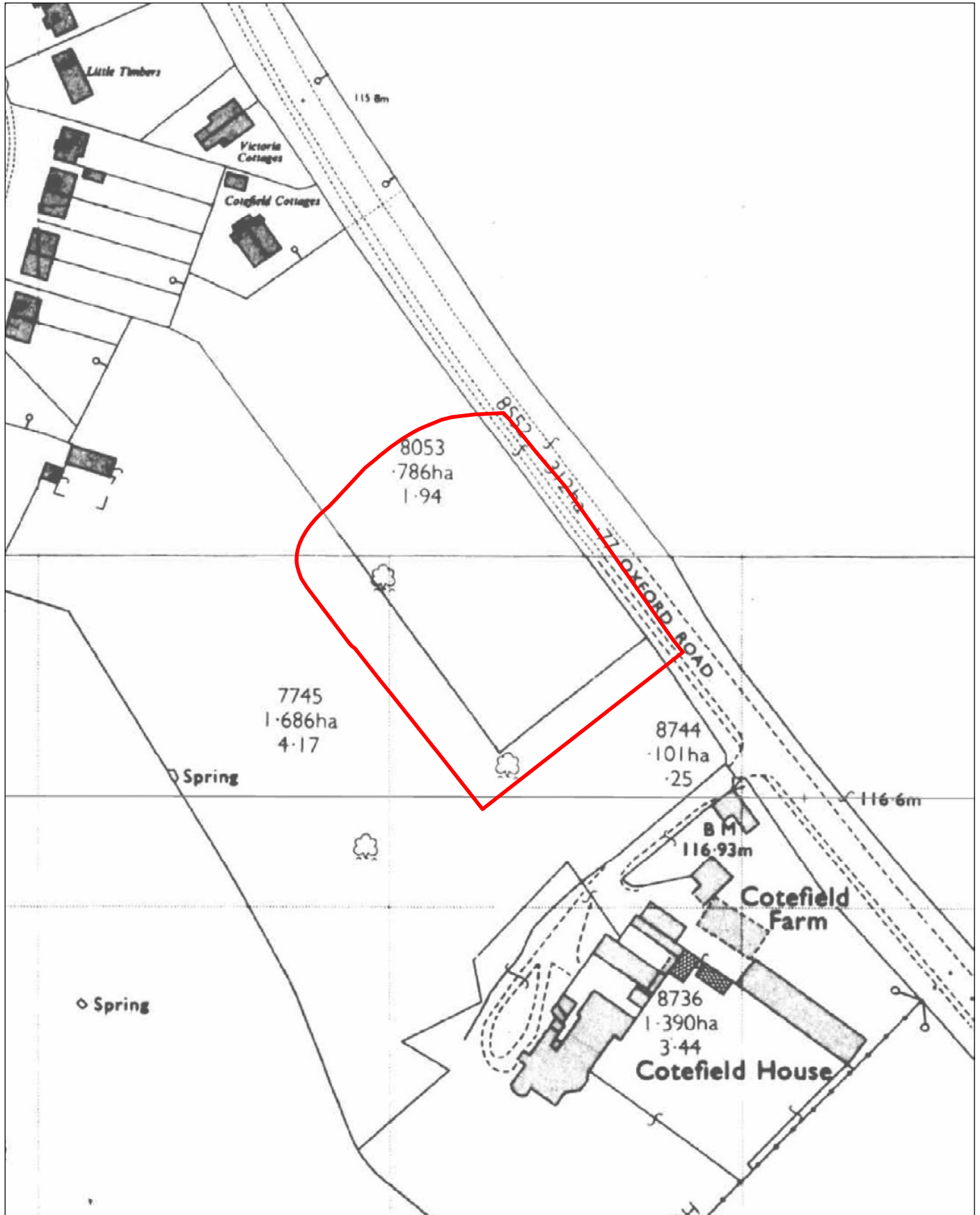
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Figure 11:
1986-88 Ordnance
Survey

Figures

Figure 12: 1992-94 Ordnance Survey



 Site Boundary



Scale at A4: 1:1,500



Figure 12:
1992-94 Ordnance
Survey

Appendix 1

HER Database

Gazetteer

Listed Building

List No	Name	Grade
1248678	CORNER COTTAGE THATCH STONE	II

Conservation Area

List No	Name
-	Bodicote CA

HER Features

PrefRef	Name	Record Type	Period
1747	Roman Pottery and Bones from Court Field	Find Spot	Roman
1748	Site of Weeping Cross	Monument	Medieval
5700	Possible Neolithic Linear Cropmark	Monument	Neolithic
5700	Possible Neolithic Linear Cropmark	Monument	Neolithic
10153	Site of Weeping Cross Gate Toll House	Building	Post Medieval
11617	Roman Road	Linear	Roman
26492	Neolithic to Post Medieval features and LIA-Roman settlement, NW of Cotefield Farm	Monument	Early Neolithic to Post Medieval
28463	Stock Enclosure Probably Associated with Iron Age Settlement	Monument	Iron Age
28465	Large Stock Enclosure, Cremation Burials and Post Medieval features	Monument	Early Iron Age to Modern
28640	Ditches, gullies, pits and postholes	Element	Late Iron Age to Post Medieval
28881	Prehistoric linear feature	Element	Early Neolithic to Late Bronze Age
28882	Roman ditched feature	Element	Early Neolithic to Late Bronze Age
28883	Prehistoric ditched feature	Element	Early Neolithic to Late Bronze Age

HER Events

EvUID	Name
EOX3092	Land South West of Blackwood Place and Molyneux Drive, Oxford Road
EOX5736	Geophysical Survey and Archaeological Evaluation at Banbury Road
EOX5737	Geophysical Survey and Archaeological Evaluation at Banbury
EOX6130	Land S of Banbury
EOX6359	Land South of Banbury (geophysics)

Appendix 2

Plates



1. View looking NE of infilled valley area to the north of the Site (also shows Cotefield Cottages)



2. View SE from Cotefield Road to the works compound area at N end of Site.



3. Junct. of Cotefield Road with Oxford Road showing combination of cutting in northern area of the Site and raising of Cotefield Road to connect Oxford Road



4. Cotefield Road looking NE showing trees at NW extent of Site at road junction to Cotefield Farm



5. Trees within NW area of Site at connection with link to Cotefield Farm



6. Road link to Cotefield Farm looking SE (Site to north side)



7. Hardstanding within the Site looking NW from central area.



8. View NW along the northern edge of the Site showing much of the Site in cutting (Oxford Road hedge to east)



9. View SE showing lowered southern area of the Site apart from southernmost fringe (higher level in background)



10. Central area of Site looking SW



11. Current use of northern area for a compound – looking NW



12. Site interior viewed from the higher roughly metallised ground at south-east corner (looking NW)