

Land at Bicester Gateway Oxfordshire

Heritage Desk-Based Assessment



for
Bloombridge LLP

CA Project: 660707
CA Report: 16322

July 2016




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SUMMARY

Project Name: Land at Bicester Gateway
Location: Oxfordshire
NGR: SP 57528 21021

Cotswold Archaeology was commissioned in April, 2016, by Bloombridge LLP, to carry out a heritage desk-based assessment in relation to proposed commercial development on land at Bicester Gateway, Oxfordshire, comprising a business park allocated by Policy Bicester 10 of the Cherwell Local Plan, July 2015. Only the frontage land (Phase 1), comprising 4.2 hectares, is currently available for development, with the remaining 15.13 hectares of the allocated site (Phase 2) to follow in due course. We have, however, assessed the Site (i.e. both Phases 1 and 2) on a comprehensive basis at this stage.

The assessment has concluded that, due to the presence of a considerable amount of later prehistoric and Roman-period evidence within the Site's environs, and the presence of cropmarks, the potential for the presence of significant remains within the Site from these periods is considered to be high. From the medieval period onwards, the Site is thought to have comprised part of a wider farming landscape, with known settlements located at some distance, but not situated within the Site itself.

The assessment has concluded that field boundaries within Phase 2 of the Site are defined by hedgerows and hedge-lines, and may therefore be considered important in accordance with the Hedgerows Regulations 1997 (Appendix C).

The assessment has also concluded that the proposed development would not result in any harm to the significance of the constituent Listed Buildings, or to the setting, special character and appearance, of the Chesterton Conservation Area.

With regard to the implications of the adjacent Scheduled Monument of **Alchester** Roman Town for the archaeological potential of the Site, the assessment has identified a number of potential features within the Site that may require further investigation. A series of recorded cropmark features within the central portion of the Phase 2 area are not necessarily of Roman date, although their exact date and character could be determined by archaeological investigation. The assessment has also concluded that, due to the close proximity to, and the presence of, potentially associated features within the Site (both in Phase 1 and 2), which have been recorded as visible cropmarks and earthworks, a programme of further, staged investigation would be required to determine the origins of the cropmarks, and any archaeological associations between the Site and Alchester Roman Town.

In summary, the proposed development would not result in either substantial, or less than substantial, harm (as specified in the Framework) to the Listed Buildings or Conservation Area within the environs of the Application,. The key aspects of setting which contributes to the significance of the heritage assets within the Site's wider environs would not be harmed, and therefore the proposed development would be consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The assessment has concluded that the proposed development would have the potential to result in harm to the setting and significance of the neighbouring Scheduled Monument. Paragraph 133 of the Framework states that, where *'where a proposed development will lead to substantial harm...local planning authorities should refuse consent, unless it can demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*. Such an approach would be consistent with local planning policy, including Policy SO 15, Policy ESD 15 and Policy Bicester 10: Bicester Gateway.

Although unconfirmed by archaeological investigation, it is entirely possible that archaeological remains within the Site (both Phase 1 and 2) are both contiguous, and contemporary, with those features mapped by the RCHME aerial photographic interpretation project, and may therefore comprise part of the historic setting of the monument. We would therefore recommend that early consultation be sought with Historic England to ascertain the possible role of Scheduled Monument setting as a significant planning constraint.



1. INTRODUCTION

Outline

- 1.1 In December 2015, Cotswold Archaeology was commissioned by Bloombridge LLP, to undertake a heritage desk-based assessment in relation to a proposed development on land at Bicester Gateway, Oxfordshire, centred on NGR: SP 57424 21021 (henceforth referred to as 'the Site'; Fig. 1).
- 1.2 This document is required to inform a planning application for a mixed-use development, and a Written Scheme of Investigation (WSI) has already been submitted to the Oxfordshire Planning Archaeologist, Richard Oram (Cotswold Archaeology 2016).

Location and Landscape Context

- 1.3 The Site for proposed development is comprised of two distinct parts, Phase 1 (4.2ha) and Phase 2 (15.13ha), and is located immediately to the east of the A41 (Oxford Road), and c. 1km south-west of the town of Bicester. Divided by Wendlebury Road, running north to south and connecting with the B4030 (Vendee Drive) in the west, the Site is of relatively level topography. The Site is located approximately 1km south-west of the town of Bicester, which is located approximately 16.9km to the north-east of Oxford, and c. 34km south-east of Banbury.



Photograph 1: View across Phase 1 of the Site towards the south-west



Photograph 2: View across Phase 1 of the Site towards the north



Photograph 3: View across Phase 2 of the Site towards the south

- 1.4 Phase 1 comprises an area of highways accommodation land, located between Wendlebury Road to the east, and the A41 (Oxford Road) to the west (Photograph 1 and 2). The fieldscape within the Phase 1 area is divided into two sections by a slip road connecting Wendlebury Road in the east, to the roundabout on the A41 (Oxford Road) in the west. Phase 2 currently comprises four agricultural fields under pasture, together with the buildings of a chicken farm, along with a pond along the southern boundary (Photograph 3). The eastern boundary of Phase 2 is demarcated by a tributary of the River Ray, and a public footpath runs through the eastern margins of the Site, connecting with Bicester Avenue in the north, and the Scheduled Monument of Alchester Roman Town, to the south.



Photograph 4: View across Phase 2 of the Site towards the north



Photograph 5: View across Phase 2 of the Site towards the south-west

- 1.5 Within the immediate surroundings of the Site, a commercial development, comprising a supermarket, is located to the north, and a residential development, including a new Park and Ride facility, is located on the western side on the A41 (Oxford Road). Agricultural fields and woodland belts are located to east, south and west, and are intersected by the A41 running north-east to south-west, with the Graven Hill military depot to the east. Within the immediate surroundings of the Phase 2 area, Bicester Avenue and Wyevale Garden Centre are located to the north (Photograph 4), with a sewage works to the north-east. A chicken farm is

located along the southern boundary of Phase 2 (Photograph 5), and Promised Land Farmhouse is located to the south.

- 1.6 The wider environs of the Site are characterised by agricultural fields, interspersed by areas of woodland and isolated farmsteads. Modern residential development associated with Bicester is located to the north and west (Kingsmere), with Wendlebury c. 1.4km to the south, and with Chesterton c. 1.9km to the west.

Summary of Development Proposals

- 1.7 The Site is proposed for business park development, and ancillary uses (e.g. including a hotel). Access to Phase 1 of the Site is proposed via the slip road, running through the Site, from the roundabout on the A41 (Oxford Road) to the west, and off Wendlebury Road to the east. At present only Phase 1, comprising 4.2ha of highway accommodation land, is available for development, with the remaining 15.13ha of the allocated Site (Phase 2) to follow in due course.

Scope

- 1.8 This assessment focusses upon the cultural heritage resource identified within the Site itself, as well as a minimum 1km 'buffer' around the Site boundary, henceforth referred to as 'the study area' (Fig. 2). This assessment also considers potential adverse impacts on the settings of designated heritage assets within the wider area around the Site.
- 1.9 The main objectives of the desk-based assessment are:
- to identify designated heritage assets within the proposed development Site and study area;
 - to gather information on non-designated recorded heritage assets;
 - to assess the above baseline information, and offer an analysis of the potential for the presence of currently unrecorded heritage assets within the proposed development Site; and
 - to assess, as far as possible, the potential impact of the proposed development upon the significance of heritage assets, including the setting of designated heritage assets.

2. METHODOLOGY

General

- 2.1 The methodology employed during this assessment was based on key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014); and Historic England's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008).
- 2.2 This desk-based assessment has considered a study area of 1km radius, centred on the Site (Fig. 2). The size of the study area ensured that data sources provided sufficient contextual information about the Site, and its surrounding landscape, from which to assess known and potential impacts on the heritage resource. The initial scoping for the setting assessment has considered designated heritage assets within 500m buffer around the Site.
- 2.3 Known heritage assets within the study area are discussed in Section 4. The assets relevant to this assessment are referred to in the text by a unique reference number **1**, **2**, etc. for archaeological records, and **A** - **E** for designated heritage assets, all of which are listed in Appendix A. Assets not relevant to this assessment have not been illustrated; these are listed in Appendix B.

Sources

- 2.4 The desk-based assessment required consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted comprise:

National Heritage List for England (Historic England)

- List of World Heritage Sites;
- Listed Buildings;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Registered Battlefields.

Oxfordshire Historic Environment Record (OHER):

- Database of known archaeological sites, findspots, historic buildings and previous archaeological works (including features mapped from aerial photographs during the National Mapping Programme);

- Published and unpublished documentary sources (including development control site reports).

Oxfordshire Record Office (BRO):

- Published documentary sources;
- Historic maps and photographs.

Historic England Archives (HEA)

- AMIE (Archives and Monuments Information, England) data including known archaeological sites, findspots and previous archaeological works;

Other sources

- Online sources, including the Environment Agency, the British Geological Survey (BGS), Geology of Britain Viewer and local planning policy information.

Walkover Survey

Site visits were undertaken on the 24th and 31st May 2016, along with a study area walkover, in order to examine current land use and topography, and to assess any potential effects on the settings and significance of surrounding heritage assets. Designated heritage assets in the vicinity were also assessed at this time. The walkover was undertaken in clear weather, with good visibility.

Limitations

- 2.5 This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the OHER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.6 A walkover was conducted within the Site, and surrounding landscape, to assess any potential impacts on the significance of surrounding heritage assets due to changes to their setting. Due to the presence of livestock, access was restricted when conducting the walkover within the field towards the east of the Site. Despite discussions with Historic England, access for the purposes of a full walkover of the

Scheduled Monument of Alchester Roman Town (A), immediately adjacent to the south of the Site, was not obtained. As such, the Scheduled Monument was assessed from the surrounding roads and from within the Site itself.

Heritage assets

- 2.7 Heritage assets are defined by the *National Planning Policy Framework* (the Framework, Annex 2) 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. Heritage assets include designated heritage assets, and assets identified by the local planning authority (including local listing)’. Designated heritage assets include: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, as well as other elements of the landscape understood to have a degree of heritage value (see below).

Significance of heritage assets

- 2.8 Assessment of the heritage value (significance) of a site sets out to identify how particular parts of a place and different periods in its evolution, contribute to, or detract from, the identified heritage values associated with the asset.
- 2.9 Significance (for heritage policy) is defined in the Framework (Annex 2) as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical fabric, but also from its setting’.
- 2.10 To determine the significance of heritage assets, the significance is weighted upon the following criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:
- **Evidential** value derives from ‘the potential of a place to yield evidence about past human activity’ (*ibid*, 28). Primarily relating to physical remains or historic material, evidential value can be extended to include buried archaeology.

- **Historical** value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (*ibid*, 28). Illustrative historical value depends on visibility in a way that evidential value does not; and ‘has the power to aid interpretation of the past [...] through shared experience of a place’ (*ibid*, 29). Associative historical value creates resonance through felt connections with a notable family, person, event or movement;
 - **Aesthetic** value derives from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (*ibid*, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting;
 - **Communal** value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (*ibid*, 31). Communal value may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence’ and might only be articulated when the resource is under threat (*ibid*, 32).
- 2.11 The significance of a heritage asset is typically derived from a combination of some or all of these values, and the setting of a heritage asset can contribute to, or detract from, any of these four values.
- 2.12 Further information on good practice in implementing historic environment policy in the National Planning Policy Framework (hereafter, ‘the Framework’), is provided within the *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.
- The setting of heritage assets***
- 2.13 The guidance on setting and development management, including assessment of the implications of development proposals, is provided by the *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* (Historic England 2015b).

- 2.14 In accordance with this guidance, setting comprises '*the surroundings in which a heritage asset is experienced*' (Paragraph 4). All heritage assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent of the setting of a heritage asset is not fixed, and may change as the asset and its surroundings evolve (Paragraph 4). The extent and importance of setting is often expressed by a reference to visual considerations, but also comprises other elements that contribute to the ways in which a heritage asset is experienced, including factors such as noise, dust and vibration; by spatial associations; and by an understanding of historic relationships (Paragraph 5).
- 2.15 The *Advice Note* provides guidance with regard to the assessment of the implications of development proposals upon the settings of heritage assets. The methodology for the assessment of the setting of heritage assets employed by Cotswold Archaeology has been informed by this guidance. A staged approach is recommended for this assessment. The first step is to identify the heritage assets affected, and their settings. The second step is to assess whether, how, and to what degree, these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, and then considers:
- the physical surroundings of the asset, including its relationship with other heritage assets; and
 - the way in which the asset is appreciated.
- 2.16 The third step (where appropriate) is to assess the effect of the proposed development on the significance of heritage assets through the consideration of the key attributes of the proposed development in terms of its:
- location and siting;
 - form and appearance;
 - additional effects; and
 - permanence.
- 2.17 The fourth step is to maximise enhancement and minimise harm, and the fifth step refers to making and documenting the decision and monitoring outcomes.
- 2.18 The settings assessment presented in this report considers Steps 1, 2 and 3, which are the steps normally undertaken to inform the planning process. Step 4 is

undertaken when it is considered necessary to specifically design or redesign a scheme to take heritage assets into account. This is not considered necessary in this case. Step 5 is a subsequent stage, also not applicable to this assessment.

Harm (impact or effect)

- 2.19 As clearly illustrated within the Framework, setting does not comprise a heritage asset in itself, and therefore any attempt to convey the impact or harm of a Project has to be framed within the tightly defined parameters of the harm to the significance of the heritage asset concerned. This is a fundamental principle. In summary, a Project could bring about change within a heritage asset's setting, causing harm to the significance of the heritage asset or the way in which the significance is experienced. References such as '*harm to the setting*' are therefore avoided.
- 2.20 Any quantitative description of change (or harm) is also avoided. Much like the scalar approaches to defining relative significance, those which adopt complex quantifying criteria are often weakened by circular definitions (i.e. "*a moderate impact equates to significant changes to many of the attributes of the asset*").
- 2.21 The clear statements of significance (the '*what matters and why*'), and a sound understanding of the character of the change brought about by the "*Project*", as presented in this assessment methodology, allow for a transparent articulation of the nature of the harm.
- 2.22 To further assist in the decision-making process, much like the approach taken for relative significance, a three-tiered approach is adopted to summarise the '*scale of the harm*'. It is not used as the sole descriptive frame of reference, but just a simplistic summary. Again, the language used is entirely consistent with the Framework and the Act, and provides sufficient information to reach an informed judgement.
- **Substantial harm:** defined with specific regard to change within the setting of a heritage asset that "*...would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.*"¹;
 - **Less than substantial harm;** and

¹ Paragraph 25 of the judgement by Jay J in R DCLG and Nuon UK LTD v. Bedford Borough Council [2013] EWHC 2847 (Admin).

- **No harm** (or ‘preservation’²), such that the attributes identified within the statement of significance have not been adversely affected.

2.23 The Framework does not employ the use of the terms ‘*substantial (or less than substantial) harm*’ with regard to non-designated heritage assets. However, for purposes of this assessment methodology it is deemed appropriate to apply the same terms for the ‘*scale of harm*’ to all types of heritage asset, whether designated or not.

2.24 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that any required information regarding heritage significance should be no more than would be necessary to inform the planning decision.

² Paragraph 45 of the judgement by Lindblom J in R (Forge Field Society) v. Sevenoaks DC [2014] EWHC 1895 (Admin) “Preserving”, for both listed buildings and conservation areas, means doing ‘no harm’. Thus ‘preserving’ does not mean ‘no change’; it specifically means ‘no harm’.

3. PLANNING POLICY CONTEXT

Legislative framework, national planning policy and relevant sector guidance

3.1 This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Hedgerows Regulations Act 1997
- National Planning Policy Framework (2012);
- *National Planning Practice Guidance: Conserving and enhancing the historic environment* (Dept. for Communities and Local Government 2014);
- English Heritage (now Historic England): *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008);
- Historic England: *Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment* (2015a); and
- Historic England: *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets* (2015b);

Planning (Listed Buildings and Conservation Areas) Act 1990

3.2. The Planning (Listed Buildings and Conservation Areas) Act sets out the laws on planning controls with regard of Listed Buildings and areas of special architectural or historic interest (Conservation Areas). The Act states that, “*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 features of special architectural or historic interest that it possesses*” (Section 66).

3.3. Section 72 of the 1990 Act also states that “*with respect to any buildings or other land in a Conservation Area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that Area*. It should be noted that the Act clearly refers to land ‘in’ a Conservation Area in this regard.

National policy: National Planning Policy Framework (the Framework; 2012)

- 3.4 The Framework sets out national planning policy, and relates to the conservation and enhancement of the historic environment. It defines the historic environment as *‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*
- 3.5 Individual components of the historic environment are considered to constitute heritage assets: *‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.’*
- 3.6 Heritage assets include designated sites and non-designated sites, and policies within the Framework relate both to the treatment of heritage assets themselves, and their settings, both of which are a material consideration in development decision making.
- 3.7 Key tenets of the Framework are that:
- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be (Paragraph 132);
 - significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a grade II listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Paragraph 132)
 - where a proposed development 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 (Paragraph 134); and

- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 135).
- 3.8 Local planning authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be *‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Local planning policy

- 3.9 The Site is located within the administrative boundary of Cherwell District Council North Oxfordshire. The local planning policy is provided by the *Adopted Cherwell Local Plan 2011 – 2031: Part 1* (adopted July 2015); the *Cherwell Local Plan 2011 – 2031: Part 2* is currently under preparation.
- 3.10 There are a series of policies relating to specific areas within the Cherwell District, and within these policies there are a series of policies and principles which relate to the development of particular areas identified for development, including *Policy Bicester 10: Bicester Gateway*. Key site-specific design and place-shaping principles identified for the development of the Site, and relevant to this assessment, comprise:
- *‘Proposal should comply with Policy ESD 15.*
 - *A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings, and careful consideration given to building heights to reduce overall visual impact.*
 - *Conservation and enhancement of the setting of Alchester Roman Town Scheduled Ancient Monument and the setting out of opportunities to better reveal its significance.*
 - *Provision for a staged programme of archaeological work in liaison with statutory consultees, given the archaeological potential close to the site.*
 - *Structural planting and landscape proposals within the site, to include retention of existing trees and hedgerows, the enhancement, restoration or creation of wildlife corridors, and to limit visual impact of new buildings and car parking on the existing character of the site and its surroundings.*

- Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments'.

3.11 The relevant Local Plan policies relating to the historic environment comprise:

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

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

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

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions.*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions.*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity.*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within Conservation Areas and their setting.*
- *Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, Conservation Areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets*

will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged.

- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette.*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features.*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed.*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation.*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout.*

- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy).*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality.*
- *Use locally sourced sustainable materials where possible.*

The 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'.

- 3.12 The Council will provide more detailed design and historic environment policies in the Local Plan: Part 2. The issued Consultation Document was released in January, 2016.

4. OVERVIEW OF THE HERITAGE RESOURCE

Introduction

- 4.1 This section provides an overview of the historical and archaeological background of the study area, and of the region surrounding it, to provide a better understanding of the context and significance of the heritage resource that may be affected by the proposed development. The assessment will assess the potential for encountering buried archaeological remains within the Site, and seeks to predict their likely nature, date, extent and condition.
- 4.2 Fig. 2 provides an illustration of the designated assets within the environs of the Site (**A - E**), and recorded archaeological remains (**1 - 40**), of prehistoric date are illustrated on Fig. 3. Those of the Roman period are illustrated on Fig. 4, and of the medieval through to the modern period on Fig. 5. All of these heritage assets are listed in Appendix A. Those assets which are not illustrated predominantly include modern features. These assets are not considered to have influenced the historic development of the Site, but are nonetheless listed in Appendix B.

Designated heritage assets

- 4.3 There are no designated heritage assets within the Site itself, although the northern boundary of the Scheduled Monument of Alchester Roman Town, is situated adjacent to the southern boundary of the proposed development Site (Fig. 2, **A**).
- 4.4 Chesterton Conservation Area, including one Grade II* and four Grade II Listed Buildings, is located approximately 590m to the west of the Site (Fig. 2, **E**). Within the wider environs of the Site, the Bicester Conservation Area is located approximately 1.2km to the north-east, and the historic core of Wendlebury Village which, although not designated as a Conservation Area is associated with a significant number of Listed Buildings, and is located approximately 2km to the south-west.
- 4.5 A further five Grade II Listed Buildings are located elsewhere within the study area (Fig. 2). Within the vicinity of the Site, these include the Langford Park Farmhouse, which is located approximately 600m north-east of the Site (**B**), a bridge approximately 200m north-east of Lodge Farmhouse, approximately 460m to the south-west (**C**), and Oxford Lodge, which is located approximately 630m to the south-west (**D**).

4.6 There are no World Heritage Sites, Registered Parks and Gardens, or Registered Battlefields within the environs of the Site.

4.7 Designated heritage assets within the study area, and the surrounding landscape, are considered further in the settings assessment presented in Section 5 of this report.

Previous archaeological works

4.8 A large number of evaluations and excavations have been carried out in the immediate environs of the Site. Those most pertinent to the present study are illustrated on Fig. 2 and 3, and are listed in Appendix A. Key investigations referenced in this report include:

- excavations in the extramural settlement of Roman Alchester (1991) (Fig. 2 and 3, **11**, **11a**, **11b** and **11c**: Oxford Archaeology 2002). This included an area of land immediately adjacent to the south-western corner of the Site, and is a key consideration;
- evaluation at Wendlebury Road, Phase 2 (2010) (Fig. 2 **17**: Lewis 2010), on the western boundary of the Site, and is also a key consideration;
- excavations at Faccenda Chicken Farm (1983) (Fig. 2, **19**: Foreman and Rahtz n.d.), in the south-western corner of the central portion of the Site;
- excavations, geophysical surveys, an aerial photography interpretation projects conducted in the environs of Alchester Roman Site (Fig. 2 and 4, **10**, **11**, **20**, **21** and **30**), immediately to the south of the proposed development site; and
- excavations, trial trenching, evaluations, topographical survey, environmental impact assessment and an aerial photography interpretation project at Land to the south-west of Bicester, Stage 1 and Stage 2, 50m to the north-east of the Site (Fig. 2 and 3, **5**, **5a**, **5b**, **5c**, **5d** and **5e**: Wessex Archaeology 2009).

4.9 The archaeological finds and features recorded are discussed in the appropriate sections below.

Geology, topography and the palaeoenvironment

- 4.10 The Site is relatively level, and located on a gentle west to east gradient, rising from c. 65m above Ordnance Datum (aOD) at the Site, to c. 115m aOD at Gravenhill Wood, to the east.
- 4.11 The underlying geology within the Site is mapped as Kellaways Sand Member, a sedimentary bedrock laid down in the Jurassic Period, approximately 165 to 161 million years ago. The sedimentary bedrock comprises interbedded sandstone and siltstone. Within the north-western corner of the Site, the sedimentary bedrock comprises Kellaways Clay Member, a sedimentary bedrock comprising mudstone also laid down in the Jurassic Period. The western margins of the Site is overlaid by a superficial river terrace deposit, comprising sand and gravel laid down in the Quaternary Period, approximately 3 million years ago. The remainder of the Site is overlain by an superficial alluvial deposit, comprising clay, silt, sand and gravel laid down in the Quaternary Period, approximately 2 million years ago (British Geological Survey).
- 4.12 The soilscape within the Site is mapped as a slowly-permeable seasonally-wet slightly acid but base-rich loamy and clayey soil, suitable for grass production and some cereal production and woodland. The fieldscape towards the east of the Site is mapped as loamy soils with naturally high groundwater, suitable for arable and root cropping. This generally gives way to pasture in those locations where soils are excessively stony or wet (Cranfield Soil and Agrifood Institute 2016).

Prehistoric (pre-43 AD)

- 4.13 No finds and features dating to the prehistoric period are recorded within the Site.
- 4.14 Within the study area, prehistoric activity is presented by two interrupted ring ditches, which are suggested to represent Bronze Age barrows. These are located approximately 440m to the north (Fig. 3, **1**), with a further two ring ditches located approximately 910m to the south-east of the Site (Fig. 3, **3**). Visible on geophysical survey, and partly excavated during an evaluation, the larger barrow to the north of the Site produced Early Bronze Age collared urn pottery sherds from the ditch fills (OHER 2016).
- 4.15 Prehistoric evidence recorded during the *Land south-west of Bicester Stage 1* Project by Wessex Archaeology, located approximately 50m to the north-west of the Site, comprised an Early Bronze Age barrow, and evidence of late Iron Age

settlement, including field systems, hearths pits, post holes, and ditches. (Fig. 3, **5** and **5a**). The concentration of late Iron Age features is suggested to represent a dispersed, small-scale farmstead settlement, with associated intervening small-scale rectilinear field systems. The ditches, although associated with the settlement, were recorded as relatively insubstantial, even after the effects of truncation had been considered, thus suggesting a non-defensive settlement (Wessex Archaeology 2009).

- 4.16 Further evidence of prehistoric activity comprises a lithic implement, recorded during an evaluation (2005) at Priory Road, located approximately 990 north-east of the Site, a Mesolithic flint scatter, comprising well-preserved worked flints and cores, approximately 500m to the north-east, and a Neolithic axe, approximately 620, to the north-east (Fig. 3, **8** and **9**). A fragment of a sword from a Bronze Age hoard was recorded during 1989, immediately to the south of the Junction between the A421 and Bicester Bypass, located approximately 800m to the north of the Site (OHER 2016).
- 4.17 Further Iron Age evidence comprises a Banjo enclosure and possible hut circles and trackways, located approximately 840m south-west of the Site (Fig. 3, **2**), and the presence of a second possible enclosure and trackway, visible on aerial photography taken in 2005, approximately 840m to the south-east (Fig. 3, **4**). Recorded as part of the RCHME Level 3 aerial photographic interpretation project which was undertaken at Alchester in 1990, the Banjo enclosure was recorded with distinct entrance antennae, one of which formed part of a trackway that extended into the interior of the enclosure. Within the enclosure, ring ditches were suggested to represent individual hut circles, alongside more amorphous features. External to the enclosure, a possible hut circle and a number of linear features were also recorded, and initially interpreted as a potential stock enclosure. However, it should be noted that these, and the remainder of the amorphous maculae present in the field, could be of geological origin.
- 4.18 Late Neolithic to late Iron Age settlement was recorded as part of the excavations in the extramural settlement of Roman Alchester, at the crossroads between the A421 and Chesterton Lane (site A), approximately 360m south-west of the Site (Fig. 3, **11a**). Recorded during evaluation trenching in March 1991, features included Bronze Age burials and Iron Age ditches, Neolithic and Bronze Age flintwork and residual Beaker material. At sites B, C and D, excavations recorded a sequence of

middle to late Iron Age gullies, postholes and sub-rectangular enclosures (Fig. 3, **11b** and **11c**).

- 4.19 Evidence of late Iron Age and Roman settlement and enclosure has also been recorded through archaeological investigations approximately 960m and 900m to the north-east (Fig. 3, **6** and **7**), and c. 140m to the west (Fig. 3, **12**). A number of recorded investigations at Alchester, immediately to the south of the Site (Fig. 3, **10**), have identified important aspects of the military and civilian development of the town.

Roman (AD 43 – AD 410)

- 4.20 There is a considerable amount of evidence for Roman activity within the study area. Beyond the confines of Alchester Roman Town, evidence of Roman activity comprises settlement and agricultural activity, including enclosures, paddocks, boundary ditches, and numerous findspots, located approximately 500m, 690m, 900m, and 970m to the north-east, c. 110m to the west, and c. 70m, 110m, 290m, 510m, 800m, and 810m to the north-west of the Site (Fig. 4, **5b-5d**, **6-9**, **13**, **32-34**).

Alchester Roman Town

- 4.21 Alchester, a Roman ‘small town’ and Scheduled Monument (**A**) is located at the junction of five Roman roads, with a defended area of approximately 10.5ha, immediately to the south of the proposed development Site. Alchester is located approximately 500m south of the Cirencester – St Albans (*Corinium – Verulamium*) section of Akeman Street, and lies at the intersection with an unnamed road running between Bicester to the north and Dorchester-on-Thames to the south (Fig. 4, **14** and **15**). Another road runs on an east/west axis across the town, and is clearly visible beyond the ramparts of the town defences (Figure. 4, **22** and **24**). A geophysical survey and watching brief (1998-1999) undertaken approximately 850m south of the Site, recorded three ditches, of which two appear to form a continuation of the north/south Roman road, running through the proposed development site and the centre of the Scheduled Monument (Fig. 4, **22**).
- 4.22 Although various investigations have taken place on Wendlebury Road itself, and immediately to the east and west, none have conclusively identified the position of the Alchester to Towcester Roman road, although it was visible as an *agger* (raised causeway) within the site of Alchester itself. Akeman Street was examined at the junction at Chesterton Lane in 1937 (Fig. 4, **12**). The intersection between the Alchester to Towcester road and Akeman Street is suggested to have been located

just to the north of Alchester, possibly to the south-west of the proposed development Site (Lewis 2010).

4.23 A number of investigations (Fig. 4, **10** and **16**) (Appendix A) have identified several phases of construction at Alchester. These have indicated that stone buildings replaced earlier timber ones in the second century AD, and that occupation continued from the mid-1st until at least the later 4th century AD. Of these excavations, the most recent comprise:

- a geophysical survey at Langford Lane (2008; 2007), conducted on the eastern side of Alchester approximately 380m south-east of the Site (Stratascan 2009; 2008; John Moore Heritage Services 2009). The survey recorded a rectangular enclosure, formerly suggested to have been a Roman fort, and a set of probable field boundaries (Fig. 4, **30**).
- a watching brief at F-Station, Chesterton (2002), approximately 120m south-west of the Site, did not reveal any archaeological features or finds (John Moore Heritage Services 2002) (Appendix B);
- three seasons of investigation at Alchester Roman town (2000), located approximately 760m south-west of the Site (Sauer 2000). Comprising four trenches excavated over the south-west angle of the town defences, details of the town wall, ramparts and its robbing in the Saxon period were recorded (Fig. 4, **34**);
- an air photograph interpretation RCHME: Alchester Roman Town Project (1998; 1992), comprising a Level 3 photogrammetric survey on the area of land around the Roman town. This recorded both the Iron Age banjo enclosure and an accurate plan of the town centre set within a highly-planned landscape context (Fig. 4, **20**) (Stoertz 1998); and
- excavations in the extramural settlement of Roman Alchester (1991) in advance of road construction on the A421 (Oxford Road), immediately to the west, and approximately 30m south-west of the Site (Oxford Archaeology 2002). The investigations recorded extensive evidence of Roman, and earlier, activity (Fig. 4, **11**, **11a**, **11b** and **11c**).

4.24 The defences of the Roman Town are almost square in plan, with each of its sides c. 350 yards in length. Originally bounded by a wall-faced rampart and ditch,

remains of the ditch are well preserved to the west, where they still form a field boundary, while the earthwork rampart remains easily distinguishable on the east and west sides. The northern rampart has disappeared as a result of road construction, and the course of the Chesterton Brook, to the south, has replaced the former ditch. Within the intramural area, two banks cross each other at right angles diametrically, with one running north/south and occupying the line of the Roman Road from Watling Street to Dorchester, while the other runs east/west and continues beyond the walled town towards the ford to the east. Additional subsidiary banks once existed within the Roman town, and remain traceable in the south-western corner, but have been removed in the north-east as a result of subsequent ploughing. Circular mounds are recorded in the north-east and south-east of the intramural area; the north-east circular mound has been proven by archaeological investigation to be a tower (Fig. 4, **21**). Archaeological investigations in this area, approximately 650m south-west of the Site, recorded details of an internal road, alongside evidence of a workshop, granary, the early fort, a tower, gate and water channel. Plans of buildings have also been recorded elsewhere within the Scheduled Monument (Fig. 4, **18**, **25** and **28**), and during the construction of the railway line, in 1848, sixteen skeletons were recorded approximately 660m to the south of the proposed development site (Fig. 4, **29**). The remains of a further 28 inhumation burials, along with pottery sherds and demolition material, were located approximately 560m to the south (Fig. 4, **27**), and a single inhumation, Samian pottery and a cremation burial were uncovered during non-archaeological trenching approximately 260m south of the Site (Fig. 4, **26**).

- 4.25 Identified as a cropmark representing a possible Roman fort as part of the RCHME project, archaeological investigations undertaken approximately 920m south-east of the Site recorded a smaller, rectilinear enclosure which appeared to be linked by a straight section of road or trackway. It is suggested that this may represent a military parade or training ground (Fig. 4, **31**). A metalled, ditched road leads north from this feature towards the town's east/west-aligned axial road, and the southern side of the suggested parade ground was found to coincide with the perimeter of a Roman ditch (Fig. 4, **20**) (Stoertz 1998).
- 4.26 Findspots within the Scheduled Monument and its immediate environs comprise pottery, ironwork, copper alloy items and bone; a steelyard weight of lead with traces of a bronze case; a second lead weight; coins; and a piece of scale armour (*lorica squamata*) consisting of four linked bronze plates (Fig. 4). Approximately

530m to the south-east of the Site, a Roman coin hoard was discovered in 2000, consisting of 63 silver and 26 copper alloy coins of 1-2nd-century date, which had been deposited in the base of a greyware bowl or flagon. The date of deposition is estimated to be AD 138.

Specific evidence relating to the Site from Excavations in the extramural settlement of Roman Alchester

- 4.27 Excavations in the northern extramural settlement of Roman Alchester were undertaken in 1991 by Oxford Archaeology, in advance of road construction on the A421 (Oxford Road), and completed in 1994 (Fig. 4, 11, 11a-11c: Oxford Archaeology 2002). Located to the west of the Site, evidence for activity of the 1-2nd century date was characterised by ditches on alignments relating to Akeman Street, while a complex system of ditched plots developed later, on each side of the lane running parallel to, and north of, Akeman Street. South of the lane, the earliest structures dated to the mid-2nd century. North of the lane, plots contained Roman structures of various plan and construction, and the character of this settlement appeared to be of predominantly agricultural. Settlement and agricultural activity appeared to have continued into the post-Roman period. A late Roman cemetery was recorded, alongside a large pottery assemblage, with numerous other finds.
- 4.28 Of key consideration in this assessment are Excavation Sites B, C and D, located to the west of the Site (Fig. 4, 11b). Notable differences between these sites included the degree of preservation of deposits. Much of Site B (immediately adjacent to the south-western corner of the proposed development site) was associated with deposits ranging in depth from c. 0.3m to 0.6m, while Site C and D contained limited significant stratigraphy, a result of intensive arable agricultural practices. The excavators of Site B noted that, due to its location, i.e. detached from larger fields to the west, it had not been subject to intensive later cultivation, and that, consequently, ridge and furrow survived in earthwork form within the triangular field (Fig. 6-8). Bot
- 4.29 Evidence of activity of prehistoric date, notably of the Neolithic and Bronze Age periods, comprised finds of redeposited flint and Beaker pottery. In Site C, a roundhouse was associated with two or three phases of Iron Age ditched enclosures, while in Site B, evidence comprised a ditched boundary defining the eastern extent of Iron Age activity, including a roundhouse enclosed by a gully, and additional gully features. Early Roman evidence comprised a large ditch cutting the former Iron Age settlement, which was aligned west-north-west/east-south-east,

and which established an basis for the layout of subsequent field boundaries that was maintained through this period. Other Roman features recorded during these investigations included structural evidence, with a mix of stone and timber buildings, enclosures, pits, hearths, post holes, trackways, cobbled surfaces, and wells, together with cremations and an inhumation cemetery in Site C. Anglo-Saxon and residual Beaker material were also recorded during these investigations. Further medieval evidence comprises traces of ridge and furrow cultivation, which survived in earthwork form in Site B, and post-medieval evidence included ceramic field drains, which followed the alignment of former ridge and furrow earthworks (Oxford Archaeology 2002).

- 4.30 At Site D, evidence of late Iron Age and early Roman activity comprised gullies, enclosures and postholes, with finds including pottery, charcoal and a limited amount of animal bone. The evidence did not suggest intensive domestic activity. The paucity of material recorded at Site D has been interpreted as resulting from either the limited area exposed by the excavation, or from the peripheral location of Site D on the margins of Roman settlement at Alchester (Oxford Archaeology 2002).
- 4.31 As part of the investigations, a sewer pipe was re-routed between the Wendlebury Lane and Chesterton Lane junction, and the Faccenda Chicken Farm. Within the c. 80m trench excavated, deposits towards Faccenda Chicken Farm comprised a sequence consisting of modern road surface and associated hardcore alongside an underlying buff sandy clay, at a depth of c. 0.6m to 0.75m in depth. Beneath these layers, an approximate depth of 1.3m of archaeological deposits was recorded (including the fills and cuts of features). The two northern sections of the trench had a total depth of 1.2m, including the modern road make up, and cut features were identified within Sections 3 and 4, to the south. An interpretation of this sequence suggested that, as the trench lay adjacent to the suggested edge of the Alchester to Towcester Roman Road (Fig. 4, **14**), these linear features may have related to the road and associated roadside structures, rather than to the broad scheme of alignments identified in Sites B and C. An edge-set of stones recorded during the investigation were suggested to represent a drain, and overlying stone layers within the sequence were interpreted as a phase of the Alchester-Towcester road. A building, located adjacent to the road, was also identified from a concentration of stone rubble in the sequence (Oxford Archaeology Unit 2002).

Specific evidence relating to the Site from the Wendlebury Road, Bicester Phase 2 excavations

- 4.32 An evaluation at Wendlebury Road Phase 2 was undertaken by Thames Valley Archaeological Services (TVAS) in November 2010, prior to the construction of a new roundabout and slip road running off the A41 (Oxford Road) in the west, to Wendlebury Road in the east. The excavation comprised a single 3.5m long trench, aligned west, north-west/east, south-east. The western end of the trench was 1.13m deep (Fig. 4, **17**: Lewis, 2010). The first phase of evaluation on the line at Wendlebury Road in July 2010, 300m to the north, did not locate any Roman deposits.
- 4.33 The stratigraphy of the trench consisted of a modern road surface overlying made ground containing angular limestone fragments and concrete, 0.5m thick. Beneath this, a compact, light-brown, sandy clay, containing occasional limestone inclusions, was situated above a compact, brown sandy clay, with occasional charcoal and limestone inclusions. Roman pottery, iron objects, glass and animal bone were recorded in this layer, which in turn overlay a compact, irregular surface of limestone of approximately 0.05m in thickness. The limestone surface extended beyond the edges of the excavated area to the north and south, and within the joints between the stones both Roman pottery and iron objects were recorded. Natural geology was not observed within the trench (Lewis 2010).
- 4.34 The evaluation produced pottery dating from the 3rd to 4th centuries, a small quantity of animal bone, four iron objects, four pieces of ceramic building material and one single sherd of glass, which all came from a soil deposit which had accumulated above the cobbled limestone surface. This surface was located along the suggested route of the Roman road, and the remains recorded in this investigation represent this. The finds appeared to represent domestic refuse, which would have been widely spread across this zone, which was considered to lie within the hinterland of the Alchester settlement (Lewis 2010).

Specific evidence relating to the Site from Faccenda Chicken Farm excavation

- 4.35 Excavations at the Faccenda Chicken Farm were carried out in 1983 by Oxford University Department for External Studies (Fig. 4, **19**: Foreman and Rahtz n.d.).
- 4.36 The earliest activity recorded on the Site dated to the Roman period, and was associated with the digging of rubbish pits, and of straight, parallel ditches. Aligned east to west, with a gentle fall suggesting a drainage function, the fill of the ditches

was consistent with waterlain material. The horse, sheep, and cattle bone recorded in the ditch, is likely to have derived from a nearby settlement. Pottery recorded during the excavation dated to the 1st to 2nd centuries AD, and other finds included metalwork, glass and quern fragments.

- 4.37 Analysis of the waterlogged samples suggested that the settlement was established on wet ground at Faccenda, between the 1st to 2nd centuries AD. A rich assemblage of plant remains indicated that the settlement had an environment of wet grassland and disturbed ground, with some scrub and hedges present and evidence of crop-processing on the site was recorded. The character of the site suggested short-lived occupation, and the principal period of activity at Faccenda, in the mid-2nd century, falls between the earliest ditches of the Roman Town, and the formalisation of the town defences in the early 3rd century AD. The Faccenda site might therefore represent the maximum extent of activity within the Alchester town environs, when attempts were being made to drain and enclose the land.

Specific evidence relating to the Site from the RCHME level 3 aerial photographic interpretation project

- 4.38 The Alchester Roman Town aerial photographic interpretation project was undertaken in 1996, with the aim of interpreting and transcribing, in digital form, all relevant archaeological information contained in aerial photographs of the Roman town and its environs, and with the objective of recording the details of the town plan and setting Alchester within its Roman-period landscape context (Fig 4. 20: Stoertz, 1998).
- 4.39 The project recorded cropmark evidence of the intramural area of the town, and within the wider landscape. This included areas of ridge and furrow cultivation to the south, and traces of former buildings were mapped to the north. The project also recorded the Iron Age banjo enclosure (Fig. 2, 2), and its associated three hut circles and sinuous ditches, which represent an earlier phase of activity and occupation.
- 4.40 A series of regular, rectilinear ditched enclosures to the north, east and south of Alchester Roman Town closely reflect the alignment of the town defences and internal streets, and are therefore likely to be associated with the extra-mural settlement and economic activity of the town. Recorded within the Site itself are a series of ditches within the north-eastern corner of its central portion. Aligned north-east/south-west and north-west/south-east, and thus conflicting with the highly

regular, orthogonal Roman system of land division to the south, these features are considered unlikely to be of Roman date, although this cannot be confirmed without archaeological investigation (Fig. 4, **20**; Figure 6-8).

Early medieval (AD410 – AD 1066) and medieval (AD 1066 – 1539)

- 4.41 No early medieval or medieval activity is recorded within the Site.
- 4.42 Evidence of early medieval activity within the wider environs of the Site comprises archaeological deposits located approximately 690m north-east of the Site, a reputed Anglo-Saxon battle site, located approximately 800m to the south-east, and a findspot of an Anglo-Saxon spearhead found in near Gravenhill Wood, located approximately 860m to the south-east (Fig. 5, **33** and **35**). Recorded on the 1885 Ordnance Survey map, the reputed Anglo-Saxon battle site is recorded as the ‘site of battle between the Danes and Saxons AD 871’ (OHER 2016).
- 4.43 The medieval parish of Bicester, held by Robert D’Oilly during the Norman period, covered a large area, and encompassed Stratton Audley and the hamlets of King’s End, Bignell and Wretchwick. The Bicester parish was first reduced in size in 1454, when Stratton Audley became a separate parish, and King’s End, although administered as a separate township, was divided from Bicester Market End only by the Bure Brook. The name King’s End is thought to have originated around 1316, and is suggested to have been named in the 11th century, when Kirtlington, of which it was a member, was a royal manor. Although Bicester is recorded in the Domesday Survey of 1086, the earliest account of King’s End comes from the record for the Prioress of Markyate, who held a small manor, with eleven villeins holding six virgates between them (Victoria County History 1959; Craig 2009).
- 4.44 Originally part of Bignell, and thus of Kirtlington, it is not known from whom, or when, the Bedfordshire nunnery of Markyate Priory obtained their lands in Bignell. However, it has been suggested that the land was acquired soon after its foundations in c. 1145. Bicester House, formerly known as Burcester Hall, is located on the site of the former manor-house of the nuns of Markyate. The nuns are suggested to have leased their estate in 1530, which in 1584 was purchased with the house by John Coker.
- 4.45 In 1291 Markyate Priory held an estate valued at £2 16s 10d a year, and although Bignell near Chesterton has been identified as King’s End, the name Bignell Field

and King's End Field are suggested to have used alternatively during the Middle Ages for the common field of the two townships (Victoria County History 1959).

- 4.46 Further evidence of medieval activity within the environs of the Site includes evidence of agricultural activity and settlement in the form of miscellaneous findspots, including tokens, pottery and coins, and recorded features such as ditches, pits and postholes, ridge and furrow earthworks, trackways and quarries located immediately to the west of the Site, c. 800m to the north, c. 970m to the north-east, c. 310m and 900m to the east, c. 760m to the south-west and 1km to the west, and c. 50m, 70m and 740 to the north-west (Fig. 5, **5**, **5e**, **8**, **11**, **11b-11c**, **32**, **34**, **36** and **37**).

Post-medieval (AD 1539 – 1800) and modern (AD 1801 - present)

- 4.47 Post-medieval evidence within the study area largely comprises evidence of agricultural activity and quarrying immediately to the west of the Site, and c. 740m to the north-west (Fig. 5, **5e** and **11b**).
- 4.48 Further evidence of post-medieval activity comprises finds of pottery and demolition material associated with farm buildings, boundary ditches, and demolition material recorded approximately c. 800m to the north, and 530m to the north-east, of the Site (Fig. 5, **32** and **39**).
- 4.49 Modern activity within the study area comprises land drains and service trenches, located immediately to the west of the Site, c. 500m and 530m to the north-east 530m to the north-east, and c. 360m south-west of the Site (Fig. 5, **9**, **11a-11c**, **39**).
- 4.50 The Buckinghamshire Railway, located approximately 140m east of the Site, was established through the merging of two companies proposing lines from Bletchley to Banbury, and Aylesbury to Oxford (Fig. 5). The Bletchley-Banbury section opened in 1850, and the Oxford-Verney Junction on the Bletchley-Banbury line opened a year later. The Banbury line remained a branch-line throughout the late 19th and early 20th century, while the Oxford Line developed into a major cross-county link, until its closure to passengers in 1968. The Banbury line closed to passengers in 1961, although a truncated spur to Buckingham remained open for a further three years. The use of Banbury line for goods traffic ceased in 1963, while the Oxford section remains fully operational (OHER 2016).
- 4.51 Britain's largest military railway system, the Bicester Military Railway, is located approximately 200m to the east of the Site (Fig. 5), and functions as the primary

mode of transport at the Central Ordnance Depot, Bicester. Surveyed prior to construction in August 1942, six passenger platforms were built around the Graven Hill depot, although all except the Graven Hill platform have since been demolished.

- 4.52 Graven Hill Depot is located approximately 900m to the east of the Site (Fig. 5). The site of an ordnance depot during the Second World War, the depot consists of a complex of sites clustered around Graven Hill and Arncott Hill, to the south-east of Bicester. Completed in 1943, the depot covered an area of approximately 12sqm, with nearly 50m of railway track. The depot was used as the main supply base for British Army operations during the Second World War, and also became an important supply base for United States forces. The site has continued to function as a supply depot, although it has undergone a number of more recent changes, with some areas falling out of operational use. A number of the former storage hangars and original facilities survive.

Development within the Site

- 4.53 During the post-medieval period, the Site is likely to have comprised agricultural farmland. An historic map regression exercise has enabled a reconstruction of historical developments within the Site, from the early modern period to the present day.

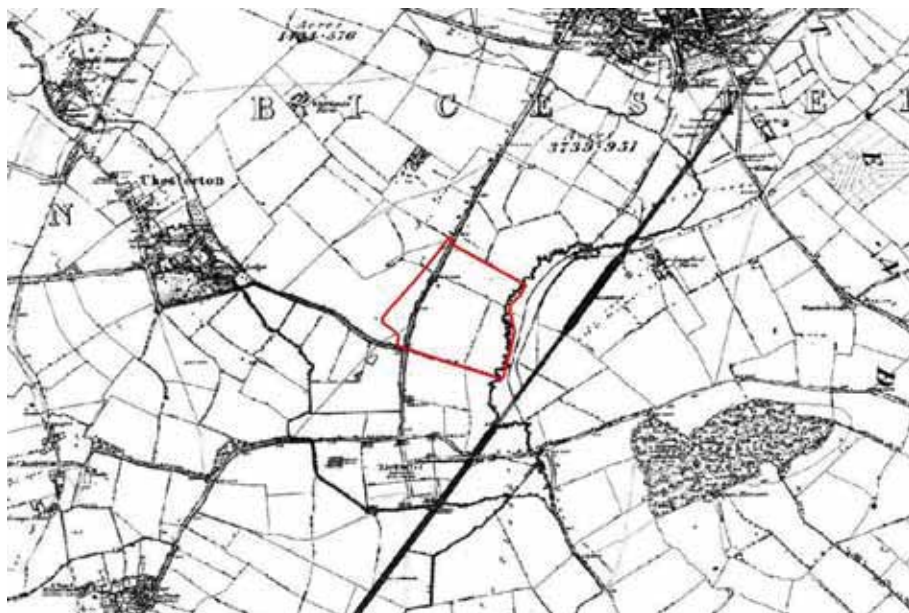


Photograph 6: Extract from the 1793 Enclosure Map

- 4.54 The earliest cartographic evidence consulted for this assessment was Thomas Jefferies' Map of Oxfordshire of 1767 (not reproduced), and the Davis Map of Oxfordshire 1773 (not reproduced). The maps illustrate a general view of Bicester,

but offer no detailed depiction of the Site. The 1793 Enclosure Map for King's End, and the Bryant Map of Oxfordshire of 1824, were also consulted. The maps indicate that, during the late 18th century, the Site and its surroundings formed part of King's End Inclosure and King's End Mead, and that the former Roman road from Alchester to Towcester ran through the western margins of the Site (Photograph 6). However, these maps offer no detailed depiction of the Site itself, and there are no Tithe or Estate maps covering Bicester.

- 4.55 During the late 19th century, the Site comprised three agricultural fields bordered on the east by a tributary of the River Ray, and on the west by the line of the Roman Road (Photograph 7). The wider environs of the Site comprised agricultural land, with the site of Alchester Roman Town recorded to the south-west. The Oxford and Bletchley Branch Railway, now known as Oxford to Bicester Railway Line, is recorded on Ordnance Survey mapping from 1875 onwards.



Photograph 7: Extract from the 1885 Ordnance Survey Map

- 4.56 Fieldsapes within the Site were subject to only limited alterations during the 20th century, as depicted on the 1900 and 1922 Ordnance Survey map (not reproduced). By 1952, the A41 (Oxford Road) was constructed, and Phase 1, part of the Site between Wendlebury Road (the former line of the Roman Road) and the A41, was established. As indicated on the 1967 Ordnance Survey map, the site of an Iron Age/Romano-British settlement was recorded within the south-western corner of the Site, and a drain and pond were present along the southern boundary. Within the wider environs on the Site, the Ordnance Depot at Graven Hill to the

west was constructed by 1967, with agricultural land remaining to the south and south-west.

- 4.57 By the late 20th century, the chicken farm along the southern boundary of the Site, along with Bicester Village to the north and the sewage works to the north-east, had all been established. Within the wider landscape, Bicester to the north, Chesterton to the east and Wendlebury to the south-west were subject to rapid expansion, with agricultural land remaining to the south, south-west and north-west of the Site.
- 4.58 The current layout of the Site appears to have been established by 1988, with all of the boundaries established, and the public footpath running through the eastern margins of the Site, and Wendlebury Road running to the west. Modern activity within the Site during the late 20th and 21st centuries has included the construction of a slip road running east to west across Phase 1, and the construction of the chicken farm along the southern boundary of Phase 2. No evidence of more recent activity was noted within the Site.

Aerial Photographs

- 4.59 Undated evidence within the study area largely comprises evidence of agricultural activity within the landscape. Recorded on mid-20th-century aerial photographs (RAF/106G/UK/620 10th August 1945; RAF/541/340 26th July 1949; and RAF/540/14001st September 1954) are a number of buildings which appear to be associated with agricultural activity, and are visible within the central portion of the Site. In 1945, two buildings were present along the northern boundary of the central portion of the Site, and by 1949, three buildings are apparent along the western boundary of the central area. By 1954, two buildings remain along the western boundary, with a third building located within the northern corner of the central area of the Site. These buildings were not recorded on subsequent aerial photographs, or on Ordnance Survey maps.
- 4.60 The chicken farm along the southern boundary of the Site is recorded on aerial photographs from c. 1991 onwards, and is accompanied by a pond to the east and west, as illustrated on Figure 6-8. The pond to the east of the chicken farm was not visible during the site visit, suggesting that it had been subject to recent infilling.
- 4.61 Recorded from mid to late 20th century aerial photography (26th July 1949; 12th February 1952; 29 April 1966; 5th July 1975; 19th September 1991; 19th February 1993; 28th June 1994; 15th June 1996; 19th February 2005; and 20th July 2005) a

series of dark cropmarks are present within the Site (Fig. 6-8). These run across Phase 1, aligned north-west/south-east, and are visible in the northern corner of Phase 2. These suggest the remains of ridge and furrow cultivation, resulting in a pattern of earthwork ridges and troughs created by a system of strip-ploughing during the medieval period.

- 4.62 A number of cropmarks visible on the aerial photographs, within the central portion of the Site, appear to represent earlier activity, as they do not conform to the alignment of the modern field pattern. Prominent amongst these is a reasonably large, rectilinear enclosure within the central portion of the Site, which is aligned west/east. This appears to be associated with a series of smaller enclosures aligned north/south, which is typical of a late Romano-British or medieval nucleated settlement. A number of other linear features crossing the Site on a north/south alignment are also not aligned with the modern field system, and could represent former trackways. The enclosure and ditches within the central portion of the Site are visible on the Environment Agency Lidar coverage of this area, and have been recorded as part of the part of the RCHME Alchester aerial photography interpretation project. As mentioned above, it is our current understanding that these ditches are probably not of Roman date, although this assumption has yet to be determined by archaeological investigation (Fig. 6-8).



Photograph 8: View towards the south-east of Phase 2 of the Site, from the north-west

- 4.63 Analysis of the Environment's Agency Lidar data has recorded the presence of further earthwork features within both Phase 1 and Phase the Site, including a

linear feature which is aligned north-east to south-west within the north-western corner of Phase 2, and which may represent a palaeochannel, the remnant of an inactive stream channel that has been subject to infilling or burial by younger overlying sediment. The palaeochannel was clearly visible during the site visit (Photograph 8).

Undated

- 4.64 Within the study area, there are a number of undated finds and features which have been recorded during archaeological investigations, including undated pits and postholes, including two possible hearths located approximately 110m to the west of the Site (Fig. 5, **13**: Oxford Archaeology, 2013), and several small, burnt deposits located approximately 500m to the north-east (Fig. 5, **9**: Network Archaeology 2007). Despite the lack of dating evidence, these burnt deposits were sealed beneath post-medieval soil, thus suggesting a relatively early date.
- 4.65 Within the wider environs of the Site, a series of cropmarks, suggesting possible ring ditches and/or curvilinear ditches, are located approximately 410m and 840m to the north of the Site, 1km to the north-east and 500m to the north-west (Fig. 5: Appendix A).
- 4.66 Within the south-western corner of the central portion of the Site, a linear earthwork, orientated north/south, may possibly represent the line of the Alchester-Towcester Road, with the modern roadway diverted slightly to the west (Fig. 5: OHER 2016). This earthwork has not been recorded by the RCHME aerial photographic interpretation project (1990). A spread of stone recorded to the east of the modern bridge across the A41 (Oxford Road) may represent a former ford or a road crossing over the brook, although excavations at Faccenda Farm (1983) did not record any evidence of the road in this area. However, excavations at Wendlebury Road, Bicester: Phase 2 excavation (2010), and excavations within the extramural settlement of the Roman Town (Site B: 1991) recorded evidence of this road to the west and south-west of the Site (Fig. 4, **11b**, **17**, **19**). There is a possibility that this linear earthwork represents a Roman ditch, which was either originally located adjacent to the Roman road, or was otherwise utilised for agricultural purposes.
- 4.67 During investigations at the Proposed Community Hospital at Bicester (2002), located approximately 910m to the north, a number of undated finds and features included evidence of post-holes and post-built structures, which were suggested to be of probable Roman date (Fig. 5, **38**: Oxford Archaeology 2002).

- 4.68 During a watching brief at Whitelands Farm (2010), located approximately 530m to the north-east of the Site, no dateable evidence was recovered during a pipe trench excavation (Fig. 5, **39**: John Moore Heritage Services 2010). However, the white loam and brown silt-sand deposits recorded corresponded closely to those deposits sealing Roman features which were recorded during evaluations at Bicester Office Park (2007) (Fig. 3, **9**: Network Archaeology 2007; John Moore Heritage Services 2010).
- 4.69 During trial trenching on land off London Road (2007), located approximately 1km to the north-east of the Site, two palaeochannels, and three phases of alluviation, separated two distinct phases of archaeological deposits (Fig. 5, **40**: John Moore Heritage Services 2007). A large number of undated pits, ditches and postholes were recorded, which were suggested to be contemporary with the nearby Roman remains at Oxford Road (Fig. 4, **7**: Birmingham University Field Archaeology Unit 1993 and 1995).



5. SETTINGS ASSESSMENT

- 5.1 This section assesses the potential impact of the proposed development on the significance of designated heritage assets, through the alteration of their setting. The methodology used for this assessment was based on the guidance provided in Historic England's *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets* (2015b), which provides guidance on setting and development management, including assessment of the implications of the development proposals for the setting, and significance, of designated heritage assets. A stepped approach is recommended for the assessment and this methodology is described in more detail in Sections 2.14 - 2.19, above.
- 5.2 An initial scoping process, carried out as part of Step 1 of the setting assessment methodology, utilised readily-available information, such as modern mapping, terrain mapping and aerial photography, to establish whether any particular heritage asset could be affected by the proposed development through an alteration to its setting. Designated heritage assets within a 500m radius of the Site were considered for a settings assessment. The process took into account the nature of the prevailing topography, distance between the Site and the asset, the presence of intervening vegetation (woods, tree belts, hedgerows etc.), built form screening, the primary aspect and experience of the heritage assets themselves, and the nature of the proposed development.
- 5.3 The exercise concluded that there was no inter-visibility between the Site and the majority of the designated heritage assets located within the Site's wider environs, including four Grade II Listed Buildings (**C-D**) within the surrounding rural landscape (Appendix A). Located at a sufficient distance from the Site to suggest they have no historical or functional relationship with it, these assets are also effectively screened by existing intervening built form, modern transport infrastructure (A41) and mature vegetation. As the Site is not considered to form part of the historical setting of these designated heritage assets, and the proposed development would not result in harm to their setting and significance, they were excluded from further assessment. The lack of inter-visibility, and of any other perceived relationship, was confirmed during the Site visit.
- 5.4 Chesterton Conservation Area lies approximately 590m to the west of the Site, and includes four Grade II Listed Buildings (Fig. 2, **E**) (Appendix A). Due to the effects of distance, and the presence of intervening built form, modern transport infrastructure

(A41) and mature vegetation, these buildings and the Chesterton Conservation Area are effectively screened from the proposed development Site. On this basis, and in the absence of any historical or function relationship with the Site, it has been determined that the proposal would not result in harm to the historic character and appearance of the Conservation Area, nor alter the setting of any constituent Listed Buildings, or affect any aspects of their significance, which are principally derived from the historic and architectural interest of their physical form.

- 5.5 Two designated heritage assets, comprising Scheduled Monument of Alchester Roman Town (**A**) and the Grade II Listed Langford Park Farmhouse (**B**), were considered for further detailed assessment, in order to establish whether the proposed development has the potential to change the settings of these assets and therefore affect their significance.

Alchester Roman Site (A)

- 5.6 The Scheduled Monument, comprising the Roman Site of Alchester is adjacent to the southern boundary of the Site (Fig. 2, **A**). Although Phase 1 is separated from the defined boundaries of the Scheduled Monument by a narrow parcel of land, including the slip road connecting the A41 (Oxford Road) in the west, to Wendlebury Road in the east, evidence of extramural settlement associated with Alchester has been recorded within this area (Oxford Archaeology 2002). The defended area of Alchester Roman Town occupies an area of approximately 10.5ha, and the basic circuit of the town defences are largely marked by existing field boundaries and the adjoining lane (Stoertz 1998). The eastern rampart is identified as a broad ditch and earth bank, faced by a wall, and the western side of the rampart is marked by a field boundary. To the north, the defences are largely obscured by Langford Lane, although traces of the road surfaces and walling have been identified from cropmarks along the south of the roadside hedge. The southern town rampart is obscured by a hedge, and by the course of Chesterton Brook.
- 5.7 Previous archaeological surveys and investigations carried out within the monument (see Section 4), including excavations and aerial photographic transcription, have revealed evidence for the occupation of the site and other below-ground remains, all of which appear to survive comparatively well. A series of excavations have identified several phases of construction, with stone buildings gradually replacing earlier timber ones. Occupation appears to date from the post-conquest military phase, to continuing civilian occupation until at least the later 4th century AD. An

accurate plan of the intramural area at Alchester was mapped from aerial photography as part of the RCHME: Alchester Roman Town Project (1990). This plan recorded wall footings and robber trenches of several major buildings, defensive banks and metalled streets, areas of paving and the debris of collapsed buildings. The investigation also recorded areas of extramural settlement visible to the north, east and south of the walled area, which were characterised by indications of buildings and rectilinear ditched enclosures which conformed to the orthogonal alignment of the town defences and streets. A rectangular enclosure to the east of Alchester, identified as a military parade ground, almost certainly dates to the earliest, post-invasion phase of military activity and the establishment of a vexillation fort in AD 44 as a precursor to the civilian settlement (Stoertz 1998). A series of regular, ditched enclosures to the south of Alchester are arranged along the road, and have been interpreted as a Roman field system. This may represent an early example of formal land division, or cadastration, possibly under military administration. The RCHME survey also recorded earlier prehistoric activity in the vicinity of the settlement, comprising a banjo enclosure, hut circles and a number of sinuous ditches to the south-west, approximately located approximately 840m south-west of the Site (Fig. 3, 2)

- 5.8 The significance of Alchester Roman Site primarily derives from its proven evidential (archaeological) value, with the aforementioned investigations indicating that buried remains are likely to be well-preserved and, therefore retain the potential to yield further evidence about the establishment, occupation and abandonment of Roman settlements and commercial centres. The earthwork remains of the defences, although of variable levels of preservation, also retain evidential and historical illustrative values, and contribute further to the monument's significance.
- 5.9 The significance of Alchester Roman Town is further derived from its historical illustrative value, as the surviving remains reflect an important facet of Roman-period towns, economy and social custom. As the remains of a Roman small town, Alchester contributes to our understanding and historical sense of Roman occupation and urbanism in Britain, and of the military origins of civilian settlements. [The significance of the Scheduled Monument Site is heightened, to an extent, by the suggestion that Alchester has been identified, and firmly dated, as one of the earliest Roman military sites in Britain.

Physical Surrounds – 'what matters and why'

- 5.10 The Scheduled Monument occupies an area of land across the course of the Silchester-Dorchester-Towcester Road, and at the intersection of this road with the Cirencester-St Albans Road (now known as Akeman Street). The siting of the town in this location, at the intersection of these major roads, would have provided an important strategic vantage point and market centre.
- 5.11 The Scheduled Monument is located within a series of agricultural fields, featuring a number of trees, fences and telephone pylons. As there is limited public access to the Scheduled Monument and surrounding agricultural environs, observations for the purpose of this assessment were carried out from Wendlebury Road and Langford Road, as well as from within the part of the Site bordering the northern boundary of the Scheduled Monument.
- 5.12 The Scheduled Monument is currently in agricultural use, and appears in inward views from its environs as a number of large modern agricultural fields, set within a landscape of similarly large modern enclosures (Photograph 9). Historically, the environs of the Roman Town would have comprised a rural landscape of Romano-British field systems and enclosures laid-out on a similar alignment with the town defences and streets (Stoertz 1998). Although this landscape has been subject to boundary alteration and removal throughout the post-medieval and modern periods, evidence of these enclosures and field systems to the north, east and south, remains visible as cropmarks, and these have been mapped and recorded by a number of the surveys and investigations discussed in Section 4 (Fig. 4).



Photograph 9: View towards Alchester Roman Site from Wendlebury Road

- 5.13 The Oxford to Bicester Railway Line, which intersects the Scheduled Monument in the south-east, and the A41 (Oxford Road), to the west, are considered to contribute to the Scheduled Monument's significance, as they mark the outline of the town's defences.

Experience – 'what matters and why'

- 5.14 There is limited public access to the Scheduled Monument, and no on-site provision of information (e.g. public signage/interpretation boards). The archaeological interest of the monument is not, therefore, apparent to the uninformed observer. Within views from Wendlebury Road, or from the surrounding landscape, the monument simply appears as modern agricultural fields enclosed by tree-lined boundaries and hedges, and is thus comparable with much of the surrounding agricultural landscape. Consequently, the evidential and historical illustrative values of the Scheduled Monument are not immediately intelligible within views from ground level.
- 5.15 The Roman road running from the north of the Scheduled Monument towards Bicester can be best appreciated through its linear course, which is evident within the agricultural landscape to the north of the Site, and by the presence of possible Roman ditches situated on either side of Wendlebury Road.



Photograph 10: View towards Alchester Roman Site from Langford Road

- 5.16 Due to the presence of the Oxford to Bicester Railway Line to the south-east, and the A41 (Oxford Road) to the west, and the presence of well-established field boundaries, mature vegetation and deeply incised lanes, only limited views of the

Scheduled Monument are available from within its immediate environs, although parts of the monument may be glimpsed from Wendlebury Road (Photograph 9), Langford Road (Photograph 10), and the public footpath running through the monument to the south-east. From higher elevations, e.g. Graven Hill to the east, and the bridge crossing the A41 (Oxford Road), to the west, views of the Scheduled Monument are partly screened by intervening vegetation. The hedge-lines defining the fields within the scheduled area are visible, although these are not considered to contribute to the significance of the Scheduled Monument.

- 5.17 Due to the presence of intervening vegetation and built form, there are no clear views of the Scheduled Monument from within the proposed development Site, including from both Phase 1 and 2 areas (Photograph 11).



Photograph 11: View towards Alchester Roman Site from the north-east

Assessment of potential development effects

- 5.18 The area of agricultural fields to the north of Alchester Roman Site (**A**), outside the area of the Scheduled Monument, is proposed for business park development, with associated access via the spur running from the A41 in the west across Phase 1 of the Site, to Wendlebury Lane in the east.
- 5.19 As established in preceding paragraphs, the significance of the Scheduled Monument principally derives from those important evidential and historical illustrative values associated with its buried archaeological remains and surviving earthworks. Development within the Site will not affect the Scheduled Monument

directly, and therefore there will be no change to, or adverse impact upon, those principal contributors to the monument's significance.

- 5.20 The historical associations between the principal Roman routes – including Wendlebury Road and Akeman Street – will also remain unaffected; the course of Akeman Street runs outside the proposed development Site, and Wendlebury Road, which partly falls within the Site, is to be retained and developed, as necessary. While a section of Wendlebury Road would possibly be physically impacted in those locations dictated by the need for Site access, its alignment and the historical association of the former Roman road and the Monument would be unaltered. As mentioned in Section 4, a number of investigations have recorded the presence of the Roman road to the south-west and west of the Site, and any pre-application investigations would have potential to confirm the presence of the Roman road.
- 5.21 The assessment has concluded that the immediate and wider setting of the Scheduled Monument has been compromised by nearby urban expansion, and by the construction of the Buckinghamshire Railway to the east, and the A41 (Oxford Road) to the west. However, this assessment has concluded that setting does make a contribution to the significance of the Scheduled Monument, specifically as a result of the following:
- its association with a significant intersection of major Roman routeways; and
 - its association with contemporary archaeological remains in the immediate and wider landscape, including settlement, enclosures, field systems etc., which have the potential to contribute, through archaeological investigation, to the intelligibility of the landscape hinterland within which the town was established and developed.
- 5.22 The assessment has concluded that, due to the presence of modern transport infrastructure, deeply incised lanes and intervening vegetation, the Scheduled Monument cannot be perceived from within both Phase 1 and 2 areas of the Application Site, or from the surrounding landscape. The Site appears from a limited number of vantage points within the Scheduled Monument as an agricultural field set within a largely rural landscape.
- 5.23 However, as discussed in Section 4, a series of earthworks has been recorded and is visible on both aerial photographs, and on LiDAR plots, within both Phase 1 and

2 of the proposed development Site. Evidence of the Silchester-Dorchester-Towcester Roman Road has been recorded to the south-west and west of the Site. In addition, within the immediate environs of the Site, there exists a considerable expanse of late Iron Age and Roman archaeological remains suggesting that areas to the north, east and south of the Site were associated with extensive extramural settlement and agricultural field systems around the Roman Town.

- 5.24 It is concluded that the proposed development will result in the introduction of new construction, and associated infrastructure and landscaping, within the Site, and that this would result in change to the character of its agricultural surroundings. The assessment has concluded that any association between the features recorded within the respective Phase 1 and Phase 2 areas of the Application Site, and the Scheduled Monument of Alchester Roman Town, has yet to be determined through any programme of staged archaeological investigation. Therefore, the proposed development could potentially result in harm to buried archaeological remains relating to the extramural element of the Scheduled Monument, the level of which would be determined by an appropriate programme of archaeological investigation.

Langford Park Farmhouse (B)

- 5.25 The Grade II Listed Langford Park Farmhouse is located approximately 600m to the north-east of the Site, on the eastern side of Buckinghamshire Railway (Fig. 5, **B**), and comprises an 18th or early 19th-century farmhouse of limestone rubble construction, with wooden lintels, rendered wall and plain-tile roofs. The roof is accompanied by two stacks, one to the left of the centre, and one to the right of the gable. Comprising two parallel ranges of one and two-storeys, plus attics, four windows of the rendered 19th-century range are accompanied by a rendered storey-band. A panelled door is accompanied by a rectangular overlight, with a rendered pilastered surround, and a large tripartite sash is located above a canted bay window. Other windows comprise twelve-pane sashes. The lower 18th-century rubble range, with steeper roof, extends beyond the main range to the right and comprises casements, except the central gabled section which has a sixteen-pane sash, and a raised section to the rear which has a pair of large twelve-pane sashes at the first floor.
- 5.26 The initial review of this Listed Building indicated that there only limited inter-visibility existed between it and the Site, and that the Listed Building is located at a sufficient distance from the Site to suggest that no historical or functional relationship existed between them. In addition, any inter-visibility appears to be

effectively screened by existing intervening vegetation along the Oxford to Bicester Railway Line, and along the eastern boundary of the Site. Inter-visibility is also restricted by the presence of intervening built form, including the sewage works located immediately to the north-east of the Site. The site visit amply confirmed this assessment.

- 5.27 On the basis of this assessment, including the distance from the Site and the lack of any historical or functional relationships, combined with prevailing intervening vegetation, the proposed development would not change the wider setting of the Grade II Listed Langford Park Farmhouse. The proposed development would not, therefore, affect any aspects of the Listed Building's significance, which principally derives from the historic and architectural interest of its physical form



6. STATEMENT OF SIGNIFICANCE AND IMPACT ASSESSMENT

Significance of recorded heritage assets within the site

- 6.1 No designated heritage assets are recorded within the Phases 1 and 2 of the Site.
- 6.2 As discussed in Section 4, a series of earthworks are recorded in both Phase 1 and 2 of the Site. Although it is our current understanding that the features within the central portion of Phase 2, as mapped by the RCHME aerial photographic interpretation project (1990), are not considered to be Roman. However, the date and character of these features, and the remainder of those recorded within the Site by aerial photography and LiDAR data, has yet to be determined through archaeological investigation.

Summary of previous impacts

- 6.3 A review of available cartographic and documentary evidence indicates that the Site has been subject to limited modern development, comprising the construction of the chicken farm along the southern boundary of the Site and the construction of the spur joining Wendlebury Road in the east with the A41 in the west. Despite the disturbances noted above, it should be noted that it is common for archaeological remains to survive as ‘pockets’ within areas of disturbance, and the presence of the road across the Phase 1 area, and the construction of the chicken farm in Phase 2, would not preclude the survival of archaeological deposits within immediately surrounding areas.
- 6.4 Any previous impacts on potential buried archaeological remains within the remainder of the Site would chiefly result from historical agricultural practices, including ploughing, which may have caused disturbance to the upper horizons of any such remains.

Potential buried archaeological remains

- 6.5 The majority of recorded heritage assets within the surroundings of the Site comprise late Iron Age and Roman remains, and the assessment of available data has therefore indicated that there is high potential for the survival of remains of late Iron Age and Roman date within both Phase 1 and Phase 2 of the Site, due to its location adjacent to the Roman Town of Alchester and major Roman roads. As the Site lies outside existing and former settlements it is probable that it formed part of a wider agricultural hinterland during the Roman and medieval periods.

- 6.6 Within the wider environs of the Site, the evidence of late Iron Age and Roman-period activity recorded during the investigations at Faccenda Chick Farm (1983), and as part of the RCHME Level 3 aerial photographic interpretation project (1990), within the extramural settlement of Roman **Alchester** (1991), and Wendlebury Road, Bicester Phase 2 (2010), comprises evidence of settlement, field divisions, roads and trackways, earthworks, enclosures, and cemeteries.
- 6.7 Evidence of medieval, post-medieval and modern activity within the environs of the Site is limited to field divisions, land drains and service trenches. Such evidence of agricultural activity of medieval and later date would constitute heritage assets of limited heritage significance.

Potential development effects

Effects on archaeological remains

- 6.8 Construction effects will primarily arise from the excavation of building foundations, which may partially or totally result in the removal any underlying archaeological remains. Beyond the footprint of the proposed new buildings, potential impacts on the archaeological resource are expected to be comparatively limited, and may comprise localised excavations associated with services and drainage, as well as topsoil stripping and resurfacing for access roads and parking areas.
- 6.9 Any adverse impacts upon buried archaeological remains are likely to be permanent and irreversible in nature, although such impacts could be suitably addressed through a programme of archaeological mitigation, which may include geophysical survey.

Effects on the setting of heritage assets

- 6.10 This report has assessed the potential effects of the development upon the significance of designated heritage assets within the surrounding landscape, through alteration to their settings. With regards to surrounding Grade II Listed Buildings (**B-D**), it has been established that, due to the effects of intervening vegetation, built form, modern transport infrastructure, and distance, the Site does not comprise part of the settings of any of these designated assets, and the proposed development would not affect their significance in any way.
- 6.11 It has also been established that, due to the effects of distance, and the presence of intervening vegetation and modern transport infrastructure (A41), the special character and appearance of the Chesterton Conservation Area (**E**) would remain

entirely unharmed, and the proposed development would not affect the setting and significance of the four Grade II Listed Buildings located within it.

- 6.12 With regard to Scheduled Monument of Alchester Roman Town (A), the assessment has identified a number of features within the Site which require further investigation, including earthworks within the central portion of the Phase 2 which are currently assumed to be of non-Roman date, together with a series of ridge and furrow earthworks to the north-east of Phase 2 and in Phase 1 of the Site. Based on the mapping of the extramural settlement of Alchester through the RCHME aerial interpretation project (1990), and other aerial photography and LiDAR data, the assessment has concluded that the Site is likely to be closely associated with this area of extramural settlement and field systems. In view of the close proximity involved, the assessment has concluded that any association between those archaeological features recorded within the Site and the adjacent Scheduled Monument should be confirmed by a programme of further investigation.

Effects on historic landscape character

- 6.13 The proposed development would introduce a degree of change to the historic landscape character of the Site, which is likely to have remained as farmland, or at least rural hinterland, since at least the Roman period. The Phase 2 area has been subject to limited recent change, including the development of an adjoining chicken farm along its southern boundary, and the assessment has identified a series of earthworks, of possible Roman, or later, date within this area.
- 6.14 Comprising an area of highway accommodation land between Wendlebury Road to the east, and the A41 to the west, Phase 1 was established in the mid-20th century as a result of the construction of the A41 (Oxford Road). The fieldscape within Phase 1 has also been subject to the construction of the slip road, connecting Wendlebury Road in the east, with the roundabout on the A41 (Oxford Road) to the west. Despite this, the assessment has concluded there is potential for the presence of archaeological remains of Late Iron Age and Roman date to be present in the Phase 1 section of the Site.
- 6.15 The field boundaries within the Phase 2 section of the Site are defined by hedgerows and hedge-lines, which may be considered important in accordance with the Hedgerows Regulations 1997 (Appendix C). If the proposal includes the retention of these boundaries, this would reduce the level of impact on this aspect of the historic environment.

7. CONCLUSIONS

- 7.1 The effect of the proposed development on the known and potential heritage resource within the Site, and its surroundings, will be a material consideration in the determination of the planning application and it is a requirement of Policy Bicester 10, which allocated the Site for commercial development. This assessment has identified no overriding heritage constraints that would preclude development.
- 1.10 The Site is proposed for the development of a business park, with ancillary uses. At present, only the frontage land (Phase 1) which comprises an area of highway accommodation land approximately 4.2ha, is available with redevelopment. Access to Phase 1 of the Site will be provided via the slip road running through the Site from the roundabout on the A41 (Oxford Road) in the west, and off Wendlebury Road which runs north to south between Phase 1 and 2. It is anticipated that development of Phase 2 of the Site will follow in due course.
- 7.2 Due to the presence of a considerable amount of Roman and later prehistoric archaeological evidence within the Site's environs, including evidence of settlement, roads and trackways, field divisions, earthworks, and enclosures, and the presence of cropmarks within both Phase 1 and 2 of the Site, the potential for the survival of significant archaeological remains within the Site is considered to be high. From the medieval period onwards, the Site is thought to have comprised part of a wider farming hinterland, with known settlements located at some distance from, but not situated within, the Site itself.
- 7.3 The assessment has concluded that field boundaries within Phase 2 of the Site are defined by hedgerows and hedge-lines, may be considered important in accordance with the Hedgerows Regulations 1997 (Appendix C).
- 7.4 As part of this report, an assessment of the setting of designated heritage assets within the wider environs of the Site has been undertaken. The setting assessment has concluded that the proposed development would result in no harm to the significance of the Listed Buildings assessed, and that there would be no harm to the setting, special character and appearance of the Chesterton Conservation Area.
- 7.5 With regards to the Scheduled Monument of Alchester Roman Town, the assessment has identified a number of potential features within the Site that require further investigation. It is our current understanding that a series of cropmarks within the central portion of Phase 2 may not be of Roman date, although archaeological

investigation would be required to determine their date and character. The assessment has concluded that, due to close proximity, and the presence of potentially associated features within the Site which are visible as cropmarks and earthworks, a programme of further staged investigation would be required to determine any archaeological association between the Site and Alchester Roman Town.

- 7.6 The proposed development would introduce a degree of change to the historic landscape character of the Site, and as such would have the potential to result in a level of harm to the setting and significance of the Scheduled Monument. Paragraph 133 of the Framework states that: *‘where a proposed development will lead to substantial harm...local planning authorities should refuse consent, unless it can demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’*. Such an approach would be consistent with local planning policy, including Policy SO 15, Policy ESD 15 and Policy Bicester 10: Bicester Gateway.
- 7.7 In view of the considerable evidence from investigation and aerial photographic transcription, it is evident that the environs of Alchester Roman Town are associated with numerous contemporary features which relate to extramural settlement and land divisions. Such environs are therefore integral to the setting of the Roman Town, have a close historical and functional relationship with the monument, and thus make an important contribution to its significance. This may be particularly the case as much of the rural landscape, especially to the south of the Scheduled Monument, is thought to have undergone relatively little change since the Roman period. To the north, more recent change is evident, including developments extending from the southern margins of Bicester. Although unconfirmed by archaeological investigation, it is entirely possible that archaeological remains within the Site are both contiguous, and contemporary, with those features mapped by the RCHME aerial photographic interpretation project, and may thus comprise part of the historic setting of the monument. We therefore strongly recommend that early consultation be sought with Historic England to ascertain the possible role of Scheduled Monument setting as a significant planning constraint in this case.

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SP 5822 / 61	AFL 60154	/ EPW010472	28 MAY 1924
SP 5920 / 6	NMR 27480	/ 11	20 JUN 2012
SP 5920 / 7	NMR 27480	/ 12	20 JUN 2012
SP 5920 / 10	NMR 27510	/ 08	10 AUG 2012
SP 5920 / 16	NMR 27510	/ 14	10 AUG 2012
SP 5920 / 18	NMR 27510	/ 22	10 AUG 2012
SP 5920 / 19	NMR 27511	/ 19	10 AUG 2012
SP 5921 / 15	NMR 27480	/ 13	20 JUN 2012
SP 5921 / 16	NMR 27510	/ 15	10 AUG 2012
SP 5921 / 17	NMR 27510	/ 24	10 AUG 2012
SP 5922 / 3	CCC 5249	/ 5980	1930s

APPENDIX A: GAZETTEER OF DESIGNATED AND RECORDED HERITAGE ASSETS

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
A	Alchester Roman Site	Scheduled Monument	457273 220294	1006365 338885 MOX5440
B	Langford Park Farmhouse	Grade II Listed Building	458380 221258	1369739
C	Bridge approximately 200m north-east of Lodge Farmhouse	Grade II Listed Building	456692 220926	1200177
D	Oxford Lodge	Grade II Listed Building	456588 220744	1200180
E	Chesterton Conservation Area, including I Grade II* and four Grade II Listed Buildings	-	-	-
1	Bronze Age barrows: identified by R Featherstone. Visible on geophysical survey results and part excavated during evaluation. The larger barrow contained collared urn pottery sherds from the ditch fills.	Prehistoric	457479 221779	MOX5627
2	Iron Age Banjo Enclosure and possible hut circles and trackway, visible as cropmarks.	Prehistoric	457027 220433	933165
3	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	MOX5640
4	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	1460292
5	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, Romano-British settlement, possible Anglo-Saxon features and Medieval trackways and quarries.	Prehistoric Romano-British Early medieval Medieval	456877 221919	1508513 1512129 1576607 1491476 EOX2256 EOX2660 EOX2662 EOX1815 MOX12269 MOX23774
5a	Late Iron Age settlement found	Prehistoric	457450 221660	MOX24718

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
	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.			
6	Land adjoining Middleton Stoney Road and Oxford Road open area excavation and trial trenching (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 recorded.	Prehistoric Romano-British	457805 222205	1366945 EOX954 MOX12269
7	Oxford Road evaluation (1993 and 1994): 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 Romano-British	458000 221900	1168611 EOX43 EOX44 MOX5619
8	Land off Priory Road evaluation (2005): recorded burgrave plot boundaries/enclosures as well as Prehistoric and Roman finds.	Prehistoric Romano-British Medieval	458400 221900	1439324
9	Bicester Office Park evaluation (2007): thirty one evaluation trenches were excavated recording post holes and two possible drip gullies, and numerous ditches. Mesolithic flint was also recorded.	Prehistoric Romano-British Modern Undated	457910 221631	1524226 EOX2194 MOX23525 MOX26128
10	Alchester excavation (1850; 1892; 1925-1929; 1974): recorded evidence of settlement, town defences, ditches and pits	Prehistoric Romano-British	457273 220294	632742 632744 645551 632743
11	Excavations in the extramural settlement of Roman Alchester (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 Romano-British Early medieval	457097 220957	EOX1786 EOX1788 EOX1789 EOX1811 MOX5439
11a	A421 Wendlebury-Bicester Dualling (Site A) excavation (1991): recorded pits, ditches, field systems, post holes, gullies, and cremations.	Prehistoric Romano-British Post-medieval Modern Undated	456900 220800	1381165 MOX5437

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
11b	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 Romano-British Early Medieval Medieval Post-medieval Modern	457000 220900	655653 MOX5438 Mox5564
11c	A421 Wendlebury-Bicester Dualling (Site D) excavation (1991): recorded gullies, settlement evidence, enclosures, fences, post holes, structures, ridge and furrow and a modern 20th century drain.	Prehistoric Romano-British Medieval Modern	457300 221200	1381175
12	Chesterton Lane excavation (1937): recorded remains of settlement dating to 1st and 2nd centuries.	Prehistoric Romano-British	457080 220920	632718 338891
13	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.	Romano-British Undated	457140 221120	EOX5457 MOX26562
5b	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 Romano-British date. Second stage targeted cropmarks, geophysics anomalies, and areas of Undated potential. Topographical survey was done for earthworks in northern part of the Site.	Romano-British	547370 222100	1522353 1522355 EOX2661 EOX2662
5c	Land at south-west Bicester Area C: Romano-British finds and features from the evaluation were generally filled with dark deposits and disturbed by later bioturbation.	Romano-British	457000 221610	MOX24720
5d	Land at south-west Bicester Area B; three large quarry features observed in three trenches.	Romano-British	457370 221629	MOX24730

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
14	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.	Romano-British	460659 227630	1333118 MOX4783
15	Akeman Street (west section): Margary Road 16b, section of road from Alchester to Cirencester.	Romano-British	438702 216266	972597 MOX1703
16	Chesterton Lane watching brief (1989): on groundworks for the M40 extension.	Romano-British	457000 220900	655652
17	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 pottery. Finds also included iron, glass animal bones, and a cobbled limestone surface.	Romano-British	457276 220928	1534416 EOX3142 MOX23967
18	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.	Romano-British	457269 220786	MOX5599 MOX5621
19	Faccenda Chicken Farm excavation (1983): recorded pit and ditch.	Romano-British	457250 220850	655056
20	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	Romano-British	457250 219122	933136 933034 933101
21	Alchester/The Castle geophysical survey and excavation (1998; 1991-2001): site of a building uncovered in 1766 when 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.	Romano-British	456950 220300	632745 338888 1333471 1260511 1260938 MOX5555
22	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	Romano-British	457250 219949	1354489 EOX121

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
	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.			
23	Undated stone wall: southern perimeter of Alchester Roman town.	Romano-British Undated	457289 220080	MOX5601
24	Akeman Street (east section): Margary Road 16a. Section of Road running from Alchester to Verulanium.	Romano-British	457336 220317	MOX5014
25	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 on recent aerial photographs.	Romano-British	457400 220700	1065570 MOX5592
26	Inhumation, Samian potter and a cremation found during non-archaeological trenching in 1962 and 1972.	Romano-British	457380 220570	MOX5596 MOX5597 MOX5598
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.	Romano-British	457500 220199	MOX5594
28	Site of possible Roman building: OS AP of 1926 revealed plan of rectangular building, south-east of Alchester across the railway line.	Romano-British	457500 220050	MOX5593
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.	Romano-British	457399 220099	MOX5595
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.	Romano-British?	457640 220350	1546086 1530367 EOX2155 EOX2346 EOX2347 MOX23602
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.	Romano-British	457580 219850	1171841 1171847
32	Junction A421 and Bicester Bypass: stripping of the area did not reveal any features aside from	Romano-British Medieval	457737 221985	MOX5618

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
	<p>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 Romano-British finds suggests that a settlement was located nearby.</p> <p>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.</p>	Post-medieval		
33	Langford Park Farm, London Road trial trenching (2010): recorded several archaeological deposits across the site, c. 1.3ha. Two periods are represented: early Roman and late Saxon.	Romano-British Early medieval	458424 221329	1530716 EOX3042
34	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.	Romano-British Early medieval	457100 220100	1359777 EOX449
35	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	MOX5641
36	Chesterton excavation (1960): recorded medieval ditches and a pit of 12-13th century date.	Medieval	456200 221300	632739
37	Sewage Treatment Works trial trenching (1996): recorded ridge and furrow, suggested to be possible residue of medieval cultivation.	Medieval? Undated	457764 220995	1332121 EOX438 MOX8986
5e	<p>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.</p> <p>In the northern section, a small assemblage of pottery was recovered from a curvilinear ditch.</p> <p>In the east, a shallow ditch, small pit with burnt material containing pottery, and two postholes containing material were recorded.</p>	Medieval Post-medieval	457370 222100	MOX24732 MOX24733
38	Proposed Community Hospital, aerial photography and trial trenching (2002): recorded a	Undated	457700 222101	1372792 EOX956

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
	number of structures including one with square post holes.			
39	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	EOX3087 MOX26128
40	Land off London Road DBA and trial trenching (2007): 24 trenches were excavated recording the presence of two palaeochannels, three phases of alluviation separating two phases of archaeological deposits alongside a large number of pits, ditches and postholes suggested to be contemporary with nearby Roman remains on Oxford Road.	Undated	458630 221620	1471116 EOX2051 EOX2151 MOX23398
-	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	337027
-	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	1363495
-	Romano Trackway and Farmstead: geophysical survey found complex of linear and secrete cut features which may form settlement enclosures. Evaluation confirmed low status farmstead.	Romano-British	457700 222100	MOX5614
-	Parade Ground: large rectangular enclosure with apparently rounded corners, single entrance and visible road leading into it.	Romano-British	457900 219849	MOX5154
-	Cropmarks of five ring ditches: not visible on aerial photography.	Undated	457600 222100	338910
-	Cropmarks of possible ring ditches.	Undated	457100 221700	338913
-	Cropmarks of two ring ditches.	Undated	457500 221700	338911
-	Cropmarks of a curved ditch.	Undated	458000 222150	338912
-	Cropmark of linear earthwork	Undated	457349 220999	1182291

No.	Description	Designation/ Period	NGR	HE ref. AMIE ref. OHER ref.
	parallel to the Roman road.			MOX5600
-	Findspot: Neolithic axe-head found in 1989.	Prehistoric	458360 221370	MOX5628
-	Findspot: Anglo-Saxon spearhead found in Merton parish near Gravenhill Wood in 1828.	Early medieval	458500 220500	338915
-	Findspot: steelyard weight of lead with traces of bronze case found during fieldwalking by a metal detector,	Romano-British	457000 220299	MOX5603
-	Findspot: coins found during a metal detector in 1974.	Romano-British	457149 220420	MOX5609
-	Findspot: piece of scale armour (lorica squamata) consisting of four linked bronze plates.	Romano-British	457230 220500	MOX5613
-	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.	Romano-British Medieval	457240 220250	MOX5570
-	Findspot: lead weight found by a member of the Geographical Institute during fieldwalking c. 1973.	Romano-British	457300 220369	MOX5604
-	Findspot: coins and metal object found using a metal detector in 1974.	Romano-British	457349 220229	MOX5610
-	Findspot: pottery and a coin of Faustina (c. 2nd century AD) during building in Langford Lane.	Romano-British	457500 220400	338901 MOX23298
-	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.	Romano-British	457799 220199	MOX12758
-	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.	Romano-British	457850 219900	MOX5108
-	Findspot: remains of roman foundations found in 1841.	Romano-British	457149 220779	MOX5591

Listed Buildings within Chesterton Conservation Area

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	456339 221345	1046536

	Building		
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



APPENDIX B: GAZETTEER OF NOT ILLUSTRATED INFORMATION

Description	Period	NGR	HE ref. AMIE ref. OHER ref.
Whitelands Farm, Bicester Leisure Park geophysical survey (1997-8): magnetometry survey.	-	457749 222149	EOX33
Whitelands Farm Watching Brief (2010): recorded the remains of former farm buildings and two boundary ditches.	Post-medieval	457680 221730	1538419
Courthouse and County Police Buildings architectural survey (1998): building was recorded prior to proposed conversion works and followed by a watching brief.	-	458000 222000	1335556
Tesco Supermarket Site watching brief (1990)	-	457900 221900	655651
Bicester Retail Village Phase 2B Watching Brief (2000): recorded no significant archaeological activity.	-	458000 221900	1359698 EOX50
Land adjacent to substation on Pingle Field watching brief and sample excavation (2013): recorded no archaeological finds or features.	-	458389 221930	EOX5459
Quartzite Pebble Macehead – erroneously sited.	Undated	456500 221500	338884
Arncott to Bicester Powerline Watching Brief (2011): recorded no archaeological activity.	-	457970 221610	1570663
D4 Halt, Bicester Military Railway: a railway halt on the Bicester Military Railway.	Modern	458500 221500	502244
Well at 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	MOX8462
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	1530665 EOX2895
Floated water meadow: constructed in 1838 by a tenant of Langford Farm, William Paxton.	Modern	457799 221200	MOX5513
Bridge approximately 200m north-east of Lodge Farmhouse: probably 18th century.	Post-medieval Modern	456692 220926	MOX13417
F- Station, Chesterton Watching Brief (2002): did not reveal any archaeological finds or features.	-	457150 220850	1404371 EOX958
E Site, MOD Bicester geophysical survey (2010): survey of three sites across 13ha identified no significant anomalies.	-	458600 220900	154818 EOX2986 EOX2987
Wendlebury Holt Watching Brief (1990): located no trace of the Roman road.	-	457600 220300	655655
Stable Blocks at Merton Grounds Watching Brief (1992): recorded no	-	457885 220365	1051578 EOX23

Description	Period	NGR	HE ref. AMIE ref. OHER ref.
archaeological activity, nor evidence of extramural settlement on the eastern side of Alchester Roman Site.			
St. David's Barracks evaluation (2006): carried out within the footprint of the existing tennis court. No significant archaeology was recorded.	-	458330 220520	1477406 EOX1958
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	MOX5638
Happy Eater Forte Development watching brief (1994): no features encountered, limited Roman finds confirm nearby presence of Roman occupation	-	457634 221905	1051508 EOX49
The Old Manor House: archaeological recording of undercroft of rare 12th century survival of utilitarian nature.	-	456349 221450	EOX689
Littlebury Hotel excavation (1990)	-	458000 222000	655650

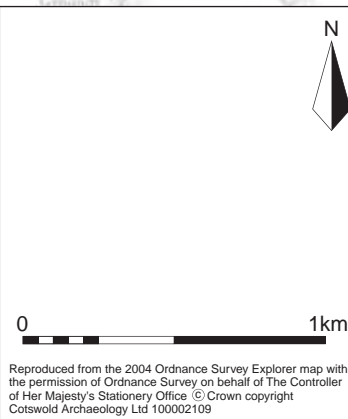
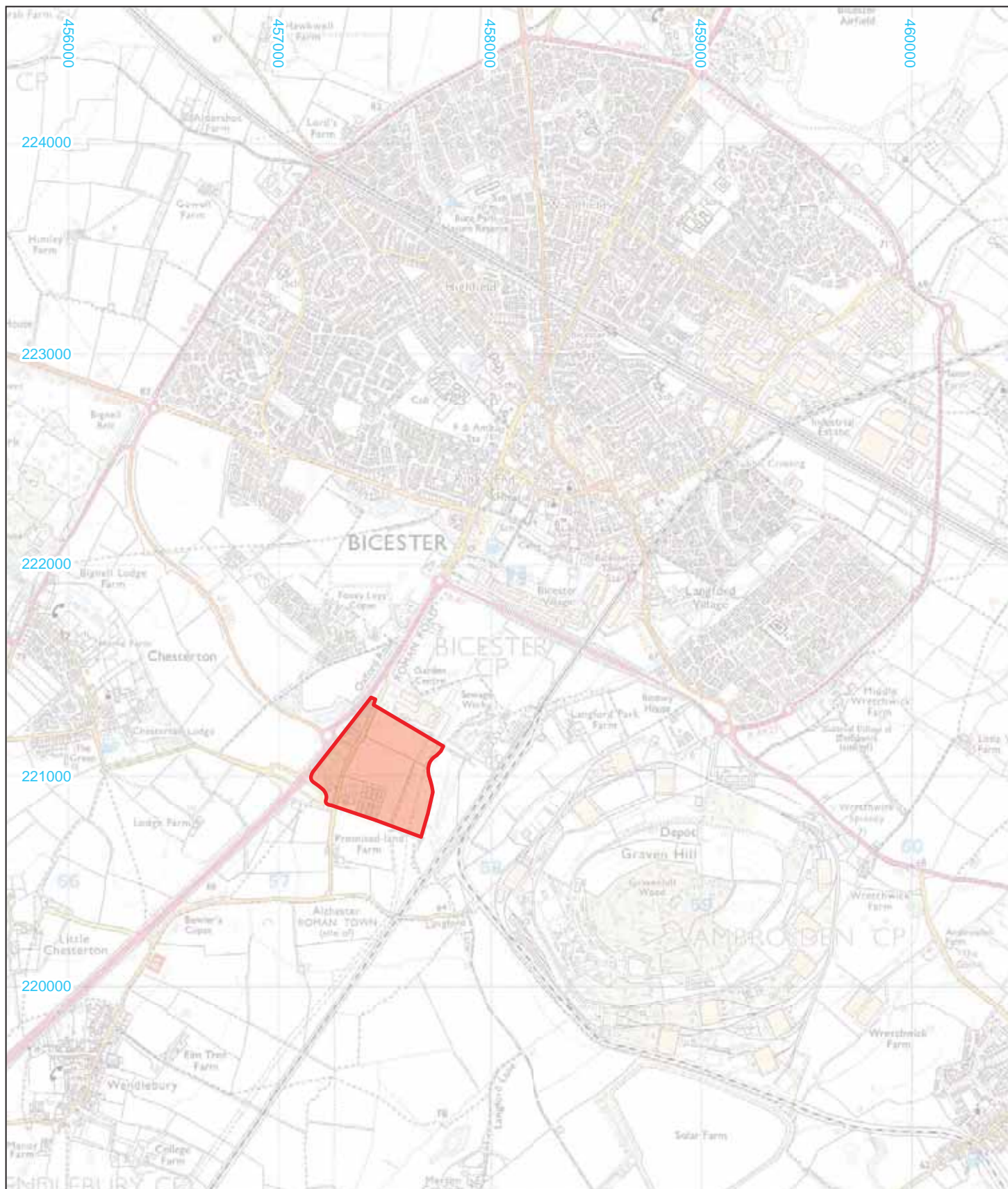
APPENDIX C: THE HEDGEROWS REGULATIONS 1997

The 1997 Hedgerow Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

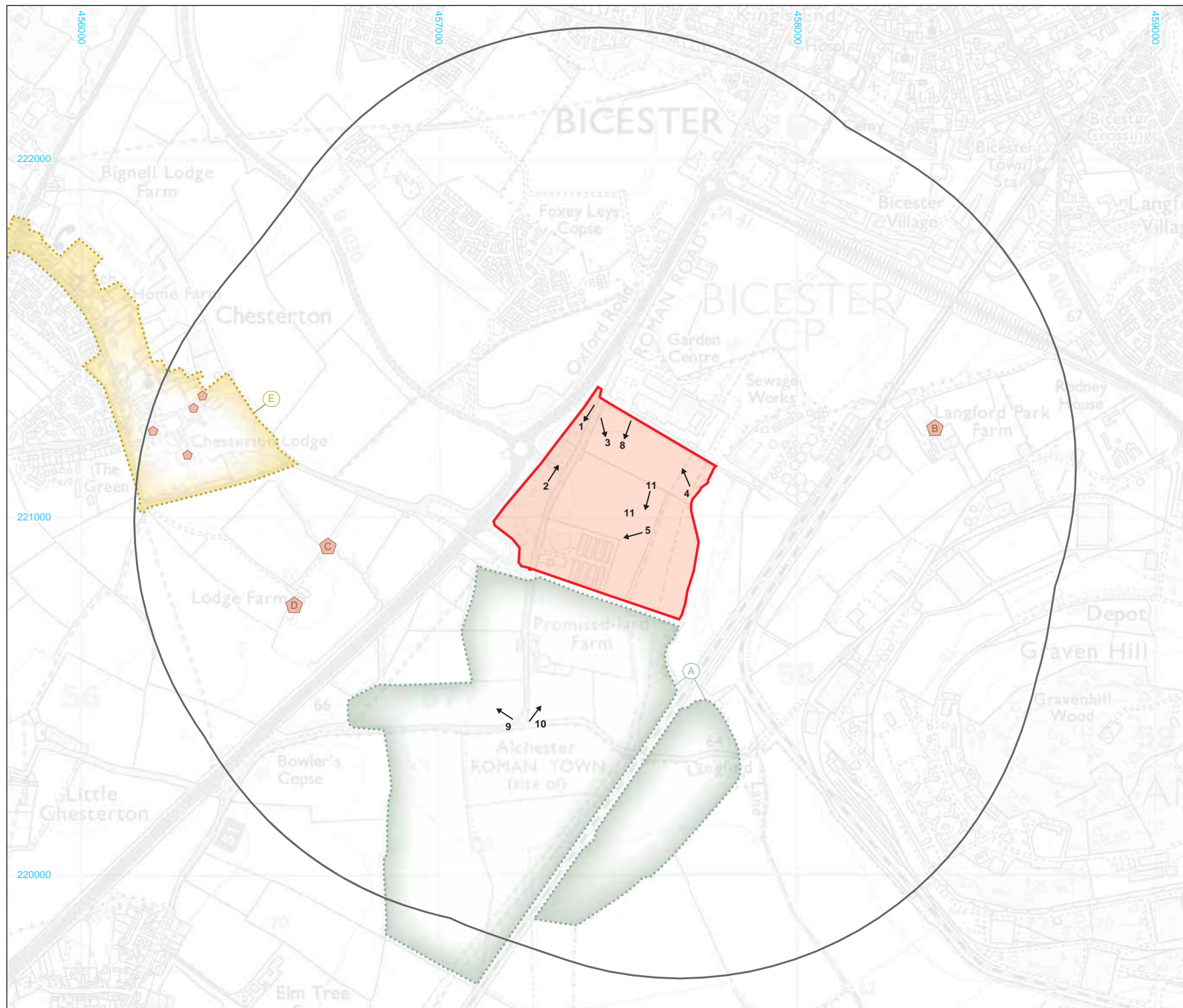


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PROJECT TITLE
 Land at Bicester Gateway
 Oxfordshire

FIGURE TITLE
 Site location plan

DRAWN BY LM	PROJECT NO. 660707	FIGURE NO. 1
CHECKED BY RWM	DATE 07/06/2016	
APPROVED BY	SCALE@A4 1:25,000	



- Site boundary
- Study area
- Alcester Roman Site Scheduled Monument
- Chesterton Conservation Area
- Grade II Listed Building
- Photo location

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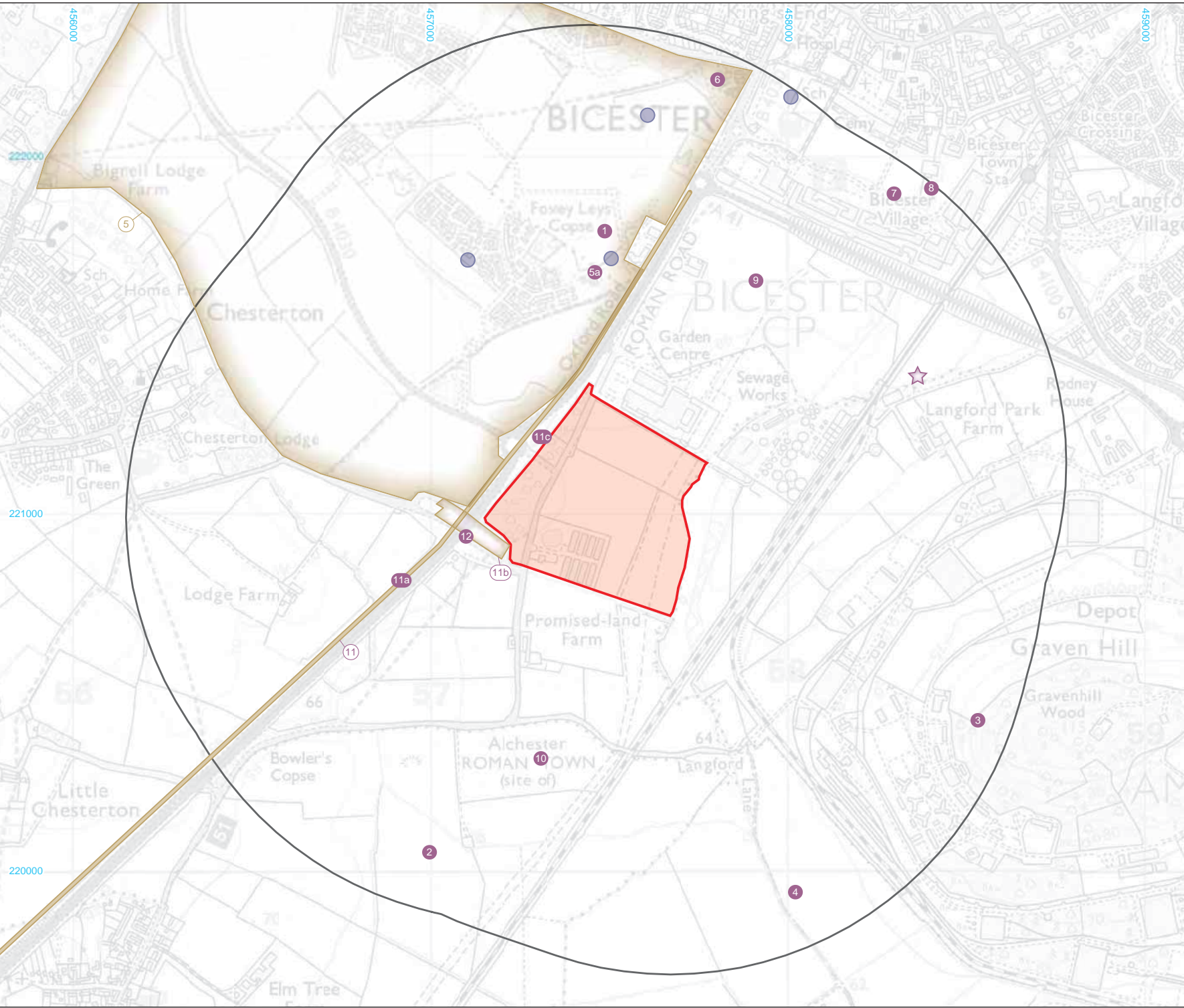


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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
Recorded designated heritage assets

DRAWN BY	RP	PROJECT NO.	660707	FIGURE NO.
CHECKED BY	LM	DATE	07.06.16	2
APPROVED BY	RWM	SCALE @ A3	1:10,000	



- Site boundary
- Study area
- Cropmarks
- Prehistoric
- Previous investigations
- ind spot

0 1:10,000 500m

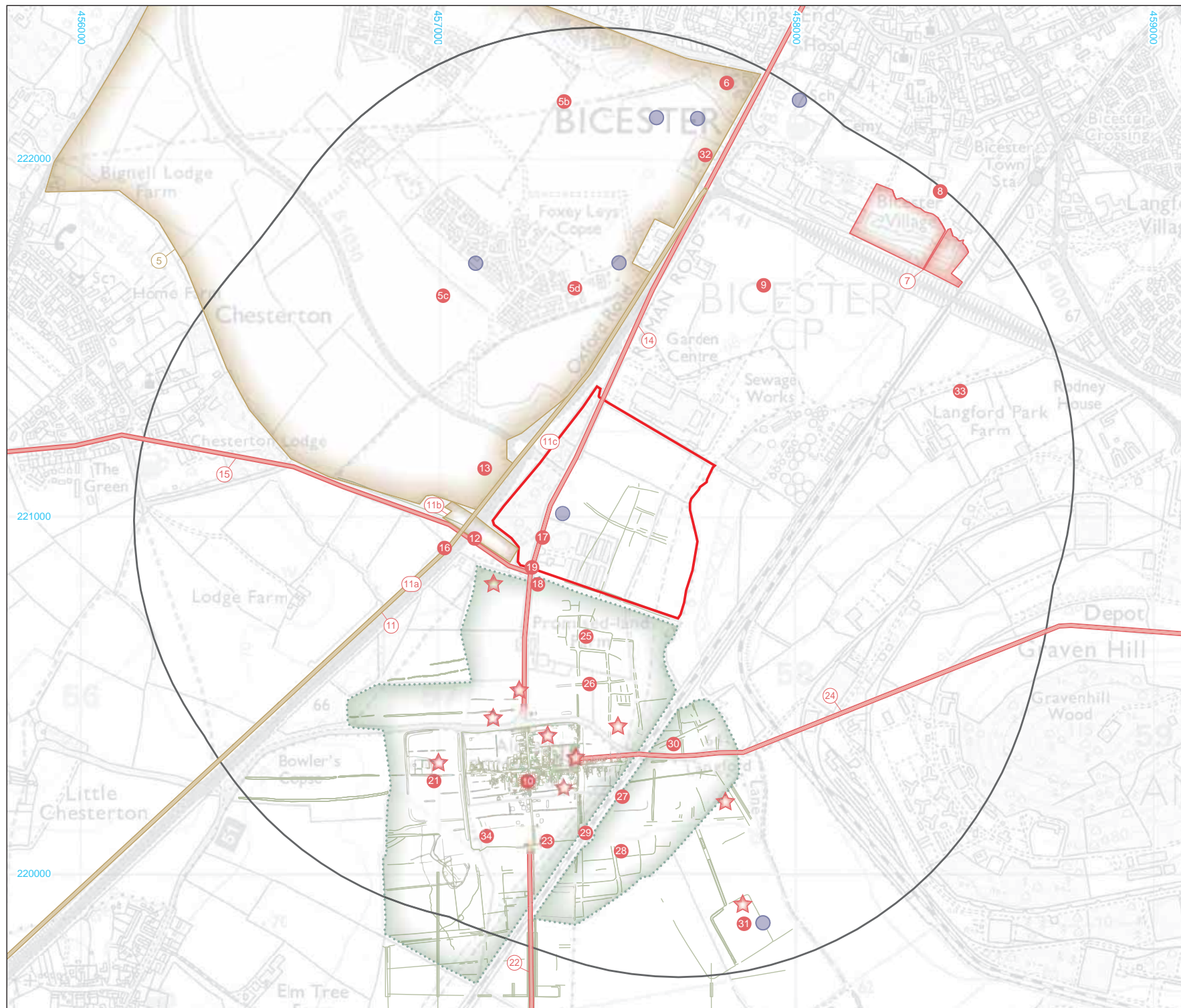
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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
Prehistoric heritage assets

DRAWN BY	RP	PROJECT NO.	660707	FIGURE NO.
CHECKED BY	LM	DATE	07.06.16	3
APPROVED BY	RM	SCALE@A3	1:10,000	



- Site boundary
- Study area
- Cropmarks
- Alcester Roman Site Scheduled Monument
- Romano British
- Roman roads
- Previous investigations
- ★ ind spot
- Cropmarks NMP data point 20

0 1:10,000 500m

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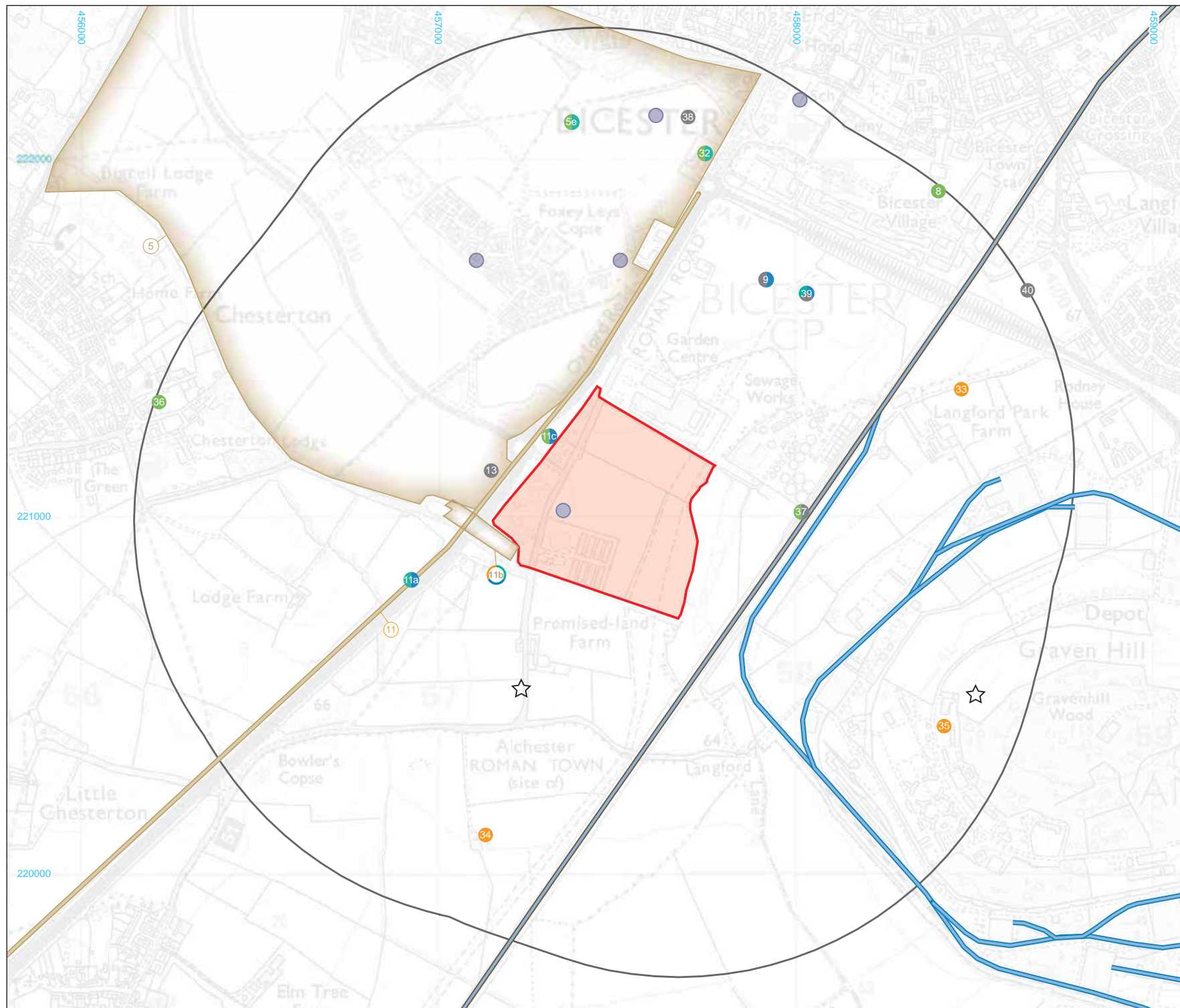


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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
Romano-British heritage assets

DRAWN BY	RP	PROJECT NO.	660707	FIGURE NO.
CHECKED BY	LM	DATE	07.06.16	
APPROVED BY	RM	SCALE	1:10,000	4



- Site boundary
- Study area
- Cropmarks
- Buckinghamshire Railway Line
- Bicester Military Railway
- Modern
- Post medieval
- Medieval
- Early medieval
- undated
- Previous investigations
- ind spot



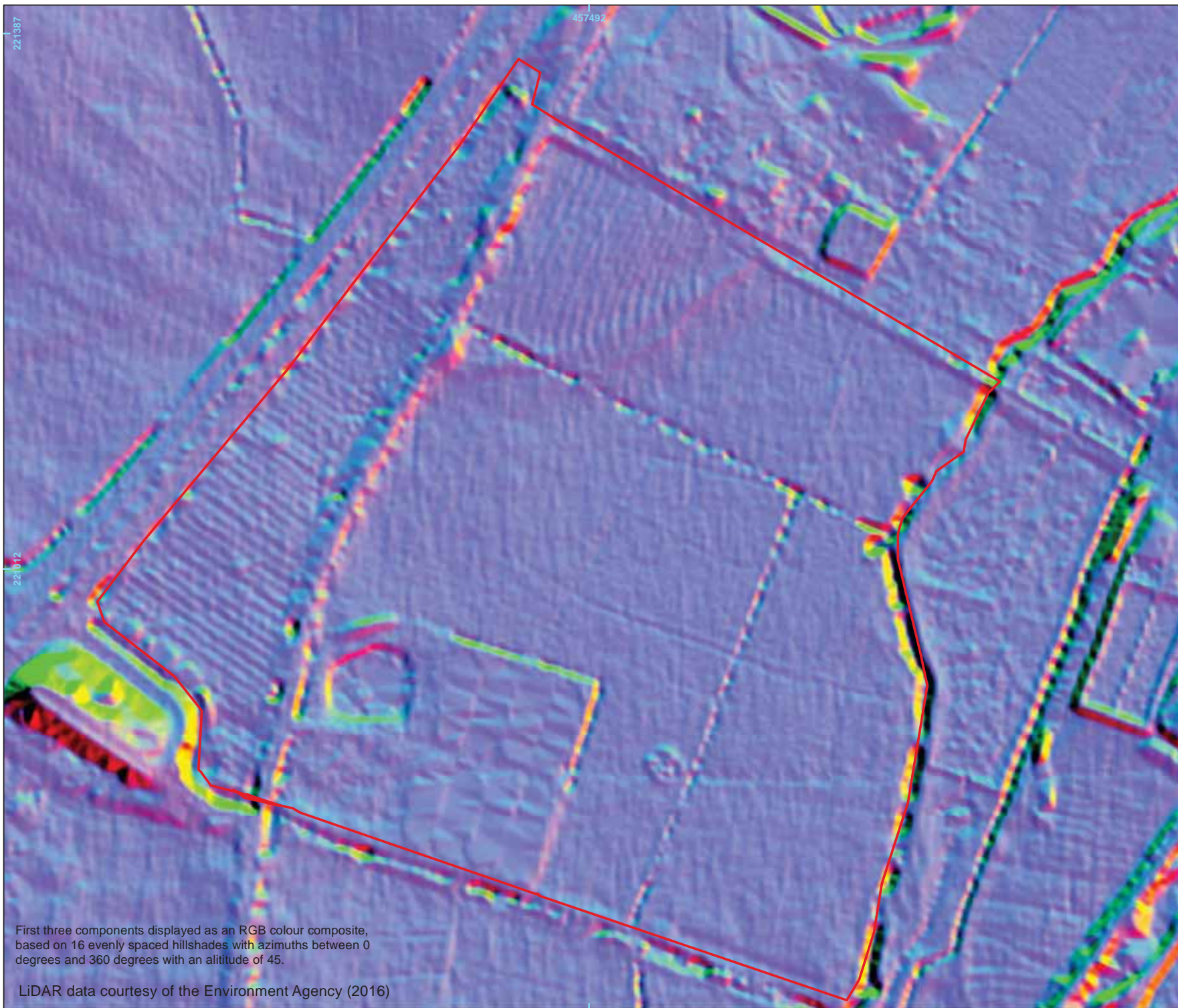
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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
Early-medieval - modern heritage assets

DRAWN BY	RP	PROJECT NO.	660707	FIGURE NO.
CHECKED BY	LM	DATE	07.06.16	5
APPROVED BY	RM	SCALE @A3	1:10,000	



First three components displayed as an RGB colour composite, based on 16 evenly spaced hillshades with azimuths between 0 degrees and 360 degrees with an altitude of 45.

LiDAR data courtesy of the Environment Agency (2016)



 Site boundary

0 100m

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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
LiDAR visualisation 1 - Principal Components Analysis

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CHECKED BY	ET	DATE	07/06/2016	6
APPROVED BY	DC	SCALE@A3	1:2,500	



Site boundary

slope severity
High : 37.8768
Low : 0

0 100m

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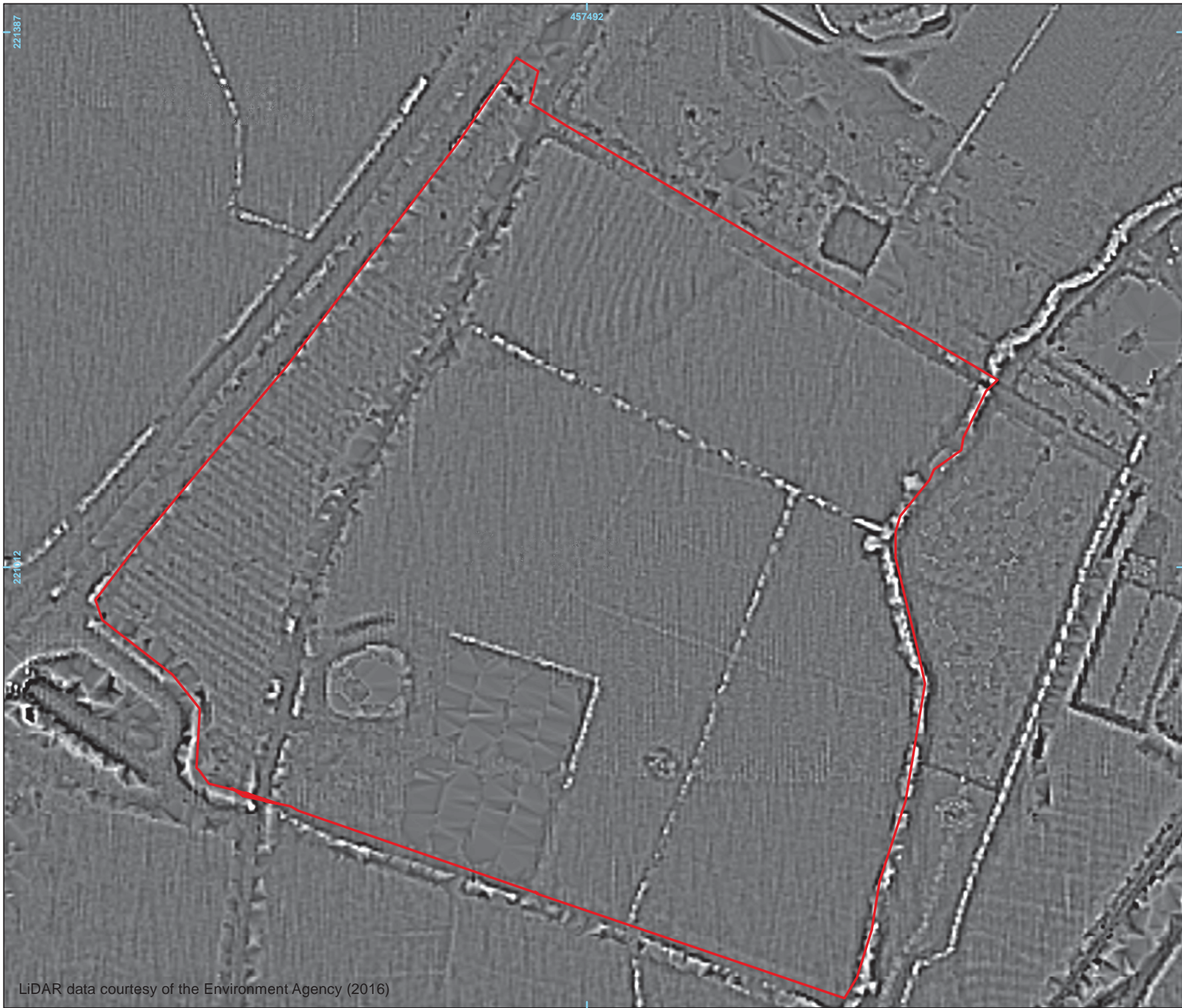
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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
LiDAR visualisation 2 - slope severity, calculated using degrees

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LiDAR data courtesy of the Environment Agency (2016)




LiDAR data courtesy of the Environment Agency (2016)



 Site boundary

0 100m


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PROJECT TITLE
Land at Bicester Gateway, Oxfordshire

FIGURE TITLE
LiDAR visualisation 3 - Local Relief Model

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