

Land west of Hook Norton Road, Sibford Ferris  
Archaeological Desk-Based Assessment  
June 2018

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**Report**

Archaeological Desk-Based Assessment

**Site**

Land west of Hook Norton Road, Sibford Ferris

**Client**

Land & Partners South East Ltd

**Planning Authority**

Cherwell District Council

**Site Centred At**

NGR 435430, 236990

**Prepared By**

Cathy Patrick BA DipArchaeol MPhil MCIfA

**Approved By**

Dr Rob Smith MCIfA

**Report Status**

Draft for client approval

**Issue Date**

June 2018

**Orion Ref**

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### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day



## Executive Summary

This archaeological desk-based assessment considers land to the west of Hook Norton Road, Sibford Ferris. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the study site.

This assessment has been prepared in accordance with a Written Scheme of Investigation prepared by Orion Heritage and approved by Richard Oram, planning archaeologist at Oxfordshire County Council and archaeological advisor to Cherwell District Council.

This assessment considers only archaeological assets; built heritage assets are not included within this assessment.

The assessment has established that, on the basis of known information, the proposed study site has a low potential for archaeological remains of all periods. It is acknowledged that archaeological investigation of the wider study area is limited and this may be a contributor to the lack of archaeological data. Investigations within the study area have included aerial photographic assessment as part of the National Mapping Programme which did not identify any potential archaeological feature within the study site.

On the basis of the known information, the archaeological potential of the study site is not considered to be sufficient to preclude or constrain proposed development.

In line with local policy, archaeological investigation will be required to confirm the absence of significant archaeological remains and to further support a planning application. The scope of any further investigation will be discussed and agreed with Cherwell District Council's archaeological advisor.

## 1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land west of Hook Norton Road, Sibford Ferris (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 435430, 236990 and is the subject of a planning application for residential development.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017; updated January 2018) and in accordance with a Written Scheme of Investigation prepared by Orion Heritage and approved by Richard Oram, planning archaeologist at Oxfordshire County Council and archaeological advisor to Cherwell District Council, the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.3** The assessment enables relevant parties to assess the significance of archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4** The study area used in this assessment is a 1km radius from a central point within the study site.

### Topography and Geology

- 1.5** The study site comprises a pasture field on the southwestern edge of Sibford Ferris and on a steep valley-side of the River Stour; levels within the study site increase from west to east (173.12m aOD at the mid-western boundary to 181.32m aOD at the mid-eastern boundary).
- 1.6** The River Stour is located c.640m to the south of the study site and there are a number of small watercourses to the west and north of the study site.
- 1.7** The majority of the study site is underlain by Northampton Sand Formation – Sandstone, Limestone and Ironstone; a band of Whitby Mudstone Formation – Mudstone is mapped along the southern study site boundary. No superficial deposits are recorded for the study site (British Geological Society Geology of Britain Viewer accessed 5/06/18).

## 2.0 Planning Background and Development Plan Framework

### Ancient Monuments and Archaeological Areas Act 1979

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments; it does not afford statutory protection to their settings.

### National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

- 2.2 Government policy in relation to the historic environment is outlined in Section 12 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.4 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.5 *Heritage Assets* are defined in 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).

- 2.6 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.7 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

- 2.8 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.9 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements

of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.10** The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, paragraph 18a-001 states that:

*“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*

- 2.11** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.12** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.13** The PPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

- 2.14** Paragraph 18a-013 concludes:

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*

- 2.15** The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the PPG provides additional guidance on substantial harm. It states:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural*

or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.16** Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG outlines what is meant by public benefits:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

- 2.17** Paragraph 135 states:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 2.18** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### Local Planning Policy

- 2.19** The study area falls within the administrative boundary of Cherwell District Council and, as such, the statutory Development Plan comprises the Cherwell Local Plan 2011 – 2031 Part 1 (incorporating Policy Bicester 13), re-adopted 19<sup>th</sup> December 2016.
- 2.20** The Council's Local Plan sets out site specific proposals and policies for the use of land and to guide future development, in order to deliver the vision and objectives of the Council.
- 2.21** The Adopted Local Plan contains the following policy relating to the historic environment which is material to the study site proposal:

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

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

*New development proposals should:*

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*

- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout*
- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are*

*appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)*

- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure ). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality Use locally sourced sustainable materials where possible.*

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

*The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.*

### Guidance

*Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

**2.22** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and PPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Second Edition) (Historic England 2017)*

**2.23** Historic England's Historic Environment Good Practice Advice in Planning Note 3 (*Second Edition*) provides guidance on the management of change within the setting of heritage assets.

**2.24** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is

experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

**2.25** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes.

**2.26** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.



### 3.0 Archaeological and Historical Background

- 3.1** The locations of designated archaeological assets are shown on Figure 2 and non-designated archaeological assets are shown on Figure 3. It is noted that although built heritage assets are shown on Figures 2 and 3, this assessment considers archaeological assets only.
- 3.2** Information from the Historic Landscape Characterisation (HLC) forms part of the Historic Environment Record (HER) data and is referenced below.
- 3.3** The HER has 1 event record for the 1km study area (an archaeological watching brief at the Manor House in Sibford Ferris) and 59 monument records; these will be discussed, as appropriate in the sections below (HER data provided 1<sup>st</sup> June 2018). There are no HER entries relating to the study site itself.
- 3.4** The study site is included within an area covered by Historic England's National Mapping Programme (NMP) which has used aerial photographic images to map potential archaeological sites. The NMP did not map any potential archaeological features within the study site. Ridge and furrow is mapped to the south and southeast of the study site, however there are no other features suggesting earlier archaeological activity within the immediate vicinity (NMP data provided 30<sup>th</sup> May 2018).
- 3.5** There has been no intrusive investigation of the study site.
- 3.6** Data from the Portable Antiquities Scheme (PAS) has not been incorporated into the assessment.

#### Non-Designated Archaeological Assets

##### *Prehistoric*

- 3.7** A small number of findspots relating to the Prehistoric period attests to movement across the landscape in this period: a later Prehistoric flint arrowhead recorded c.565m to the northwest of the study site (SMR 9750); a Neolithic or Bronze Age flint scraper (SMR 9754; 605m to the east); a Neolithic flint arrowhead (SMR 9752; 550m to the west); a Bronze Age flint arrowhead (SMR 9753; 70m to the northwest); a Bronze Age barbed and tanged arrowhead (SMR 9755; 705m to the southeast) and a Bronze Age arrowhead (SMR 13607; 725m to the north).
- 3.8** The HER contains no entries for settlement remains and, based on the available evidence, a low potential for Prehistoric settlement remains is identified. A moderate potential relating solely to artefactual evidence is identified.

##### *Roman*

- 3.9** The HER contains no entries for the study site.
- 3.10** An Iron Age/Roman artefact scatter is recorded in association with a later Saxon ridgeway (SMR 8660; Great Cotswold Ridgeway); the ridgeway is located 1.2km to the northeast of the study site.
- 3.11** It is noted that excavated evidence for the study area is limited and there may be unknown Roman evidence within that area. However, based on the known baseline evidence, given that the study site is removed from known major trading centres and routes and that there is no known evidence for settlement activity within the 1km study area, a low potential for Roman remains, principally relating to artefactual recovery, is identified for the study site.

- 3.12** The HER includes an entry for a Saxon ridgeway (SMR 8860) which was referred to in a study of Saxon Charters and Highways. This ridgeway is located 1.2km to the northeast of the study site.
- 3.13** There is no other evidence for Saxon activity within the study area. It is likely that the study site formed part of an undeveloped landscape during this period and a low potential for Saxon remains is identified.

*Medieval*

- 3.14** The name Sibford is thought to derive from Sibba's Ford and Ferris from the Ferrers (de Ferrières) family, earls of Derby, the Medieval lords of the manor (VCH 1972). A charter of 1216 states that "Sibilla, Countess of Ferrers holds land at Sibford."
- 3.15** The Domesday Survey of 1086 assessed the manor of Sibford Ferris at 10 hides; it was held at this date by Henry de Ferrières. The township of Sibford Ferris was one of several townships in the ancient parish of Swalcliffe.
- 3.16** A possible Medieval holloway, which is visible as earthworks on aerial photographs, is recorded c.475m to the northeast of the study site (SMR 28043); it is noted that this holloway may also date to the Post-Medieval period.
- 3.17** A Medieval or Post-Medieval windmill (mound now levelled) has also been recorded from aerial photographs (SMR 28045) and is located 515m to the north of the study site.
- 3.18** A probable Medieval croft boundary bank (now levelled) is recorded from aerial photographic evidence 570m to the northeast of the study site (SMR 28064).
- 3.19** Gower's Close, a Grade II listed property at Brudrop Road, has Medieval origins (SMR 18881; 740m to the north).
- 3.20** The HER includes an entry relating to a Chantry or Chapel located 535m to the northeast of the study site (SMR 5347); the HER entry includes a further note that a review of the evidence suggested it was unlikely that the Chantry was in this location.
- 3.21** The HER also records a possible Holy Well (SMR 4208) 535m to the northeast of the study site. A stone trough is located where a natural spring issues from the ground; the HER notes that the dating of this spring remains unproven.
- 3.22** On the basis of known evidence, the study site appears to have been located in an undeveloped landscape to the southwest of settlement at Sibford Ferris during the Medieval period; there is no evidence to suggest that settlement remains would be present. There is also no evidence for survival of agricultural features and a low potential is identified for the Medieval period.

*Post-Medieval and Modern*

- 3.23** The fields around Sibford Ferris were enclosed 1789; there is no known enclosure map, and the tithe map for the parish of Swalecliff shows limited areas of titheable land which are at some distance from the township of Sibford Ferris.
- 3.24** Davis's map of Oxfordshire dated 1797 (Figure 4) shows the study site within an uncultivated area of land to the southwest of Sibford Ferris; ridge and furrow is shown to the south and southwest.

- 3.25** The 1813 Ordnance Surveyors Drawing (Figure 5) and 1833 Ordnance Survey First Edition (Figure 6) show that study site remains uncultivated.
- 3.26** The 1884 – 1887 1:10,560 Ordnance Survey map (Figure 7) continues to show that the study site is located within a predominantly rural landscape to the south of Sibford Ferris, which is punctuated by small farms. The study site’s western, southern and eastern boundaries are marked; the northern boundary is not present at this time. There are no features within the study site; a pond is located immediately to the southeast.
- 3.27** A Valuation Office Survey Map, dated c.1910 (Figure 8) shows that the study site forms part of Plot 71 which the valuation books show is in the ownership of Miriam Hartley.
- 3.28** There is no change to the study site until 1955 when part of the present-day northern boundary is shown in relation to development to the north (Figure 9).
- 3.29** The 1977 Ordnance Survey map (Figure 10) shows the expansion of Sibford Ferris southwards towards the study site and is also useful in its inclusion of topographic contours which illustrate the study site’s elevated position in the landscape.
- 3.30** The northern boundary of the study site is mapped in 2006 (Figure 11). This map also shows that part of the southern boundary has been removed, along with a former pond at the southeastern corner of the study site.
- 3.31** Historic Landscape Characterisation (HLC) carried out by Oxfordshire County Council HER records that the study site comprises Piecemeal Enclosure dating from 1540 – 1810 (HOX2622).
- 3.32** The mapping has demonstrated that the study site has formed part of an agricultural landscape, removed from settlement, from the early 19<sup>th</sup> century to the present-day. A low potential for remains dating to the Post-Medieval and Modern periods is, therefore, identified.

#### Designated Archaeological Assets

- 3.33** There are no Scheduled Monuments on the study site or within a 1km radius of the study site.

## 4.0 Proposed Development and Predicted Impact on Heritage Assets

### Site Conditions

- 4.1 The study site comprises a pasture field on the southwestern edge of Sibford Ferris. There are two overhead power lines: one aligned southeast – northwest and one aligned east – west.

### The Proposed Development

- 4.2 Proposals are for residential development, with associated infrastructure, access and landscaping. Further details are provided separately.

### Potential Archaeological Impacts

- 4.3 Residential development will have below-ground impacts associated with foundations, utilities and landscaping which have the potential to truncate or erase archaeological deposits.
- 4.4 The assessment has established that the study site has a low potential for archaeological remains of all periods. It is acknowledged that archaeological investigation of the wider study area is limited and this may be a contributor to the lack of archaeological data. Investigations within the study area do include aerial photographic assessment which did not map any potential archaeological features within the study site. It is considered that any potential remains within the study site are unlikely to be of more than local significance.
- 4.5 On the basis of the known information, the archaeological potential of the study site is not considered to be sufficient to preclude or constrain proposed development.
- 4.6 In line with local policy, archaeological investigation will be required to confirm the absence of significant archaeological remains and to further support a planning application.

### Potential Impacts on Designated Heritage Assets

- 4.7 There are no Scheduled Monuments within the study site or within the 1km search radius.

## 5.0 Summary and Conclusions

- 5.1** This archaeological assessment considers land to the west of Hook Norton Road, Sibford Ferris. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological significance and potential of the study site.
- 5.2** This assessment has established that, on the basis of known information, the proposed study site has a low potential for archaeological remains of all periods. It is acknowledged that archaeological investigation of the wider study area is limited and this may be a contributor to the lack of archaeological data. Investigations within the study area include aerial photographic assessment which did not identify any potential archaeological features within the study site.
- 5.3** On the basis of the known information, the archaeological potential of the study site is not considered to be sufficient to preclude or constrain proposed development.
- 5.4** In line with local policy, archaeological investigation will be required to confirm the absence of significant archaeological remains and to further support a planning application. The scope of any further investigation will be discussed and agreed with Cherwell District Council's archaeological advisor.

## Sources

### General

British Library  
National Archives  
Oxfordshire History Centre

### Cartographic

1797 Map of Oxfordshire by Richard Davis Ref: OHC searchroom  
1813 Ordnance Surveyors Drawing Ref: BL OSD 226  
1833 Ordnance Survey First Edition  
c.1910 Valuation Office Survey map and valuation book Ref: OHC DV/VIII/56 map, and valuation book DV/X/86

1884/87 Ordnance Survey 1:10,560 Scale Map  
1900 Ordnance Survey 1:10,560 Scale Map  
1905/06 Ordnance Survey 1:10,560 Scale Map  
1923 Ordnance Survey 1:10,560 Scale Map  
1955 Ordnance Survey 1:10,000 Scale Map  
1977 Ordnance Survey 1:10,000 Scale Map  
1999 Ordnance Survey 1:10,000 Scale Map  
2006 Ordnance Survey 1:10,000 Scale Map  
2018 Ordnance Survey 1:10,000 Scale Map

1881/82 Ordnance Survey 1:2,500 Scale Map  
1886 Ordnance Survey 1:2,500 Scale Map  
1900/05 Ordnance Survey 1:2,500 Scale Map  
1922 Ordnance Survey 1:2,500 Scale Map  
1974 Ordnance Survey 1:2,500 Scale Map  
1987 Ordnance Survey 1:2,500 Scale Map  
1991 Ordnance Survey 1:2,500 Scale Map  
1993 Ordnance Survey 1:2,500 Scale Map  
2018 Ordnance Survey 1:2,500 Scale Map

### Websites

Archaeological Data Service - [ads.ahds.ac.uk](http://ads.ahds.ac.uk)  
British Geological Society - [www.bgs.ac.uk](http://www.bgs.ac.uk)  
Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the-list](http://historicengland.org.uk/listing/the-list)  
MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

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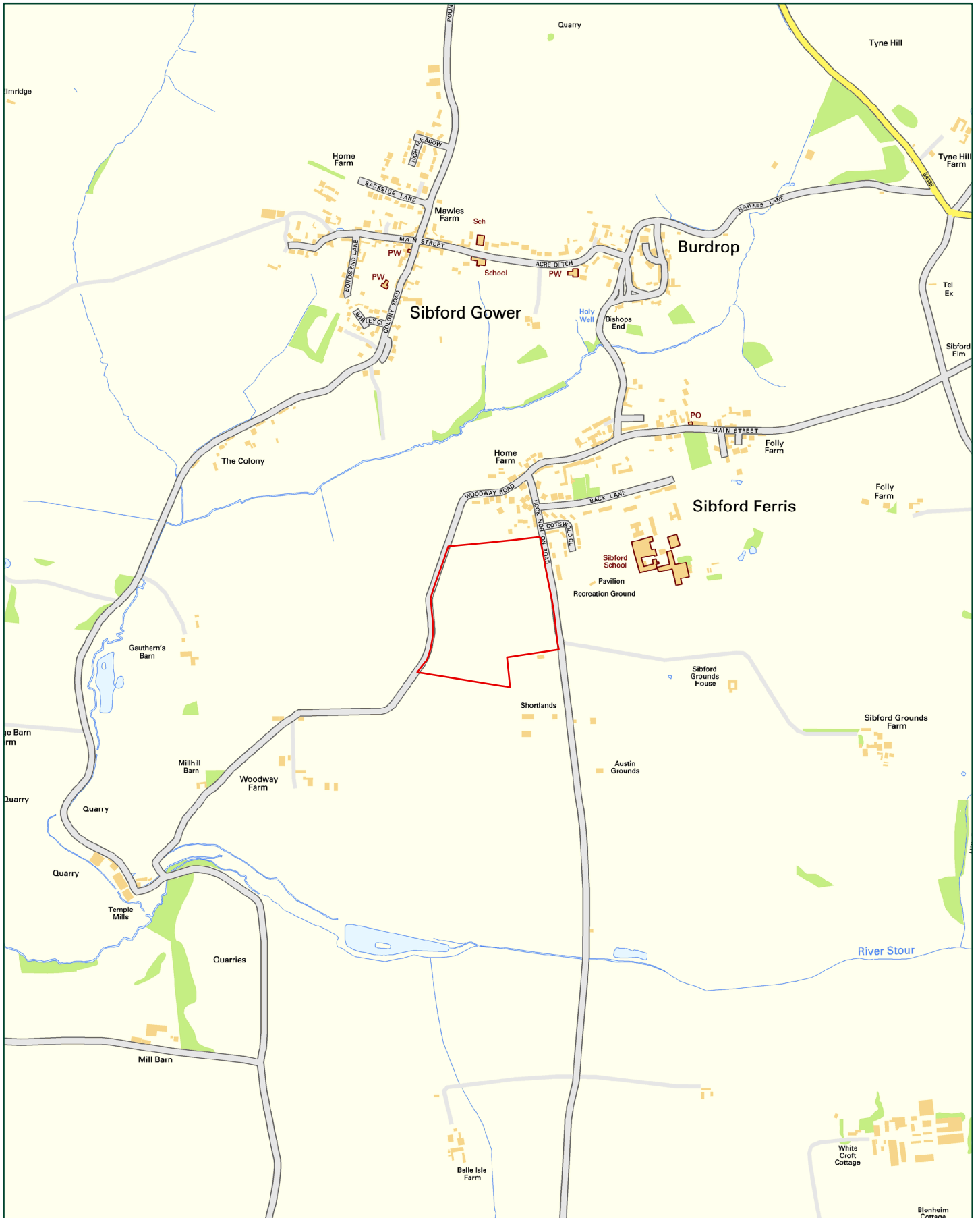
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**Legend**

 Site

1:12,500 at A4

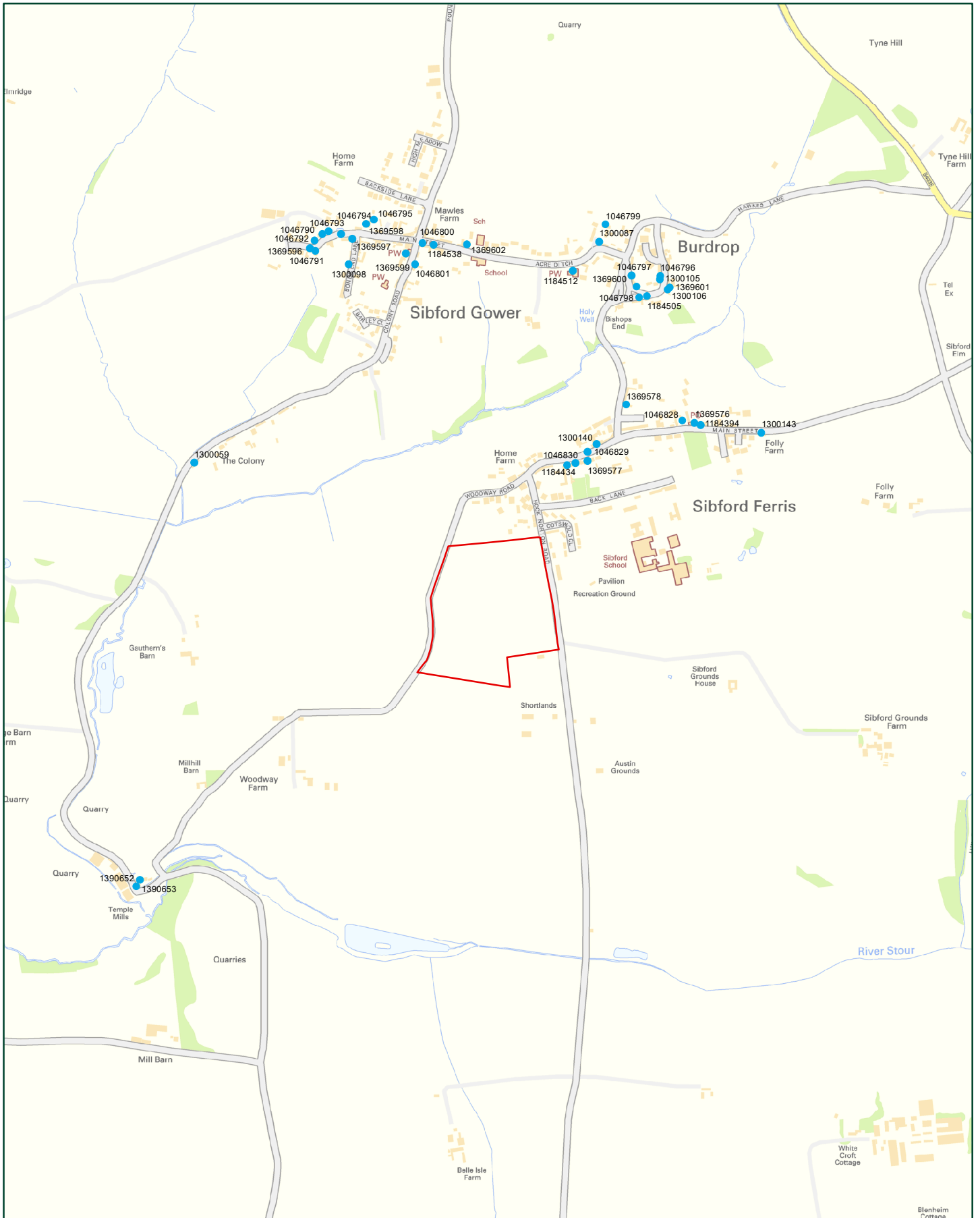


**Title:**  
Fig.1: Site Location

**Address:**  
Land West of Hook Norton Road, Sibford







**Legend**

- Site
- Listed Buildings

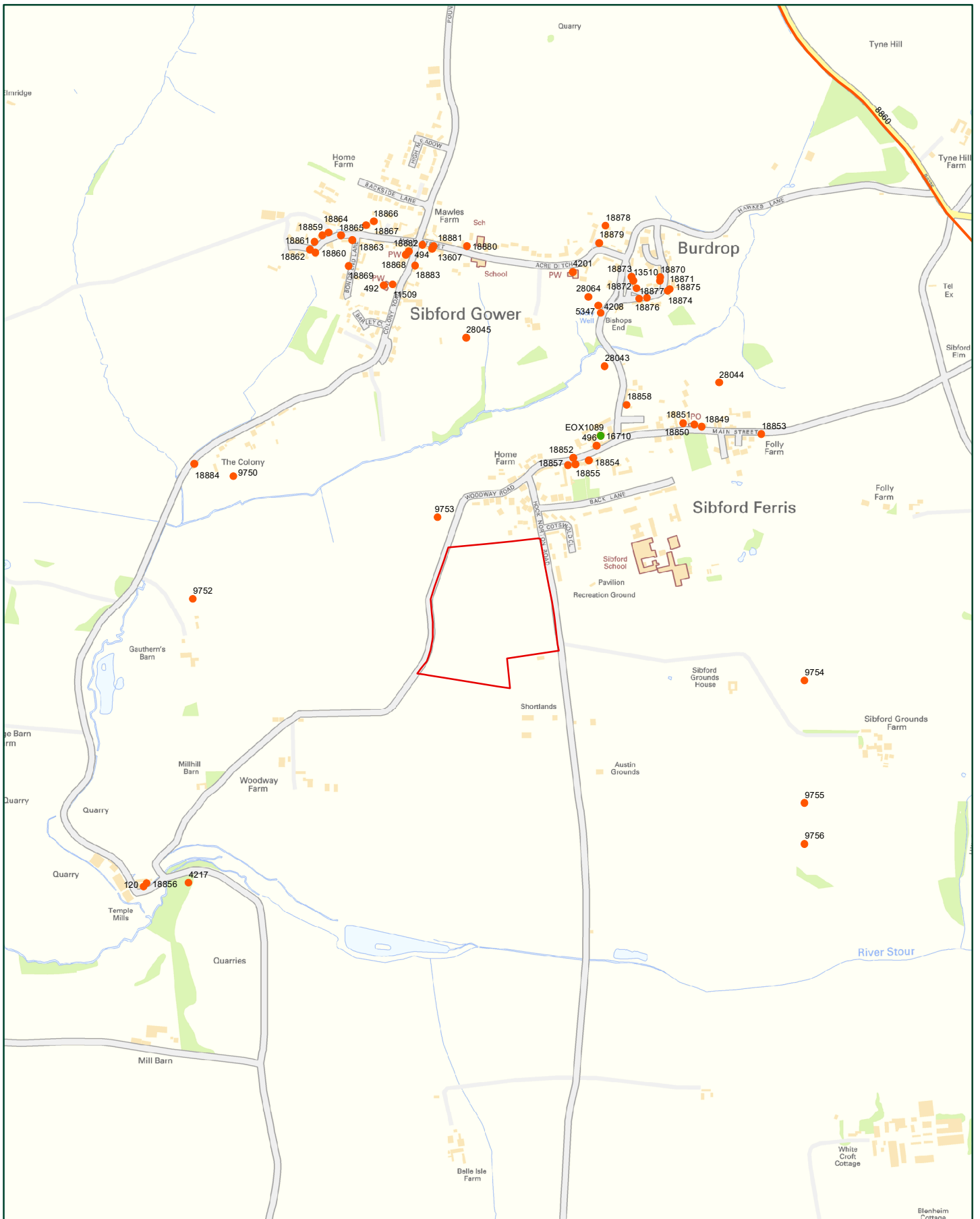
1:12,500 at A4



**Title:**  
Fig.2: Designated Assets

**Address:**  
Land West of Hook Norton Road, Sibford





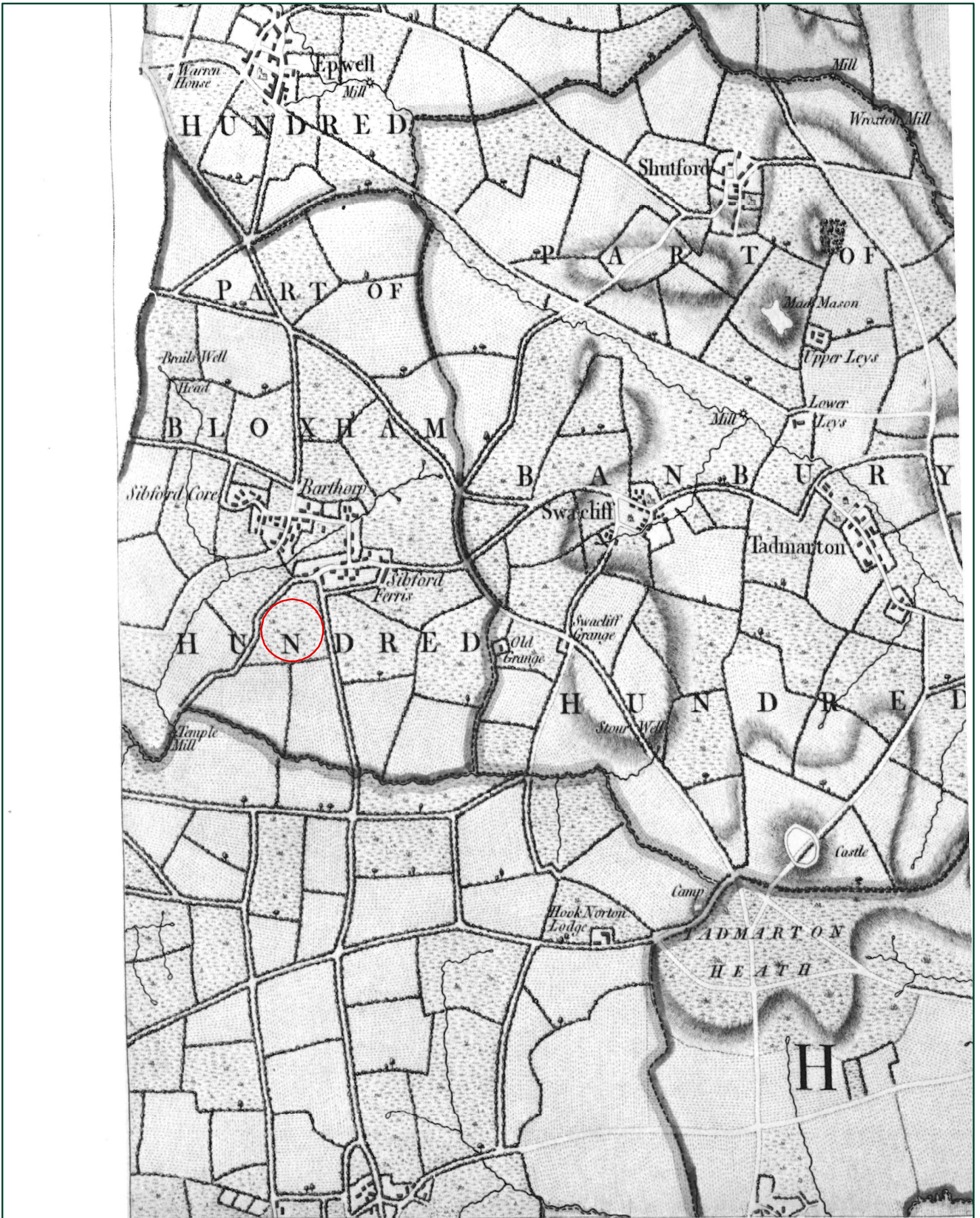
**Legend**  
 Site  
● Monument point  
● Event point  
 Monument poly

1:12,500 at A4  
 0 400m

**Title:**  
 Fig.3: Non-Designated Assets  
**Address:**  
 Land West of Hook Norton Road, Sibford







**Legend**



Approximate location of Site

1:30,000 at A4



**Title:**

Fig.4: 1797 Davis' Map of Oxfordshire

**Address:**

Land West of Hook Norton Road, Sibford




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Legend

 Approximate location of Site

1:15,000 at A4

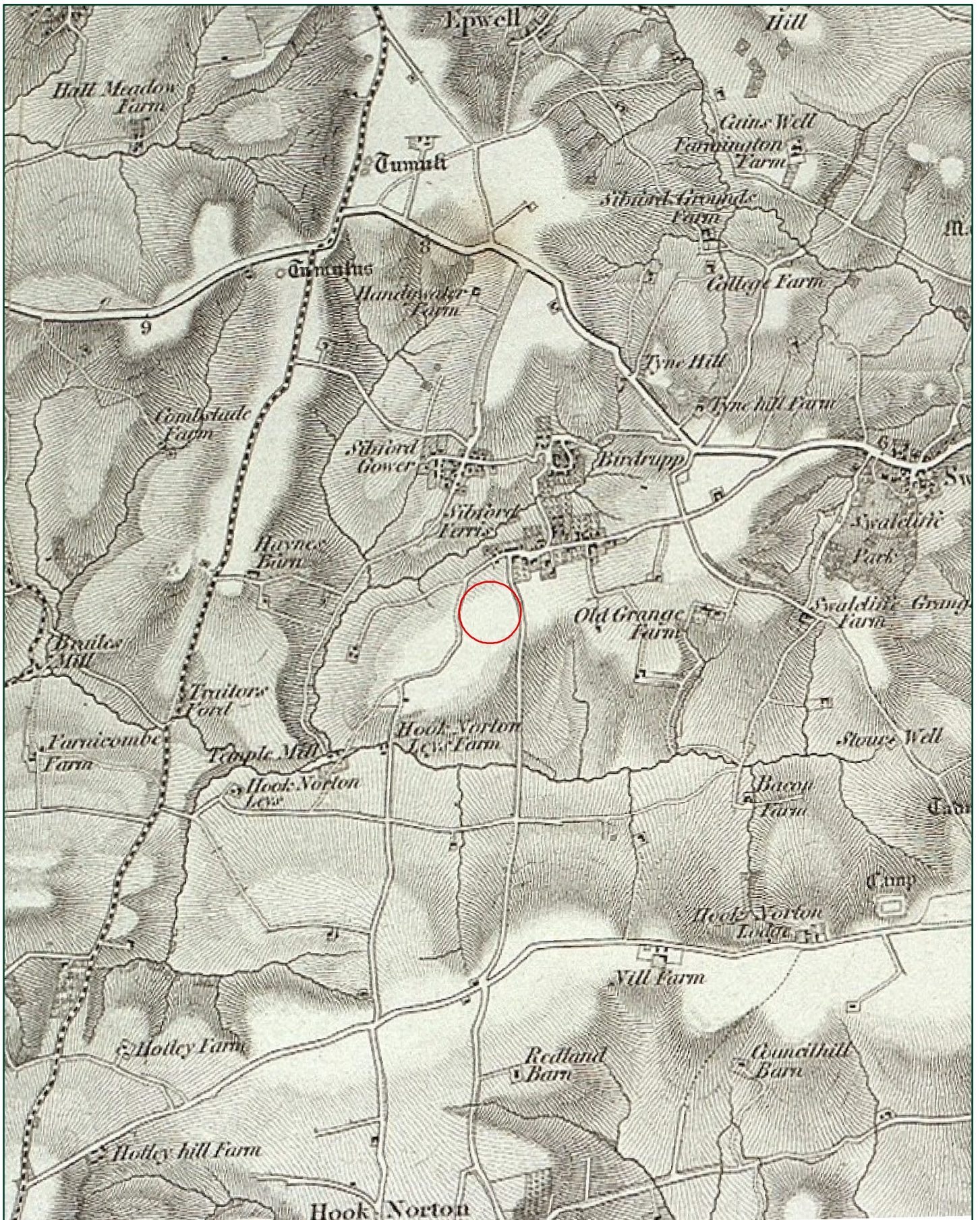


Title:  
Fig.5: 1813 Ordnance Surveyors Drawing  
Address:  
Land West of Hook Norton Road, Sibford




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**Legend**

 Approximate location of Site

1:30,000 at A4

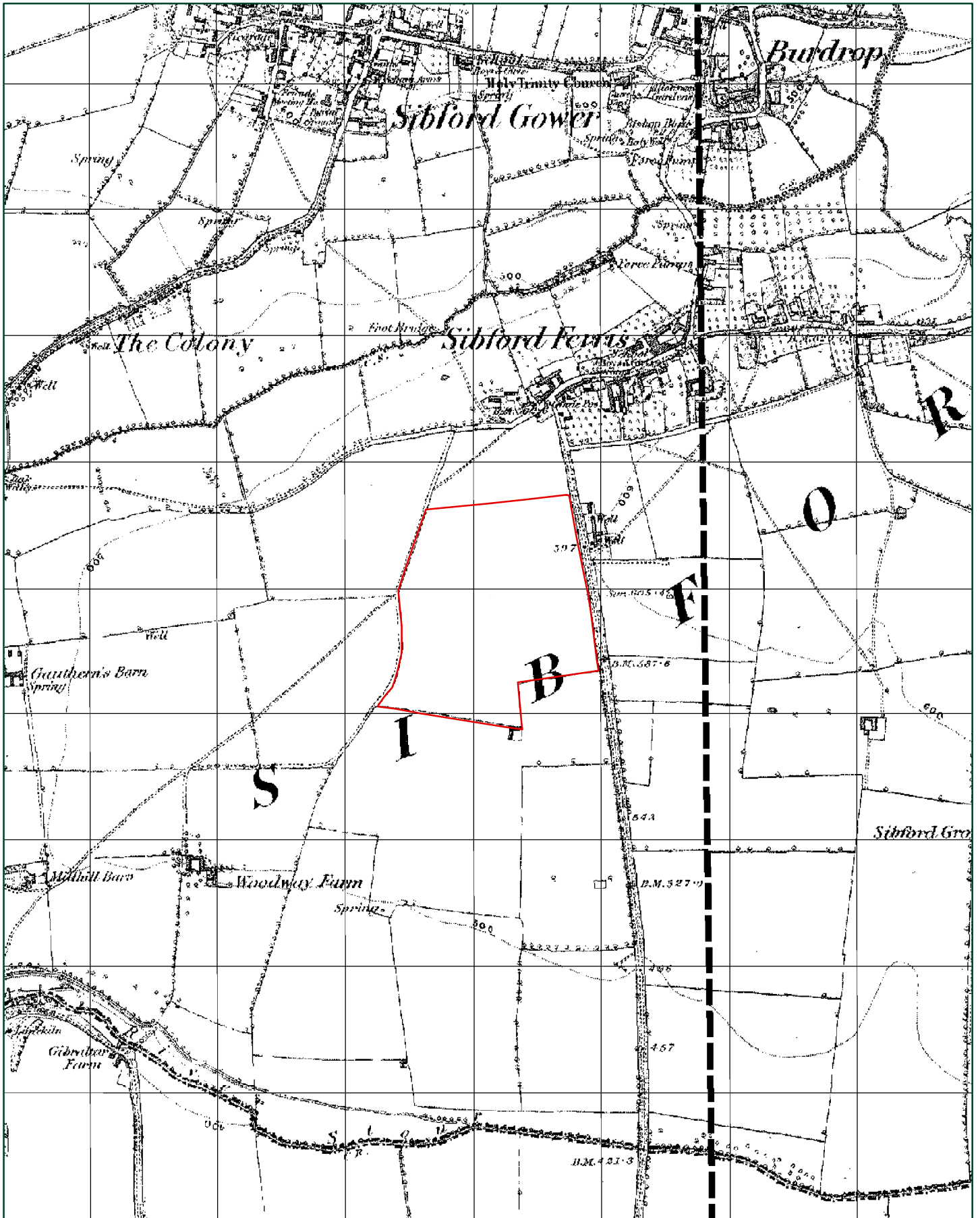


**Title:**  
 Fig.6: 1833 Ordnance Survey First Edition  
**Address:**  
 Land West of Hook Norton Road, Sibford



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**Legend**

 Site

1:8,000 at A4



**Title:**  
 Fig.7: 1884-1887 Ordnance Survey Map 1:10,560  
**Address:**  
 Land West of Hook Norton Road, Sibford



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Legend

Site

1:8,000 at A4

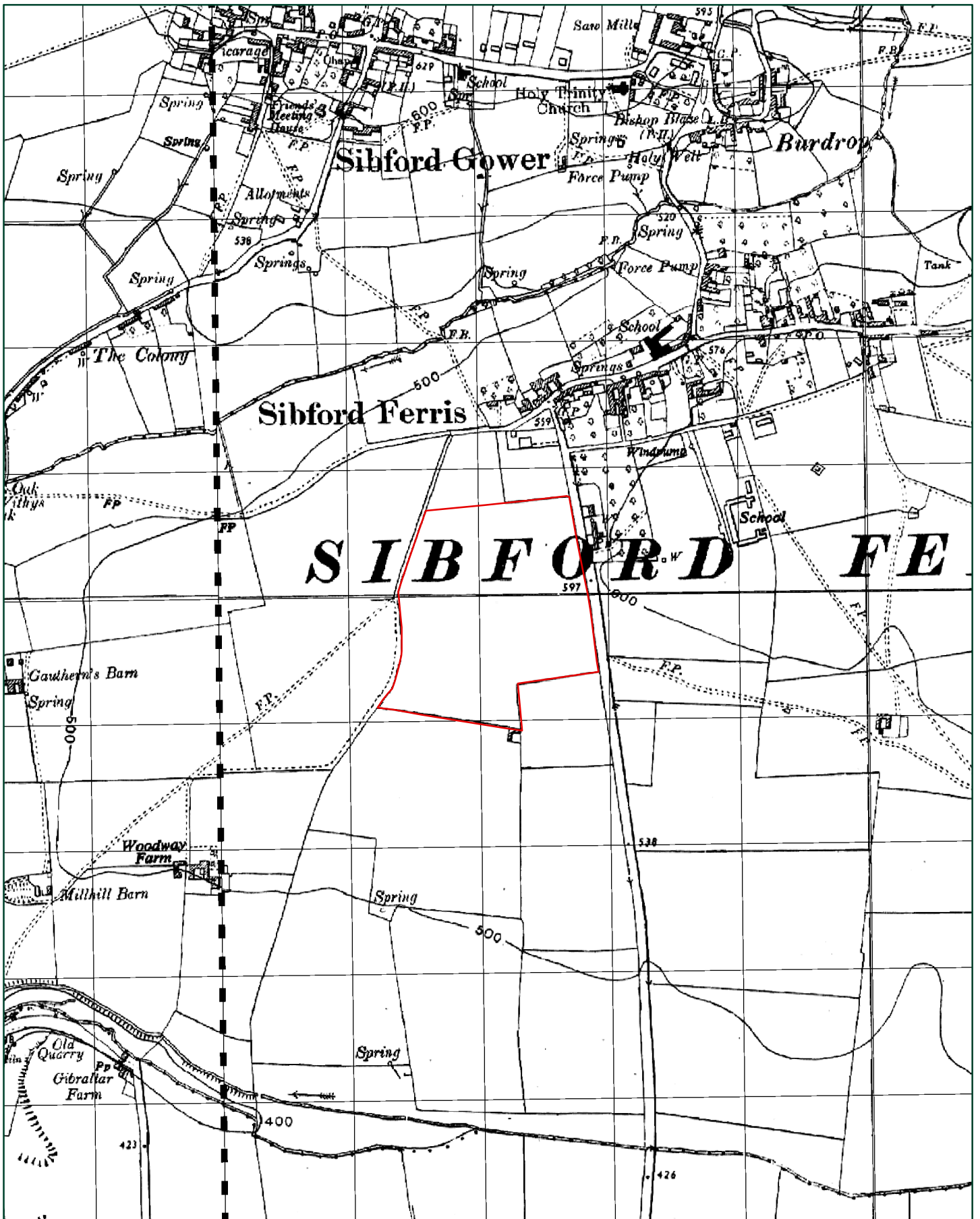


Title:  
Fig.8: 1910 Valuation Office Survey Map  
Address:  
Land West of Hook Norton Road, Sibford



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Legend

 Site

1:8,000 at A4



Title:

Fig.9: 1955 Ordnance Survey Map, 1:10,000

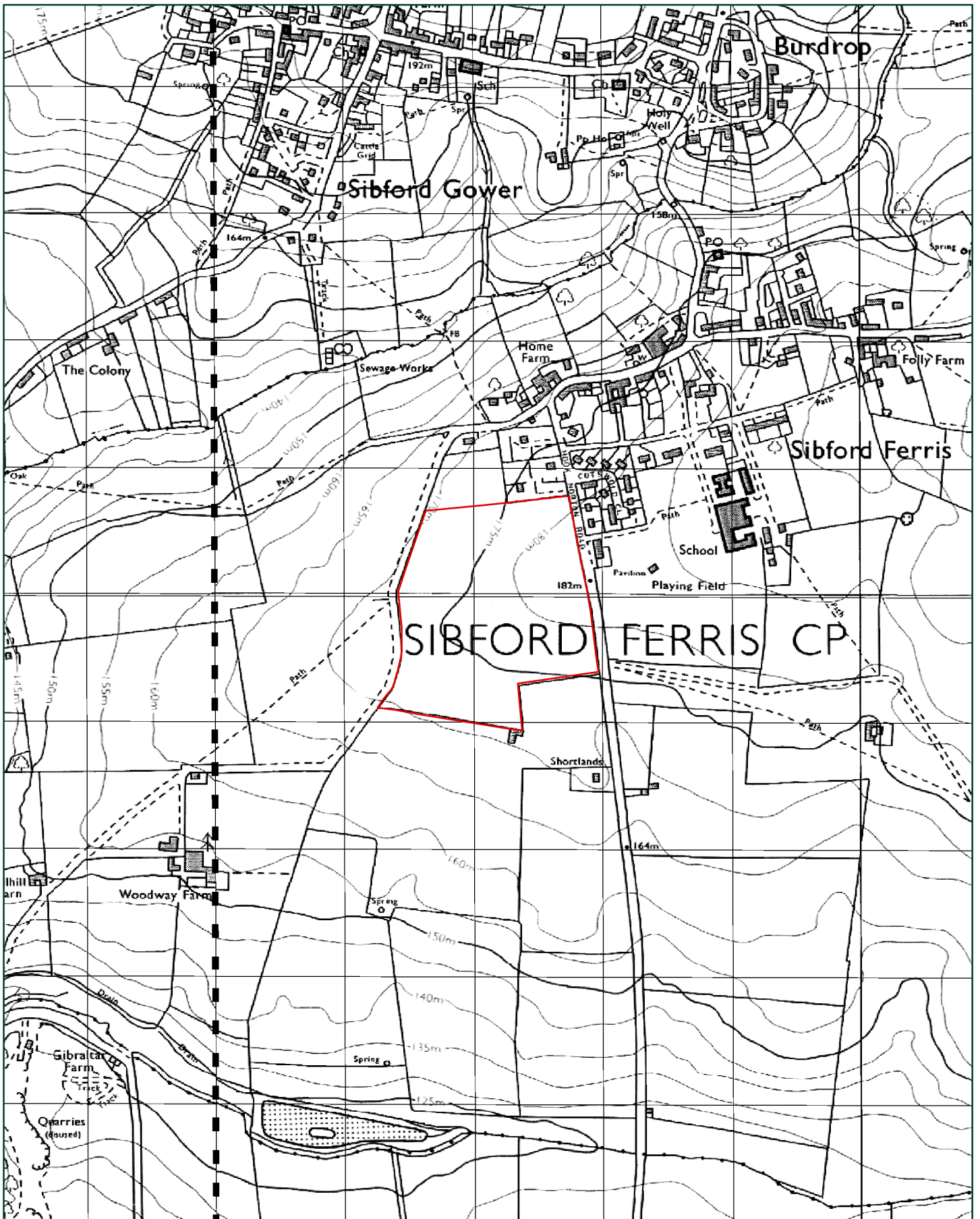
Address:

Land West of Hook Norton Road, Sibford



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Legend

 Site

1:8,000 at A4



Title:

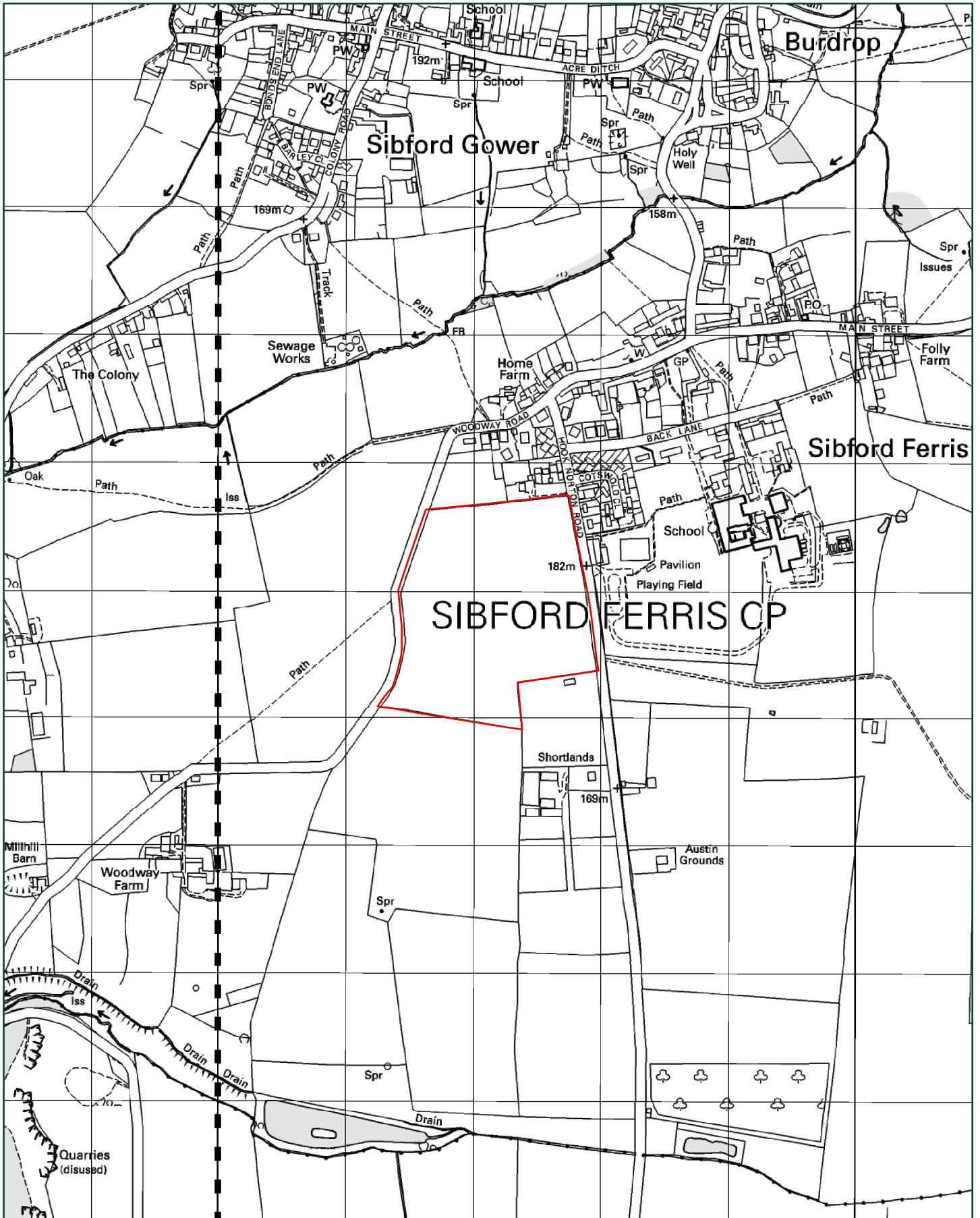
Fig.10: 1977 Ordnance Survey Map, 1:10,000

Address:

Land West of Hook Norton Road, Sibford



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**Legend**

 Site

1:8,000 at A4



**Title:**  
 Fig.11: 2006 Ordnance Survey Map, 1:10,000  
**Address:**  
 Land West of Hook Norton Road, Sibford

