

10.0 Historic Environment

10.1 Introduction

10.1.1 This chapter of the ES will identify and describe the nature and significance of any potential effects likely to arise from the Proposed Development on the historic environment.

10.1.2 Orion Heritage is instructed by Hallam Land Management to undertake a Historic Environment Assessment and this chapter of the ES will evaluate the known and potential archaeological and historic resource within the Site and its surroundings. This will be placed in the local, regional and national context, and assessed against national criteria.

10.1.3 The chapter is supported by a Heritage Impact Assessment which forms an appendix to this Chapter.

Competency

10.1.4 Orion Heritage Limited is an archaeological and heritage consultancy with over 50 years collective experience. The company provides independent advice to the private sector aimed at resolving the often-conflicting demands of heritage conservation while also achieving profitable and sustainable development. The Directors bring with them a wealth of experience of providing advice to clients on all stages of the promotion and construction of proposed developments. This ranges from land acquisition/due diligence, through the design and planning application (both outline and detailed) process, to the eventual discharge of archaeological and historic building conditions. This work routinely involves the production of desk-based assessments and historic environment ES chapters for TCP and NSIP schemes, negotiations with local planning authorities, the costing and management of archaeological investigations, and expert witness at public enquiry. Each of Orion's EIA team have suitable academic qualifications, professional accreditation (Associate or Member of the Chartered Institute for Archaeologists) and a wealth of EIA experience.

10.2 Regulatory and Policy Context

Legislative Context

10.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

10.2.2 Section 66(1) states:

"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 which it possesses”.

10.2.3 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined below.

10.2.4 Other relevant guidance comprises:

- Ancient Monuments and Archaeological Areas Act 1979

10.2.5 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework and Planning Practice Guidance

National Planning Policy Framework, 2021

10.2.6 The revised National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how they are expected to be applied.

10.2.7 Government policy in relation to the historic environment is outlined in Section 16 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 16 of the NPPF can be summarised as seeking the:

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

10.2.8 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

10.2.9 Paragraph 194 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.

10.2.10 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.

10.2.11 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

10.2.12 Annex 2 of the NPPF has the following heritage related definitions:

- **Historic environment:** *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.*
- **Heritage asset:** *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. It includes designated heritage assets and assets identified by the local planning authority (including local listing);*
- **Designated heritage asset:** *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*
- **Significance (for heritage policy):** *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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*
- **Setting of a heritage asset:** *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.*

10.2.13 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as a non-designated heritage asset.

10.2.14 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

"Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."

10.2.15 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) 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.

10.2.16 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.”

10.2.17 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

“What matters in assessing whether a proposal might cause 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.”

10.2.18 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-203) apply.

10.2.19 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

10.2.20 Whether a proposal causes substantial harm will be a judgment for the decision-maker, 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. The harm may arise from works to the asset or from development within its setting.

10.2.21 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

10.2.22 Paragraph 202 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 (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). 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 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, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation."*

10.2.23 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.

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

10.2.24 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 NPPG. Paragraph 6 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 (Historic England 2017)

10.2.25 Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

10.2.26 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.

10.2.27 The Good Practice Advice Note sets out a five-staged 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 effect 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.

10.2.28 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.

Local Policy

Cherwell Local Plan Part 1 2011-2031 (Adopted 2015)

10.2.29 The Cherwell Local Plan Part 1 2011 – 2031, adopted in 2015, is the development plan for Bicester.

10.2.30 The following policies are relevant to the Historic Environment:

Policy Bicester 1 North West Bicester Eco-Town

10.2.31 Planning permission will only be granted for development at North West Bicester in accordance with a comprehensive masterplan for the whole area, to be approved by the

Council as part of a North West Bicester Supplementary Planning Document. The Council will expect the Masterplan and applications for planning permission to meet the following requirements specific to archaeology: Undertake a staged programme of archaeological investigation.

Policy ESD15 The Character of the Built and Historic Environment

10.2.32 The 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.

10.2.33 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 proposals on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, field evaluation
- Respect the traditional patterns 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 sources sustainable materials where possible.

10.2.34 The design of 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. 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 the 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.

10.3 Assessment Methodology

Overview of Approach

10.3.1 An assessment of the historic environment within and around the site has been undertaken. The aim of the assessment is to identify, as far as is reasonably possible, the nature of the archaeological and cultural heritage resources within the site and its surroundings, to assess their significance and to make appropriate recommendations for the future treatment of any heritage assets or their settings which may be affected.

10.3.2 The ES Chapter has reviewed the potential effects identified in accordance with current policy and guidance, baseline conditions and assessment methods.

10.3.3 The assessment identifies and evaluates the nature and likelihood of any impacts of the Proposed Development, in both the short and long term, on archaeological and cultural heritage features against clearly defined criteria. Significance will be assigned to impacts relative to the sensitivity of the resource and the magnitude of impact in accordance with best practice.

10.3.4 The assessment has been based on information drawn from the following:

- Interpretation of Aerial Photographs for Archaeology (Air Photo Services 2010, ES Technical Appendix 10B for outline application 14/01384/OUT, **Appendix 10.1**)
- Archaeological Geophysical Survey for the Proposed Bicester Eco Development Oxfordshire (Northamptonshire Archaeology December 2011 – February 2012, ES Technical Appendix 10C for outline application 14/01384/OUT, **Appendix 10.2**)
- Archaeological Evaluation Report (Oxford Archaeology South 2014, ES Technical Appendix 10D for outline application 14/01384/OUT, **Appendix 10.3**)
- A cultural heritage desk-based assessment (Hyder Consulting Ltd 2014, ES Technical Appendix 10A for outline application 14/01384/OUT, **Appendix 10.4**)
- Heritage Impact Assessment (Orion Heritage, October 2021, **Appendix 10.5**)

Scoping and Response

10.3.5 In terms of the effects on the historic environment, the effects can be direct, such as loss or damage to heritage features, or indirect, including the effect on the setting of designated heritage assets (for example listed buildings, scheduled monuments or registered parks and gardens). In this instance the absence of any scheduled monuments and registered parks and gardens means that the impact on the setting of listed buildings is the only potential indirect impact that needs to be considered. The relationship between the site and the village of Bucknell to the north of the site is such that there is considered to be no impact on the setting of the listed buildings within Bucknell and these are therefore scoped out of the assessment.

Consultations Undertaken

10.3.6 The council's archaeological advisor was consulted on a development proposal (application no: 14/01384/OUT) in 2014. The 2014 application was a proposal for the development of

the substantial majority of the part of North West Bicester located to the north-east of the Marylebone to Birmingham railway line and comprised an area of 155 hectares surrounding Hawkswell Farm and Lords Farm. The current proposal, subject of this ES chapter, shares a substantial overlap with the 2014 application, however, the north-eastern part of the 2014 application is now not part of the site and is under consultation separately (application no: 21/01630). In addition to this, the current site has been extended by c.20-25% to the north. Regarding the 2014 application, the council's archaeological advisor had no objections to the development proposals. A further programme of archaeological investigations and mitigation, undertaken ahead of any development and secured through a condition on any resulting planning permission, was recommended.

10.3.7 Historic England's response to to the EIA scoping report, dated 24.09.2021, states that designated heritage assets and their settings in the area around the site should be assessed. The potential impacts on non-designated features of historic, architectural, archaeological or artistic interest should also be considered.

10.3.8 The LPA's formal Scoping Opinion, dated 07.10.2021, states the following in relation to the Historic Environment: the assessment should consider designated heritage assets and their settings in Caversfield. Those in Bucknell are scoped out of this assessment. Non-designated assets should also be considered.

Surveys Undertaken

10.3.9 Consultation with the following organisations and/or reference to the following documents has been undertaken as part of the assessment:

- National Monuments record
- Oxfordshire Historic Environment Record
- Bicester Local History Society records
- Historic England National Heritage List
- Local Studies and Archives, and other relevant repositories;
- Historic Ordnance Survey mapping;
- Historic aerial photography;
- Documentation and consultation responses relating to the previous application in relation to much of the proposed site (14/01384/OUT, Appendices 10.1 to 10.4)

10.3.10A Heritage Impact Assessment has been undertaken for the site in 2021 (Appendix 10.5).

Method for Assessing Baseline and Future Baseline Conditions

10.3.11 In 2010, an interpretation of aerial photographs for archaeology was carried out for the majority of the site and a large area to the west of it (Air Photo Services 2010). A number of buried features which show as cropmarks were identified within the site. This was followed by a geophysical survey carried out between December 2011 and February 2012 (Northamptonshire Archaeology). Archaeological trial trenching evaluation was subsequently

carried out in 2014 over a large area encompassing the majority of the site and land to the west of it (Oxford Archaeology South, 2014). A cultural heritage desk-based assessment (Hyder, 2014) which considered the location of archaeological assets and built heritage assets within the majority of the site and a 500m study area followed in 2014. A recent Heritage Impact Assessment (Orion Heritage, 2021) summarises the previous investigations and sets out areas of potential further investigations and mitigation (Appendix 10.5).

10.3.12 In a 'no development' scenario, the archaeological, built heritage and historic landscape baseline would remain unchanged. Any potential intensification of the ploughing regime in the arable areas of the site could potentially impact the below ground archaeology due to the relatively shallow depths of topsoil across areas of the site.

10.3.13 In general terms, changes in the baseline may result from the scheduling or listing of heritage assets within the study area or the discovery of new sites within the site or the 500m study area. Previous archaeological investigations have not identified any sites which are likely to be designated within the site or in the 500m study area.

Method for Assessing Impacts and Magnitude and Significance of Effects

10.3.14 The significance of effects will be assessed by considering the sensitivity of receptors (i.e. their importance and ability to tolerate and recover from change) and the likely magnitude of the impact. By combining sensitivity and magnitude, the significance of the effect is established. Table 10.1 sets out the criteria for assessing sensitivity. The criteria for assessing the magnitude of predicted change are given in Table 10.2.

10.3.15 The sensitivity of the receiving environment, together with the magnitude of change, defines the significance of the impact as shown in Table 10.3. Impacts of 'major' or 'moderate' significance in relation to the historic environment are considered to equate to significant impacts highlighted in the context of the EIA Regulations. The impacts could potentially be adverse, negligible or beneficial. The definition of effects is described in Table 10.4.

Table 10.1: Sensitivity of archaeology and heritage receptors

Sensitivity	Receptor
Very High (International)	Archaeological sites or monuments of international importance, including World Heritage Sites.
High (National)	Scheduled Monuments Archaeological sites of schedulable quality & significance Listed Buildings Registered Parks and Gardens (all grades) Historic Battlefields
Medium (Regional/County)	Local Authority designated sites, e.g. Conservation Areas and their settings Undesignated sites of demonstrable regional importance

Low (Local)	Sites with significance to local interest groups Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible (None)	Areas in which investigative techniques have produced negligible or only minimal evidence for archaeological remains, or where previous large-scale disturbance or removal of deposits can be demonstrated.

Table 10.2: Magnitude of impact to archaeology and built heritage environmental receptors

Magnitude	Direct Impacts	Indirect Impacts
High Adverse	Complete Removal of an archaeological site/ demolition of a built heritage asset or demolition with a Conservation Area.	Radical transformation of the setting of an archaeological monument. Substantially harmful change to the significance of a built heritage asset or Conservation Area due to a change in setting.
Medium Adverse	Removal of a major part of an archaeological site and loss of research potential/significance. Harmful alteration (but not demolition) of a built heritage asset or alterations to a building in a Conservation Area.	Less than substantial harm to the significance of a built heritage asset or Conservation Area due to a change in setting. Partial transformation of the significance of an archaeological site, e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site.
Low Adverse	Removal of an archaeological site where a minor part of its total area is removed but the site retains significant future research potential. Alterations to a built heritage asset or Conservation Area resulting in minor harm.	Minor harm to the significance of an archaeological monument or built heritage asset or Conservation Area due to a change in setting.

Negligible/None	Negligible impact from changes in use, amenity or access. Negligible direct impact to the built heritage asset or Conservation Area.	Negligible perceptible change to the significance of a building, archaeological site or Conservation Area due to a change in setting.
Low Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains. Alterations to a built heritage asset or Conservation Area resulting in minor beneficial impacts.	Decrease in visual or noise intrusion on the setting of a building, archaeological site or monument. Minor enhancement to the setting of a built heritage asset or Conservation Area.
Medium Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains plus interpretation measures (heritage trails etc.)	Significant reduction or removal of visual or noise intrusion on the setting of a building, archaeological site or monument. Improvement of the wider landscape setting of a built heritage asset, Conservation Area, archaeological site or monument. Improvement of the cultural heritage amenity, access or use of a built heritage asset, archaeological site or monument. Moderate enhancement to the setting of a built heritage asset and Conservation Area.
High Beneficial	Arrest of physical damage or decay to a heritage asset. Alteration to a built heritage asset or Conservation Area resulting in significant beneficial impact.	Significant enhancement to the setting of a built heritage asset, Conservation Area or archaeological site, its cultural heritage amenity, access or use.

Table 10.3: Matrix of significance of impacts on built heritage and archaeological receptors

Sensitivity of Receptor	Magnitude of Change			
	High	Medium	Low	Negligible/ None
Very High (International)	Substantial	Major	Major	Negligible
High (National)	Major	Moderate	Minor	Negligible
Medium (Regional/County)	Moderate	Minor	Minor	Negligible
Low (Local)	Minor	Minor	Negligible	Negligible
Negligible (None)	Negligible	Negligible	Negligible	Negligible
<p>'Major' and 'Moderate' levels of effect are 'significant' in the context of EIA Regulations. 'Minor' and 'Negligible' are not significant in the context of EIA Regulations.</p>				
<p>The levels of effect could potentially be positive, neutral or negative.</p>				

Table 10.4: Definition of significance of impacts on archaeology and built heritage

Significance of Impacts	Definition
Major	An effect which in isolation could have a material influence on the decision-making process.
Moderate	An effect which on its own could have a moderate influence on decision making, particularly when combined with other similar effects.
Minor	An effect which on its own is likely to have a minor influence on decision making, but when combined with other effects could have a more material influence.
Negligible	An effect which on its own or in combination with other effects will not have an influence on decision making.

Limitations and Assumptions

10.3.16 This assessment is based upon data obtained from previous archaeological investigations of the site as described in paragraph 10.3.4 and publicly accessible archives as described in paragraph 10.3.7.

10.4 Baseline Conditions

Archaeology

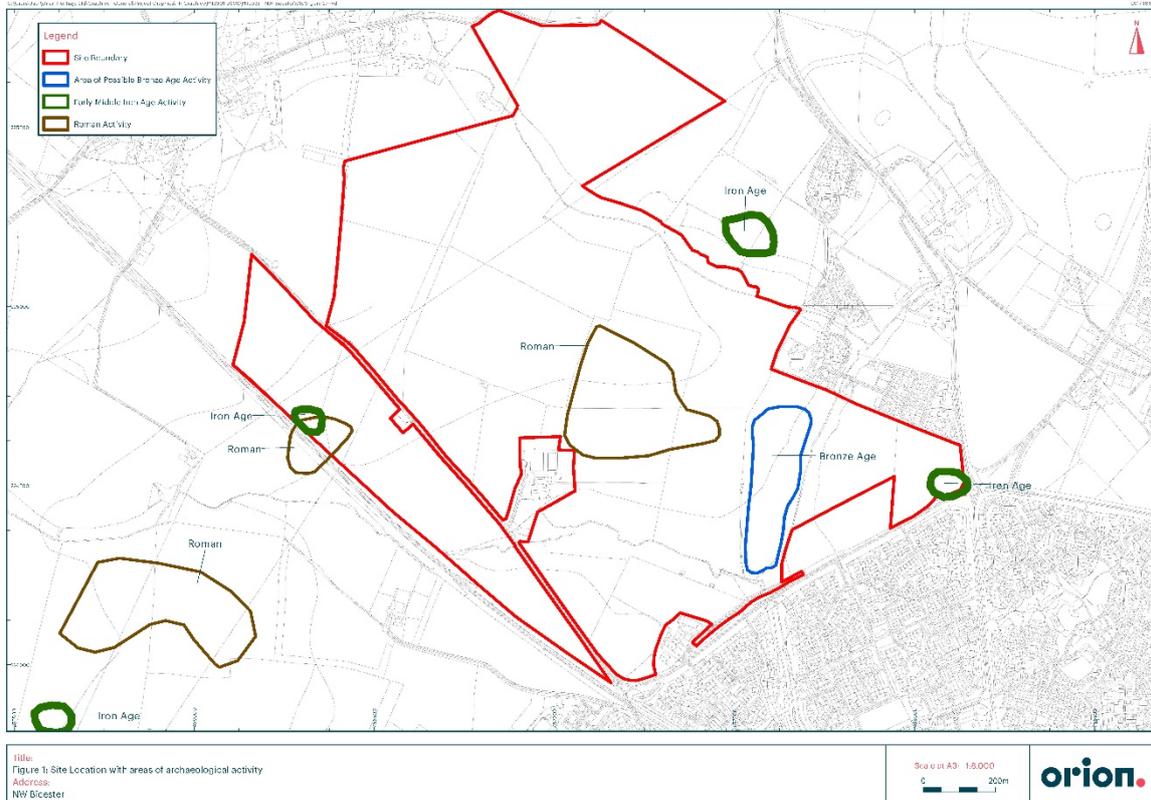
- 10.4.1 There are no world heritage sites, scheduled monuments, registered parks and gardens and registered battlefields located within the study site.
- 10.4.2 This section will solely focus on the key receptors in order to present a focused assessment of the assets that are likely to be impacted by the development and to allow for a targeted mitigation strategy to be presented.
- 10.4.3 The majority of the site has been subject to previous archaeological investigations as part of the 2014 application (14/01384/OUT). An interpretation of aerial photographs for archaeology (Air Photo Services) was carried out in 2010, followed by a geophysical survey (Northamptonshire Archaeology) in 2011-2012, and an archaeological trial trenching evaluation (Oxford Archaeology South) and cultural heritage desk-based assessment (Hyder Consulting) in 2014. More recently a Heritage Impact Assessment (Orion Heritage) has been prepared in 2021.
- 10.4.4 The 2014 archaeological evaluation involved the excavation of a large number of trenches across the majority of the site and a large area immediately to the west of it. It was proposed to excavate an array of 541 trenches, each 50m long, representing a 2% sample of the site, excluding areas of existing woodland, hedgerows and buildings. A number of trenches could not be excavated mostly due to ecological constraints and in the event a total of 529 trenches were excavated. The trenches were located to investigate geophysical anomalies and cropmarks as well as blank areas. Of the 529 trenches, only 130 contained features of archaeological origin, including 26 that had only furrows or modern features. Of those 130 trenches containing features of archaeological origin, 44 were located within the study site, while the remaining 86 trenches containing features were located outside the site, to the west (planning applications 14/01641/OUT, 14/02121/OUT, 14/01675/OUT and 14/01968OUT)
- 10.4.5 The following provides a summary of the areas of archaeological activity identified within the site (Figure 1) as a result of the geophysical survey and subsequent archaeological trial trenching evaluation. In summary, within the site, one main area and one subsidiary area of Roman activity were recorded, as were two small, dispersed areas of early to middle Iron Age activity and one area of potential Bronze Age activity. Within the site:
- Trench 431, in the southern part of the study site, contained undated features. However, the presence of burnt stones and charcoal forming low mounds sealed beneath a deposit of colluvium is significant. Such 'burnt mounds' are widely known (although unusual in Oxfordshire) and generally date to the Bronze Age. A number of pits in trench 439 and a sinuous ditch in trench 436 in the same valley may represent further activity of the same date. These archaeological remains are considered to be of **medium** value.

- Trenches 322, 378, 394, 462 and 471 had features that contained early to middle Iron Age pottery. Trenches 394 and 471 produced single sherds of pottery only, whereas trench 322, adjacent to the study site's western boundary, contained a ditch with a significant quantity of early to middle Iron Age pottery. It corresponded to a geophysical anomaly, perhaps a small enclosure. The pottery from trench 378, roughly in the study site's centre, came from a feature which also contained early Roman material. It is likely, therefore, to have been redeposited within this feature and nothing further can be said about the nature of activity. Trench 462, in the study site's south-east corner, contained a short length of ditch, the fill of which contained a fragment of iron and animal bone. A small pit lay partially within the trench. Its fill contained three sherds of middle Iron Age pottery. The archaeological remains in trench 322 are considered to be of **medium** value, with all other Iron Age remains considered to be of **low** value.
- Trenches 322, 323, 377, 378, 379, 422, 502, 503, 504, 505, 507 and 512 contained features of Roman date. Trench 322, adjacent to the study site's western boundary, contained two sherds of late 1st century pottery. Trench 323, c.50m east of trench 322, contained a ditch, two pits and a cremation burial. Ditch 32302 contained two fills, the upper fill contained animal bone and 44 sherds of mid-2nd century pottery. To the west was a cremation pit. The fill contained over 1kg of burnt human bone, from two adult individuals, as well as charcoal and two sherds of 1st century pottery. In Area B, roughly in the study site's centre, trenches 377, 378, 379, 422, 502, 503, 504, 505, 507 and 512 contained Roman finds and features suggesting an agricultural settlement of relatively low status. The fragmentary remains of a human neonate were present in the topsoil of trench 507 and a single human tooth was found in a late Roman pit in trench 422, perhaps from an earlier burial. The area encompassing the archaeological remains in trenches 377, 501-504, 507 and 512 is considered to be of **medium** value, with all other Roman features considered to be of **low** value.
- Trenches 364, 368, 395, 397, 405, 408 and 409 contained only furrows which were of probable medieval to early post-medieval date, these are considered to be of **low** value.
- Trenches 391 and 429 contained only features of post-medieval date, these are considered to be of **negligible** value.
- Trenches 316, 343, 348, 382, 390, 403, 404, 407, 414, 418, 435, 450, 457, 501, 506 and 529 contained only undated features, these are considered to be of **negligible** value.

10.4.6 Furrows were present in a number of the evaluation trenches, which suggests that much of the site was under arable cultivation during the medieval period and later. These are considered to be of **low** value. No evidence of medieval or later settlement was recorded within the site, aside from the extant farmhouses Hawkwell Farm and Lord's Farm, which are excluded from the proposed development. A review of readily available historic mapping indicates that the site has been enclosed agricultural land since the late 19th century, containing no buildings stock. By 1923 the railway line which forms the site's

western boundary had been constructed and filter beds had been added near the site's north-eastern corner, which are not marked anymore on the 1955 Ordnance Survey Map.

Figure 10.1: Known areas of archaeological activity within and adjacent to the site



Built heritage

10.4.7 There are no listed buildings located within the study site. The listed buildings in the village of Bucknell, to the north of the site, have been scoped out of this assessment and will therefore not be discussed further. Home Farmhouse (grade II listed, NHLE1200170) is located c.380m east of the study site's eastern boundary. The grade II* listed Church of St Laurence (NHLE1046533) is located c.440m east of the study site's eastern boundary.

10.4.8 Home Farmhouse is a grade II listed farmhouse dating to the early/mid 17th century, with 18th and 19th century extensions. The listing entry reads as follows:

Farmhouse. Early/mid C17, extended C18/C19. Coursed squared limestone with ashlar dressings; old plain-tile roof with rebuilt brick gable stacks. 3-unit plan with added rear outshuts. 2 storeys. 3-window front has, at first floor, 2-light ovolo-moulded stone-mullioned windows; at ground floor, outer bays have similar windows with label moulds, formerly of 3 lights but converted to 2-light casements, and centre bay has 2 later door openings, one now containing a casement window. Gable ends have massive chimney projections. Interior not inspected.

10.4.9 This asset is considered to be of **high** value and has national significance as a listed building. The significance of the farmhouse resides in its vernacular architectural interest as an example of an unpretentious agricultural building which exhibits local materials and detail. Its setting comprises the agricultural buildings that surround it and the agricultural land that is managed from it. The study site forms part of the wider setting of the farmhouse, however, due to intervening development and vegetation the site is considered to make a negligible contribution to the significance of the farmhouse. This conclusion is reinforced as a result of the construction of the Elmsbrook development and the application by Firethorn development (21/01630/OUT) consistent with the Bicester 1 allocation.

10.4.10 The Church of St Laurence is grade II* listed and the earliest elements date to the 10th/11th centuries. The listing entry reads as follows:

Church. C10/C11, late C12 and C13, restored and partly rebuilt 1874 by Henry Woodyer. Coursed and random limestone rubble with ashlar dressings; Stonesfield-slate and concrete plain-tile roofs. Chancel, aisled nave and west tower. C13 chancel has a pair of lancets in the east wall and, to south, a further lancet plus a 2-light Decorated window and a square-headed C15 window; vestry to north is C19 and includes a 3-light Decorated-style window below a gable. Rebuilt aisles, in coursed rubble, have small lancets but, to north, a short gabled projection contains a re-used C12 doorway of 2 orders with engaged shafts, an inner roll, and an outer band of undercut chevrons. The pre-Conquest base of the 3-stage tower has small windows to north and south with external splays, other windows and all quoins have been renewed and the roof has rebuilt gables facing east and west. Interior: chancel has deep splays to the lancets, a small aumbry, a trefoiled piscina, and a restored archway to the north; chancel arch has C19 responds; 2-bay, nave arcades have Transitional round piers with corner spurs and knob-volute capitals (partly restored), above which are elaborate C13 arches with multiple-roll moulding and dog-tooth ornament; C19 tower arch; all roofs C19 with arch-braced collar trusses and curved windbraces. Monuments include several brasses and fragments, mostly removed from their casements, the elaborately-panelled C15 tomb chest of John Langston (died 1487), some C17 ledgers, and a group of C18 and C19 wall tablets below the tower. C12 font has arcaded sides. The early-C13 bell below the tower is the oldest inscribed bell in England (Buildings of England: Oxfordshire, pp.523/4.

10.4.11 This asset is considered to be of **high** value and has national significance as a listed building. The significance of the church resides in its architectural and historical value as a building with 10th/11th century origins, which demonstrates the longevity of the settlement in this area. Its setting comprises the deserted medieval village to the east and the existing buildings in the village of Caversfield. The study site forms part of the wider setting of the church, however, due to intervening development and vegetation the site is considered to make a negligible contribution to the significance of the church.

Historic Landscape

- 10.4.12 The site is located within a predominantly rural landscape, characterised by late 18th and early 19th century arable fields, with the extension of Bicester and the resulting urbanisation of the area bordering the site to the south. The historic landscape resource within the site is considered to be of **low** value as an undesignated landscape of local interest. Historic hedgerows within the site may be protected under the 1997 Hedgerow Regulations¹ and should be retained where possible.
- 10.4.13 The Oxfordshire County Council Historic Landscape Characterisation data² records the site as enclosure – open field system in the site’s southern area. The remainder of the site is recorded as unenclosed land – unenclosed, rough ground and enclosure – planned enclosure. This area was enclosed as part of the planned enclosure acts in the 18th and 19th centuries and this has resulted in some boundary change in the modern period, but the overall character reflects the re-ordered enclosure shown on the 1st edition Ordnance Survey Map which was published in 1885. The villages of Bucknell and Caversfield have largely remained unaltered throughout the map sequence. Both villages have churches dating to the Anglo-Saxon period and both villages have been subject to shrinkage in the post-medieval period, with little remaining of Caversfield other than the church and Caversfield House, which was constructed on the site of the former manor house. The expansion of Bicester and the resulting urbanisation of the area bordering the site is the key change in the wider area.
- 10.4.14 Caversfield House, which was built in 1842-1845 on the site of the former manor house is not listed and is therefore classed as a non-designated asset. The significance of Caversfield House, together with its associated buildings, is largely derived from their historic interest. It is considered that these buildings are of local interest and that the site lies outside their setting. As such, Caversfield House is considered to be of low value.

10.5 Assessment of Likely Significant Effects

Construction Effects

- 10.5.1 The archaeological evaluation has identified five areas of concentrated archaeological activity across the site (Figure 1, above). One main area and one subsidiary area of Roman activity were recorded, as were two small, dispersed areas of early to middle Iron Age activity and one area of potential Bronze Age activity.
- 10.5.2 Archaeological remains are susceptible to a range of impacts during the development process. These relate to works associated with site preparation as well as construction related activities and include the following:
- Demolition and site clearance activities that disturb archaeological remains

¹ <https://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

²

<https://oxfordshire.maps.arcgis.com/apps/webappviewer/index.html?id=373201dd651c410bacef130ffb3d8d11>

- Excavation that extends into the archaeological horizon, for example for foundations or basements
- Piling resulting in disturbance and fragmentation of archaeological remains
- Dewatering activities resulting in desiccation of waterlogged remains and deposits

10.5.3 Proposed groundworks associated with the development are anticipated to result in a **high adverse** magnitude of impact on the archaeological interest present on the site. For the archaeological interest of **medium** value this would lead to **moderate** impacts if no mitigation strategy were adopted. This is significant in EIA terms. **Minor** impacts for the archaeological remains which were identified to be of **low** value were identified. This is not significant in EIA terms.

Operational Effects

10.5.4 It is anticipated that there will be no operational effects on archaeological assets as all impacts would occur and be mitigated during the construction phase.

10.5.5 The operational phase of the development would have a permanent impact on the setting of the Church of St Laurence by contributing to the change of its wider setting from an agricultural/rural to a residential/urban landscape. If the development of the site were a standalone development (which it is not), there would be a buffer of agricultural land between the site and the asset, as well as the open green space buffer along parts of the site's eastern boundary. Therefore, there would be a **negligible** impact on this **high** value asset resulting from the changes to its setting caused by the development of the site. If no mitigation strategy were adopted, this would result in a **negligible** significance of impact. This is not significant in EIA terms.

10.5.6 The development would contribute to the change of the nature of the area from agricultural/rural to residential/urban, which could change the relationship between Home Farmhouse and its surrounding landscape, leading to a change in its wider setting. If the development of the site were a standalone development (which it is not), there would be a buffer of agricultural land between the site and the asset, as well as the hedgerow, which forms the farmhouse's plot boundary. Therefore, the development would have a **negligible** impact on the setting of this asset of **high** value. If no mitigation strategy were adopted, this would result in a **negligible** significance of impact. This is not significant in EIA terms.

10.6 Mitigation Measures

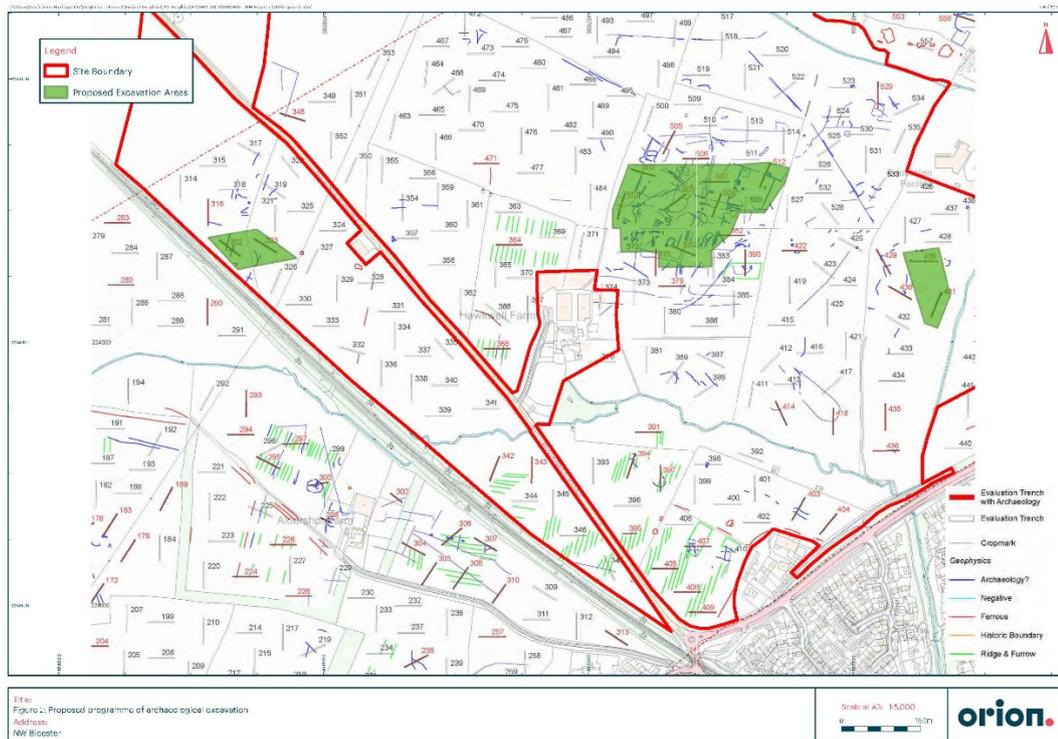
Embedded Mitigation in Proposed Development

10.6.1 There are no design responses or embedded mitigation in relation to archaeology. In relation to the Church of St Laurence and Home Farmhouse no further mitigation is considered to be required.

Mitigation of Construction Effects of Development

10.6.2 Prior to the commencement of construction, a programme of archaeological mitigation in the form of an excavation is expected be carried out in three areas within the site (Figure 2) although the most western area is proposed to be located within an area of open space. These three proposed areas would cover the areas of archaeological activity which were identified as being of **medium** value. Mitigation would comprise a topsoil strip and excavation of the three areas of Bronze Age, Iron Age and Roman activity the sampling of deposits and post-excavation research, analysis, reporting, publication and archive production. The implementation of the programme of archaeological work will result in the preservation by record of archaeological deposits impacted by the development. The resulting research will contribute to the increased knowledge and understanding of the landscape and settlement evolution of the wider area. This is considered to slightly reduce the overall effects on archaeology to **minor**. This is not significant in EIA terms.

Figure 2: Areas of proposed mitigation excavation



10.5.7 No further archaeological investigations are suggested for the archaeological remains of low and negligible value.

10.5.8 For the area within the site which was not part of the 2014 application and therefore not subject to any archaeological investigations to date, an archaeological programme of works, likely in the form of geophysical survey and subsequent trial trenching evaluation and

potential mitigation measures would be agreed in writing with Oxfordshire County Council's archaeological advisor.

10.5.9 The archaeological mitigation would be carried out in accordance with a detailed archaeological mitigation strategy. A Written Scheme of Investigation would be agreed in writing with Oxfordshire County Council's archaeological advisor prior to works commencing on site.

10.5.10 No mitigation measures are considered necessary to mitigate the impacts to the setting of the two listed buildings near the site during construction activity.

10.5.11 Hedgerows contribute to the historic character of the field boundaries which are of relevance to the historic landscape in this area. Exclusion zones (or similar) should be set up around those hedgerows to be retained, in order to avoid damage during construction activity.

Mitigation of Operational Stages of Development

10.6.3 It is anticipated that there will be no operational impacts on archaeology, as impacts would occur during the construction phase as assessed above.

10.6.4 The operational phase of the development has a permanent but negligible impact on the setting of the Church of St Laurence as it contributes to the change of the nature of its wider setting from an agricultural/rural to a residential/urban landscape. No further mitigation measures are necessary and this would mean that the overall effects remain **negligible**. This is not significant in EIA terms.

10.6.5 Home Farmhouse is separated from the site by a hedgerow and substantial intervening existing and allocated development. No further mitigation measures are necessary and this would mean that the overall effects remain **negligible**. This is not significant in EIA terms.

10.6.6 The existing historic unlisted farm buildings at Hawkwell Farm and Lord's Farm would be retained as part of the development and are excluded from the site. Retention of historic field boundaries is proposed as part of the development, with the exception of the site's south-east corner, where field boundaries would be removed. Watercourses and woodland would also be retained as part of the design. Historic routeways including the line of Bucknell Road would also be preserved.

10.7 Residual Effects

Construction Effects

10.7.1 The implementation of the programme of archaeological works will result in the preservation by record of archaeological deposits impacted by the proposed development. The resulting research will contribute to the increased knowledge and understanding of the landscape and settlement evolution of the wider area. This is considered to slightly reduce the overall effects on archaeology to **minor**, significant in EIA terms.

10.7.2 No residual construction effects to built heritage have been identified.

Operational Effects

10.7.3 No residual operational effects to archaeology have been identified.

10.7.4 The overall effects on the Church of St Laurence are **negligible**, not significant in EIA terms.

10.7.5 Home Farmhouse is separated from the site by a hedgerow and intervening development
The overall effects remain **negligible**. This is not significant in EIA terms.

10.8 Cumulative Effects

10.8.1 The list of schemes considered as part of the cumulative effects within the ES chapter are listed in the introductory chapters of the ES.

10.8.2 There are no strict guidelines for assessing cumulative effects. In terms of direct cumulative effects, due to the physical localised character of sub-surface archaeological remains, construction of 'other developments' will generally not result in cumulative direct impacts on designated or non-designated archaeological assets. The exception to this is archaeological deposits which extend beyond the development site which would be impacted by removal of contemporary deposits by development in the immediate vicinity. The following archaeological receptors are identified as being sensitive to cumulative impact as they physically extend beyond the limits of the development:

- The small focus of Roman activity centred on trenches 322, 323 within the site and on trench 290 immediately west of the site contained only a limited number of features but produced a substantial quantity of pottery, largely of early Roman date. It is not clear what form the activity took, but the presence of fragments of oven furniture in trench 290 and a cremation burial in trench 323 could indicate a small-scale domestic settlement, perhaps an outlying farmstead.

10.8.3 Trench 290 is located within 'Residual Land in Bicester 1 allocation', north of the permitted Himley Village development. If the residual land were to be developed in future, further archaeological works have the potential to provide a synthesised approach which has the potential to contribute to the increased knowledge and understanding of the settlement evolution in the wider area in the prehistoric and Roman periods. Therefore, the cumulative effect is considered **minor**, not significant in EIA terms.

10.8.4 The development (LPA ref.: 21/01630/OUT) immediately east of the site, together with the effect of the development of the site, would result in a cumulative effect on the setting of the Church of St Laurence as the two developments would contribute to the change of the nature of the church's wider setting from an agricultural/rural to a residential/urban landscape. Together they would result in an overall **negligible** effect. This is not significant in EIA terms.

- 10.8.5 The Exemplar (Elmsbrook) development (LPA ref.: 10/01780/HYBRID) to the east of the site together with the development of the site would have a cumulative effect on the setting of the church. However, the Exemplar development would leave a buffer of agricultural land between the Church of St Laurence and the site. Key views to and from the church would be preserved from the site as well as from the Exemplar development. This would result in an overall **negligible** effect. This is not significant in EIA terms.
- 10.8.6 Together with the two other developments (LPA ref.: 10/01780/HYBRID and LPA ref.: 21/01630/OUT) to the east of the site the operational phase of the development would have a permanent impact on the setting of the Church of St Laurence as it contributes to the change of the nature of its wider setting from an agricultural/rural to a residential/urban landscape. Key views from the church would be maintained in the Exemplar development (LPA ref.: 10/01780/HYBRID) and would also be maintained to a degree in the development immediately east of the study site (LPA ref.: 21/01630/OUT), which will retain an undeveloped buffer west of the B4100 as well as a view across the development towards the church and a view westwards from the church. These measures would mean that the overall effects remain **negligible**. This is not significant in EIA terms.
- 10.8.7 The development (LPA ref.: 21/01630/OUT) immediately east of the site, together with the effect of the development of the site, would result in a cumulative effect on the setting of Home Farmhouse as the two developments would contribute to the change of the nature of the farmhouse's wider setting from an agricultural/rural to a residential/urban landscape. This would result in an overall **negligible** effect. This is not significant in EIA terms.
- 10.8.8 The Exemplar development (LPA ref.: 10/01780/HYBRID) to the east of the site together with the development of the site would have a cumulative effect on the setting of Home Farmhouse. Together they would result in an overall **negligible** effect. This is not significant in EIA terms.
- 10.8.9 Together with the two other developments (LPA ref.: 10/01780/HYBRID and LPA ref.: 21/01630/OUT) to the east of the site the operational phase of the development would have a permanent impact on the setting of Home Farmhouse as it contributes to the change of the nature of its wider setting from an agricultural/rural to a residential/urban landscape. Home Farmhouse is separated from all three sites by a hedgerow. This would mean that the overall effects remain **negligible**. This is not significant in EIA terms.

10.9 Summary Statement of Effects

- 10.9.1 This Chapter addresses the construction and operational impacts of the development on archaeological remains and built heritage assets. It has been prepared by Orion Heritage Ltd to assess the impacts of the development in relation to the effects it would have on the archaeological and built heritage resource. It incorporates the results of an interpretation of aerial photographs for archaeology (**Appendix 10.1**), an archaeological geophysical survey

(Appendix 10.2), an archaeological evaluation **(Appendix 10.3)**, a cultural heritage desk-based assessment **(Appendix 10.4)** and a heritage impact assessment **(Appendix 10.5)**.

- 10.9.2 The study site does not contain any designated heritage assets, and as such no designated heritage assets will be directly impacted by the development.
- 10.9.3 The site is known to contain finds and features from the prehistoric, Roman, medieval and post-medieval periods. The prehistoric and Roman remains are considered to be of local or regional significance, with the medieval remains of low significance and the post-medieval remains of negligible significance.
- 10.9.4 A programme of archaeological mitigation excavation will be undertaken to further investigate the prehistoric and Roman remains and a programme of archaeological evaluation and potential mitigation will be undertaken to investigate the yet undetermined potential within the part of the site which was not included in the 2014 application. Any such works will be agreed in writing with the Council's archaeological advisor and Written Schemes of Investigations will be produced and also agreed in writing with the advisor prior to any works commencing on site.
- 10.9.5 The development, together with two other developments (LPA ref.: 10/01780/HYBRID and LPA ref.: 21/01630/OUT) to the east of the site would have a permanent but negligible impact on the setting of the Church of St Laurence as it contributes to the change of the nature of its wider setting from a rural to a residential/urban landscape.
- 10.9.6 The development, together with two other developments (LPA ref.: 10/01780/HYBRID and LPA ref.: 21/01630/OUT) to the east of the site would have a permanent but negligible impact on the setting of Home Farmhouse as it contributes to the change of the nature of its wider setting from a rural to a residential/urban landscape. Home Farmhouse is separated from the site by a hedgerow.

Table 10.5: Assessment of Significance of Residual Effects

Possible Effect	Duration	Significance Major/Moderate/ Minor/Negligible Beneficial/Adverse	International/ National/ Regional/ Local	Mitigation	Residual Effect
Construction					
Removal of non-designated archaeological remains	Permanent	Moderate adverse	Regional/Local	Archaeological excavation in areas of known archaeological potential as well as potential geophysical survey, trial trenching evaluation and mitigation in the areas within the site of yet unknown archaeological potential, which were not part of the 2014 application.	Minor adverse
Operational Development					
Indirect impact on setting of Church of St Laurence	Permanent	Negligible	National	No further mitigation necessary	Negligible
Indirect impact on setting of Home Farmstead	Permanent	Negligible	National	No further mitigation necessary	Negligible