



Land at Gosford  
East of Kidlington, Oxfordshire

## **Heritage Assessment**

Prepared by  
CSA Environmental

on behalf of  
Barwood Development  
Securities Ltd

Report No: CSA/3263/07

February 2022

Report Reference	Date	Revision	Prepared by	Checked by	Approved by	Comments
CSA/3263/07	26/06/2020	-	RM	AP	RM	Draft
	14/02/2022	A	RM		RM	Updated with refreshed DBA sources and reference to geophysical survey / trial trench evaluation.
	17/02/2022	B	RM		RM	Minor client comments



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## EXECUTIVE SUMMARY

Residential development is proposed at land at Gosford, east of Kidlington, Oxfordshire, for which planning permission is sought.

CSA Environmental was instructed by Barwood Development Securities Ltd to undertake a Heritage Assessment of the proposed development. This report presents the combined results of Desk-Based Assessment undertaken by CSA Environmental, Geophysical Survey undertaken by MOLA, and Trial Trench Evaluation undertaken by Oxford Archaeology. This report provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

The archaeological resource has been assessed through desk-based assessment, geophysical survey and trial trench evaluation. The Site contains below-ground remains of a small Roman farmstead and associated satellite activity. This is located within a wider landscape of known Roman period activity, including contemporary stock management enclosures recorded to the east. Trial trench evaluation also recorded a small assemblage of prehistoric worked flint, residual in later features but potentially produced in a single episode. Below-ground remains within the Site are of a significance commensurate to a non-designated heritage asset and would be disturbed or removed as a result of development. Their loss can be addressed by way of a programme of archaeological works, including targeted excavation, to be secured by way of a condition attached to any planning permission granted.

Ridge and furrow earthworks are extant within the Site and would be removed as a result of development. These can be considered as of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum.

Hedgerow present along boundaries marking the historic extent of Gosford can be considered 'Important' under the Hedgerow Regulations and these boundaries can be considered of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum. It is anticipated these would be retained within the development.

Residential development of the Site would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

## 1.0 INTRODUCTION

- 1.1 This Heritage Assessment has been prepared by CSA Environmental on behalf of Barwood Development Securities Ltd, for the proposed development at land at Gosford, east of Kidlington, Oxfordshire (hereafter 'the Site'). It presents the combined results of Desk-Based Assessment (DBA), Geophysical Survey (MOLA 2021) and trial trench evaluation (Oxford Archaeology 2022). Residential development is proposed at the Site, for which planning permission is sought. This DBA updates and supersedes a previous Heritage Appraisal prepared by CSA Environmental in 2017.
- 1.2 This Heritage Assessment provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Site occupies an area of c. 26.8ha and is located around central grid reference SP 5017 1256, to the east of Kidlington. It consists of agricultural fields bounded to the west by the Bicester Road, to the south by the A4165, to the east by the A34, fields and Water Eaton Lane, and to the north by a further field and a cemetery (see Figure 1: Site Location Plan).
- 1.4 This Heritage Assessment aims to:
  - describe the nature, extent and significance of the heritage resource within the Site;
  - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
  - assess the impact of the proposals on the heritage resource.
- 1.5 The DBA was prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2017) and the Historic England guidance Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2. Historic England (HE 2015a). A WSI for the DBA was agreed with the archaeological advisor to the LPA (CSA 2021).

## 2.0 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2021)
- The Planning Practice Guidance (MHCLG 2019)

2.2 Further information is provided in Appendix B.

### **National Planning Policy**

2.3 The National Planning Policy Framework (NPPF; MHCLG 2021) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

### **Local Planning Policy**

2.4 Local planning policy is contained within the Cherwell District Development Plan. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

### **Guidance**

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

## 3.0 METHODOLOGY

### Sources of Information and Study Area for Desk-Based Assessment

- 3.1 The report involved consultation of publicly available archaeological and historical information including heritage databases. A WSI for the DBA was agreed with the archaeological advisor to the LPA (Richard Oram, Lead Archaeologist, Oxfordshire County Council, email 13 May 2021; CSA 2021).
- 3.2 The assessment has been informed by a review of the following sources:
- the National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets;
  - the Historic Environment Record (HER), for details of recorded heritage assets and previous archaeological works, cropmarks (National Mapping Project) and Historic Landscape Characterisation (data received 29 March 2021);
  - historic maps and documentary sources held at the Oxford History Centre and historic mapping available online, including Ordnance Survey and Tithe maps;
  - online sources including the Local Authority website for information on conservation areas, LIDAR data available from the Environment Agency, the British Geological Survey and the Portable Antiquities Scheme;
  - satellite imagery and historic aerial photographs available from the Historic England archives, Swindon, supplemented with online sources including Google Earth, Britain from Above, Picture Oxon, NCAP and CUCAP,
  - site walkovers undertaken on 23 June 2020, 8 June 2021 and 24 November 2021. Selected designated heritage assets in the vicinity were also visited, as far as public access allowed. Photographs taken during visits for LVIA assessment were also reviewed.
- 3.3 The study area is defined as a 1km buffer from the Site boundary. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

### Geophysical Survey

- 3.4 Detailed magnetometry geophysical survey was undertaken for all suitable area of the Site by MOLA in June and August 2021. A WSI for the geophysical survey was agreed with the archaeological advisor to the LPA (Richard Oram, Lead Archaeologist, Oxfordshire County Council,

email 15 June 2021). A detailed methodology is provided in the geophysical survey report (MOLA 2021).

### **Trial Trench Evaluation**

- 3.5 Trial trench evaluation was undertaken across the Site by Oxford Archaeology in November/December 2021. A WSI for the geophysical survey was agreed with the archaeological advisor to the LPA (Richard Oram, Lead Archaeologist, Oxfordshire County Council, email 19 October 2021). A detailed methodology is provided in the trial trench evaluation report (Oxford Archaeology 2021).

### **Assessment of Significance**

- 3.6 A heritage asset is *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest"*. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is *"the surroundings in which a heritage asset is experienced"* (NPPF).
- 3.7 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II\* listed buildings, protected wreck sites, and Grade I and II\* registered parks and gardens are of the highest significance.
- 3.8 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (HE 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.9 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal



values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (HE 2015).

### **Assessment of Impacts**

- 3.10 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (HE 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (ClfA 2017).
- 3.11 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; HE 2017), discussed further in Section 5 and Appendix B.
- 3.12 With reference to the NPPF, harm may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "*is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed*" (PPG).

## 4.0 BASELINE HERITAGE CONDITIONS

- 4.1 This section reviews the recorded heritage resource within and around the Site with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A and sites are illustrated on Figs. 2-3. CSA reference numbers, as detailed in the gazetteer, are referenced in bold in the text. The chronology used in preparing this report refers to the Historic England Periods List (HE 2015b). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	950,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

### Site Conditions

- 4.2 The Site comprises three agricultural fields bounded to the west by Bicester Road, to the south-west by Oxford Road, to the east by the A34, an agricultural field and properties along Water Eaton Lane, and to the north by a cemetery and agricultural field. At the time of the site visit the northern and central fields were pasture and the southern field was meadow.

### Designated Heritage Assets

- 4.3 No designated heritage assets are located within or adjacent to the Site. The closest designated heritage assets comprise the Grade II listed Stratfield Farmhouse (Fig. 2, **LB1**), c. 350m west of the Site, and the Grade II listed Kings Arms Public House (**LB5**), c. 450m north of the Site. Listed buildings in the wider area include the Grade II\* listed St Frideswides Farmhouse (**LB3**), as well as Grade II listed buildings (**LB2, LB4, LB6, LB7**).
- 4.4 The Oxford Canal conservation area, which focuses on the route of the canal, crosses the western part of the study area, c. 750m west of the Site (Fig. 2, **CA1**). Kidlington Church Street Conservation Area is located c. 1km north-west of the Site (**CA2**).

### Non-designated Heritage Assets

- 4.5 The Site contains below-ground remains of a Roman farmstead. These are of a significance commensurate to a non-designated heritage asset, as discussed in further detail below.
- 4.6 Low ridge and furrow earthworks are extant within the Site. Hedgerow along parts of the eastern and western Site boundaries correspond with

the historic extent of Gosford hamlet and may be considered 'Important' under the Hedgerow Regulations 1997 criteria for archaeology and history. These are discussed in further detail below.

- 4.7 Cherwell District Council have established a programme for identifying Local Heritage Assets with the intention that this will replace a former 'local list'. This is not published online but the LPA was contacted to ascertain if any buildings adjacent to the Site were locally listed. The Conservation Officer confirmed that no building on Water Eaton Lane were locally listed (Emma Harrison, Conservation Officer, Cherwell District Council, pers. comm.).

### **Recent and Previous Archaeological Investigations**

- 4.8 Geophysical survey was undertaken for all suitable areas of the Site in 2021. This identified a concentration of anomalies of archaeological interest in the central area of the Site, with some peripheral anomalies (MOLA 2021). Trial trench evaluation confirmed the presence of Roman period settlement remains (Oxford Archaeology 2022). This is discussed in further detail in the period summaries below.

- 4.9 Previous archaeological works recorded in the study area comprise:

- trial trench evaluation at Bicester Road, immediately north of the Site, which recorded undated ditches, ridge and furrow earthworks, and Roman and later pottery (Fig. 2, **1**; John Moore Heritage Services 2010)
- archaeological works associated with the East West Rail Phase 1, including trial trench evaluation and targeted excavation, which recorded prehistoric and Roman period activity to the east of the Site (Fig. 2, **2**; Oxford Archaeology 2016)
- archaeological works at the North Oxford Park and Ride including trial trench evaluation, watching brief and building survey, which recorded a Roman period ditch and WWII grain silos (Fig. 2, **3**)
- an archaeological watching brief at Acacia Nurseries, north of the Site, which did not record any archaeological finds or features (Fig. 2, **4**)
- an archaeological watching brief at 129 Bicester Road, north of the Site, which recorded a pit possibly of medieval origin (Fig. 2, **5**)
- an archaeological watching brief at Bowood House Hotel, west of the Site, which did not record any archaeological features (Fig. 2, **6**)
- archaeological works including trial trench evaluation and excavation at land south of Lock Crescent, which recorded prehistoric to early Roman activity (Fig. 2, **7**)
- archaeological works at Yarnton Marina which recorded Roman period activity (Fig. 2, **8**)
- an archaeological watching brief of a cable route at Yarnton which recorded an undated posthole and gully (Fig. 2, **9**)

- a programme of archaeological works including geophysical survey and trial trench evaluation in the southern part of the study area which recorded Bronze Age, Iron Age and Early Medieval activity (Fig. 2, **12**).

4.10 The results of these investigations are discussed further in the period summaries below, where relevant.

### **Geology, Topography and the Palaeoenvironment**

4.11 The bedrock geology of the Site is mapped as Oxford Clay Formation and West Walton Formation mudstone (BGS 2022). No drift deposits are reported. The Site is located on generally level ground at c. 60-65m above Ordnance Datum. Trial trench evaluation confirmed the presence of Oxford Clay, overlain by topsoil/subsoil (Oxford Archaeology 2022).

### **Palaeolithic to Bronze Age**

4.12 Trial trench evaluation within the Site recorded a small assemblage of five Mesolithic/Neolithic worked flint. The finds were residual and no *in situ* material was identified. However, analysis suggested the finds might relate to a single episode of activity, possibly a Mesolithic camp (Oxford Archaeology 2022). Evidence of earlier prehistoric activity in the wider study area includes the findspot of a Mesolithic macehead, recorded from the general vicinity of Water Eaton, east of the Site (Fig. 2, **10**). A pit associated with worked flint, likely of Neolithic date, was recorded during archaeological works south of Lock Crescent, along with undated features potentially of Neolithic or Bronze Age date (Fig. 2, **7**; Oxford Archaeology 1994). Subsequent targeted excavation recorded a substantial assemblage of Mesolithic to Neolithic flint. Archaeological works associated with East West Rail Phase 1, to the south-east of the Site, also recorded a small assemblage of prehistoric flint (Fig. 2, **2**).

4.13 Barrows, identified on historic maps and visible on LIDAR data, are recorded c. 750m south of the Site (Fig. 2, **11**, **12**). These have previously been identified as Bronze Age barrows. However, recent intrusive investigation of two of the barrows indicated Early Medieval date for at least one of the mounds, although overlying a late Bronze Age cremation (Oxford Archaeology 2021). Ring ditch cropmarks of uncertain origin are recorded c. 800m north-east of the Site.

### **Iron Age and Romano-British**

4.14 Roman settlement, identified through geophysical survey and trial trench evaluation, is located within the Site. This is focused in the eastern part of the central field, where below-ground remains comprised a series of ditch enclosures, with trackways leading north-east and south-west. Some contemporary satellite activity was identified, including pits at the

far southern extent of the Site. Finds included Roman pottery, mainly local wares but also with some imports, and also Roman tiles. Associated faunal material was in poor condition. The remains represent a small farmstead, established in the 1<sup>st</sup> century AD and continuing in use through the Roman period. Three human cremations were revealed during the evaluation. These were left *in situ* and are currently undated, although are likely to be contemporary with the Roman settlement activity, although a prehistoric date is not wholly ruled out at this stage. There is potential for further burials within the Site. Generally, the identified geophysical anomalies correlated reliably with below-ground archaeological remains. While the trenching did identify some features not recorded on the geophysical survey, overall the geophysical survey identified the main concentration of activity.

- 4.15 The Roman period settlement within the Site is located within a wider area of known Iron Age and Roman period activity. The A4165, which bounds part of the south-western edge of the Site, may follow the course of the Oxford Ridgeway, a historic routeway potentially of Roman origin (Fig. 2, **17**). Archaeological works associated with East West Rail Phase 1 recorded Roman period activity including rectilinear enclosures, boundaries and a trackway, likely associated with stock management to the east of the Site (Fig. 2, **2**; Oxford Archaeology 2016). These are contemporary with the rural settlement activity identified within the Site, perhaps a continuation of this activity. Archaeological works at the North Oxford Park and Ride also recorded a Roman period ditch (Fig. 2, **3**). Cropmarks likely to represent Roman (or Iron Age) agricultural activity and settlement are recorded further east. These include a dense concentration of cropmarks, including ring ditches, enclosures and likely trackway, c. 500m east of the Site (Fig. 2, **15**), as well as lower-density cropmarks potentially representing field systems to the north (**16**), and further cropmarks to the south (**14**). These cropmarks are located to the west of historic settlement at Water Eaton. There is an antiquarian reference to a Roman villa at Water Eaton, but the precise location and nature of the evidence is not known (Stapleton 1893, xv-xvi).
- 4.16 Trial trench evaluation at the northern edge of the Site, comprising 9 trenches, recorded an undated ditch not aligned with the extant field system. A pre-medieval date is not ruled out for this feature. Finds, recovered from the topsoil, included a single heavily abraded sherd of Roman period pottery (Fig. 2, **1**; John Moore Heritage Services 2010).
- 4.17 Iron Age / Roman period activity is also recorded at Yarnton Marina at the western extent of the study area (Fig. 2, **8**; Cotswold Archaeology 2009). Archaeological excavation to the south of Lock Crescent recorded an enclosure of Iron Age / early Roman date (Fig. 2, **7**; Booth 1997). Archaeological evaluation to the south of the site recorded Iron Age pits and settlement remains (Fig. 2, **12**; Oxford Archaeology 2021).

- 4.18 As discussed, the Roman farmstead identified within the Site sits within a wider landscape of Roman period activity. Associated below-ground remains are of archaeological interest. Small-scale rural settlements of this type are relatively common in the archaeological record. Considered against the DCMS guidance (2013) including consideration of rarity, group value and survival, below-ground remains are of a significance commensurate to a non-designated heritage asset.

### **Early Medieval and Medieval**

- 4.19 No Early Medieval finds or features are recorded within the Site. Early Medieval activity is recorded c. 750m south of the Site where investigation of two mounds previously thought to be Bronze Age barrows indicated they were in fact of Early Medieval origin (Oxford Archaeology 2021).
- 4.20 The Site was historically part of the hamlet of Gosford, part of Kidlington Parish. Medieval settlement within Gosford is recorded c. 450m north of the Site (Fig. 2, **19**). The Site was most likely part of the agricultural hinterland to Gosford in the medieval period and ridge and furrow earthworks of likely medieval origin are extant within the Site. Very low earthworks were discernible in the central and northern fields at the time of the site visit (Plate 1); meadow grass obscured any low earthworks in the southern field. LIDAR data indicates ridge and furrow earthworks are present across the Site, although very slight in the southern area (Plate 2; Figure 3).



Plate 1: View across low ridge and furrow earthworks in the central field, view to south-east.

- 4.21 The ridge and furrow earthworks within the Site display a reverse-S shape in plan, characteristic of medieval agricultural practices. The Site is within

the study area of *Turning the Plough*, a project which reviewed the survival of ridge and furrow earthworks and which identified the most significant areas as 'priority townships' (Hall 2001). The Site is not within a 'priority township'.

- 4.22 Trial trench evaluation within the Site recorded a single pit with associated medieval pottery (Oxford Archaeology 2022, Trench 13). This was located close to Water Eaton Lane so might represent medieval activity here, although is an isolated feature most likely associated with agricultural use of the Site.



Plate 2: Extract from the Environment Agency LIDAR data (see also Figure 3)

- 4.23 In the wider area, shrunken medieval settlement is recorded at Water Eaton c. 800m to the east of the Site **(18)**. A medieval moat is recorded at Cuttelow, c. 1km south-east of the Site **(21)** and deserted medieval settlement c. 600m to the south-east of the Site **(20)**. The find of a medieval axe head is recorded to the north of the Site **(22)**.

### **Post-medieval and Modern**

- 4.24 The Site was historically part of the hamlet of Gosford, within Kidlington Parish. Kidlington was Enclosed by Act in 1810. Gosford is referred to in the award but not shown on the map. The Site is recorded on the 1850 Tithe map of the Hamlet of Gosford (Plate 3). This depicts the Site situated across agricultural fields, south-east of Gosfordhill Farm. Linear settlement is depicted along Water Eaton Lane, east of the Site, with a second settlement focus recorded c. 450m north, at the junction of Water Eaton Lane and Bicester Road. A track is shown at the eastern Site boundary, leading south from Water Eaton Lane, now a public footpath. This track formed the historic boundary with Water Eaton (also part of the Kidlington Parish). Oxford Road, at the south-west of the Site, formed the historic boundary with Kidlington Township (also part of Kidlington Parish).
- 4.25 There had been some boundary loss by the time of the First Edition Ordnance Survey mapping but otherwise no major changes are depicted; the Site remained agricultural land.
- 4.26 By the time of the 1947 Ordnance Survey, Gosfordhill Farm had been converted to the Oxford Zoological Gardens. It was subsequently demolished. Other changes include the expansion of settlement at Kidlington to the west/north-west of the Site, and the construction of the A34, which bounds the south-eastern edge of the Site. The public footpath running south from Water Eaton Lane was realigned to cross within the southern Site boundary, this most likely occurred when the A34 was constructed. Other post-medieval and modern features recorded by the HER in the wider study area include the Oxford Canal (Fig. 2, **23**), a milestone **(24)** and WWII defensive features including a pillbox, loopholes wall and anti-tank cubes **(25-28)**. A repurposed WWII concrete anti-tank cube is located at the western Site entrance (not recorded on the HER). These were a common feature of WWII defences. It was likely moved here in the later-20<sup>th</sup> century, to form a barrier to the agricultural fields, and is not thought to be in its original location. As such, it is not of any notable heritage interest.
- 4.27 Historic Landscape Characterisation data provided by the HER identifies the Site as 'Reorganised Enclosure', "*reorganised by urban encroachment and the associated infrastructure*". Fields within the Site are characteristic of post-medieval enclosure, partly fossilising the earlier medieval agricultural layout, truncated at the Site boundaries by later infrastructure.





Plate 3: Extract from the 1850 Tithe Map

### Hedgerow

- 4.28 Hedgerow along historic township boundaries are 'Important' under the Hedgerow Regulations 1997 criteria for archaeology and history. This can be considered to apply to hedgerow at the eastern and western Site boundaries corresponding with the historic extent of Gosford Hamlet. Hedgerow bounding the central field is along boundaries recorded on the 1850 Tithe map.

## 5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (HE 2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 A review of designated heritage assets has not identified any considered to be potentially sensitive to adverse impacts as a result of development proposals on the basis of factors including, distance, an absence of intervisibility, and an absence of any key historic functional relationship. The closest designated heritage asset is the Grade II listed Stratfield Farmhouse, c. 350m west of the Site (Fig. 2, **LB1**). This is located within a separate historic township, is separated from the Site by modern development, and has no apparent intervisibility with the Site. The Grade II listed Frieze Farm is located beyond the A4165 and the A4260 and intervening woodland (**LB2**). Listed buildings at St Frideswide Farm (**LB3**) and Middle Farm (**LB4**) and are located beyond the A34, a railway, and intervening agricultural land. The Grade II listed Kings Arms Public House (**LB5**) c. 450m north of the Site is separated from the Site by intervening residential development. A review of designated heritage assets in the wider area has not identified any considered to be potentially sensitive. Residential development of the Site would not adversely impact the significance of any designated heritage assets.

## 6.0 CONCLUSIONS

- 6.1 The archaeological resource has been assessed through desk-based assessment, geophysical survey and trial trench evaluation. Geophysical survey and trial trench evaluation identified the below-ground remains of a small Roman farmstead, as well as evidence of satellite activity. There was generally good correlation between the area of focused activity as identified in the geophysical survey and the below-ground remains identified in the trenching. The farmstead is located within a wider landscape of known Roman period activity, including contemporary stock management enclosures recorded to the east of the Site. Trial trench evaluation also recorded a small assemblage of prehistoric worked flint, residual in later features but potentially produced in a single episode. Below-ground remains within the Site are of a significance commensurate to a non-designated heritage asset. The loss of these below-ground remains as a result of development should be taken into account in decision making but can be addressed by way of a programme of archaeological works, including targeted excavation, secured by an appropriately worded planning condition.
- 6.2 The Site was in agricultural use in the medieval period and medieval ridge and furrow earthworks are extant within the Site. These can be considered as of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum. Proposals would remove these ridge and furrow earthworks, resulting in the loss of a non-designated heritage assets, which should be taken into account in determining the application as per paragraph 203 of the NPPF.
- 6.3 Hedgerow present along boundaries marking the historic extent of Gosford can be considered 'Important' under the Hedgerow Regulations and these boundaries can be considered of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum. It is anticipated that these hedgerows would be retained.
- 6.4 Residential development of the Site would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

## 7.0 REFERENCES

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1884/87	First Edition Ordnance Survey mapping, 25" and 6" series
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	495134		1929
SP 5011 / 1	NMR	/ 31	24 JUL
	15348		1995
SP 5011 / 2	NMR	/ 34	24 JUL
	15318		1995
SP 5011 / 3	NMR	/ 35	24 JUL
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SP 5012 / 43	NMR 27132	/ 07	04 JUL 2011
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RAF/CPE/UK/1936	559	2418	SP 18 JAN
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			504 1947
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RAF/CPE/UK/1897	562	4114	SP 12 DEC
			503 1946
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RAF/540/306	1057	5063	SP 07 APR
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RAF/541/272	2670	3082	SP 499 106	21 JUN 1949
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OS/71066	10177	3	SP 503 115	11 APR 1971
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OS/90016	13644	279	SP 507 133	16 MAR 1990
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OS/90016	13644	299	SP 495 117	16 MAR 1990
OS/90016	13644	300	SP 502 118	16 MAR 1990
OS/90016	13644	301	SP 508 118	16 MAR 1990
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RAF/540/673	15636	4250	SP 503 125	12 FEB 1952
RAF/540/673	15636	4251	SP 504 132	12 FEB 1952

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## **Appendix A**

Heritage Data Gazetteers

# Designated Heritage Assets

CSA Ref.	NHLE Ref.	Name/Designation
<b>LB1</b>	1220260	Grade II listed building STRATFIELD FARMHOUSE
<b>LB2</b>	1045789	Grade II listed building FRIEZE FARMHOUSE
<b>LB3</b>	1286525	Grade II* listed building ST FRIDESWIDES FARMHOUSE
	1370050	Grade II listed building WALL APPROXIMATELY 10 METRES TO NORTH EAST OF ST FRIDESWIDES FARMHOUSE
<b>LB4</b>	1046567	Grade II listed building MIDDLE FARMHOUSE
<b>LB5</b>	1045790	Grade II listed building KINGS ARMS PUBLIC HOUSE AND ATTACHED MOUNTING BLOCK
<b>LB6</b>	1245570	Grade II listed building 21, EVANS LANE
<b>LB4</b>	1290953	Grade II listed building OXFORD CANAL KIDLINGTON GREEN LOCK
<b>CA1</b>	n/a	Oxford Canal Conservation Area
<b>CA2</b>	n/a	Kidlington Church Street Conservation Area.

## HER data

CSA Ref./Summary	HER No.	HER Description
<b>1</b>	EOX2894	Evaluation Land adjoining C43, Bicester Road John Moore Heritage Services
	26418	Medieval ridge and furrow and undated linear features, Bicester Road
<b>2</b>	EOX6458	Evaluation East West Rail Phase1: Site 11, Water Eaton Bridge and access roads Oxford Archaeology
	EOX6459	Excavation East West Rail Phase 1: north of Oxford Parkway Station Oxford Archaeology
	EOX6460	Evaluation East West Rail Phase1: Site 7, Footbridge Crossing at North Oxford Golf club Oxford Archaeology
	29013	Prehistoric flint scatter and Roman trackway and enclosures
<b>3</b>	EOX783	Evaluation North Oxford Park and Ride and B1 Development AOC Archaeology Group
	EOX1091	Watching brief North Oxford Park and Ride, East of the A4165 - John Moore Heritage Services
	EOX2487	Building Survey Gosford Silos, Kidlington Wessex Archaeology
	16191	Edge of Roman Settlement
	26313	20th Century Gosford Grain Silos
<b>4</b>	EOX784	Watching brief Acacia Nurseries John Moore Heritage Services
<b>5</b>	EOX3406	Watching brief 129 Bicester Rd John Moore Heritage Services
	28355	Two Undated Pits and Possible Medieval Demolition
<b>6</b>	EOX2018	Watching brief

		Bowood House Hotel, 238 Oxford Road Oxford Archaeology
<b>7</b>	EOX102	Evaluation Land South of Lock Crescent Oxford Archaeological Unit
	EOX1304	Excavation A Prehistoric-Early Roman Site near Lock Crescent, Kidlington Oxford Archaeology
	15811	Mesolithic to Bronze Age Linear Features and Flints (S of Lock Crescent)
<b>8</b>	EOX5917	Watching brief Land Parcel 9827, The Flit John Moore Heritage Services
	15098	Undated Possible Field System and possible Roman ditches
<b>9</b>	EOX3074	Watching brief LINEAR Yarnton - Kidlington Cable Routes Wessex Archaeology
<b>10</b>	1325	Mesolithic macehead findspot
<b>11</b>	1323	Bronze Age Round Barrow
<b>12</b>	1324	Bronze Age Round Barrow
	1354	Bronze Age Round Barrow
	EOX6737	WYAS Geophysical Survey The North Oxford Site
<b>13</b>	13924	Undated Ring Ditches (1 mile WSW of Islip)
<b>14</b>	17430	Early Iron Age to Roman Possible trackway settlement SW of Water Eaton
<b>15</b>	17431	Possible Iron Age to Roman settlement complex SW of Middle Farm
<b>16</b>	9654	Iron Age Regular Aggregate Field System (SE of Water Eaton Crossing)
<b>17</b>	8861	Roman to Medieval Oxford Ridgeway
<b>18</b>	1109	Medieval to Post Medieval Water Eaton Shrunken Village
<b>19</b>	1066	Medieval to Post Medieval Site of Gosford Shrunken Village & Chapel
	5387	Medieval Site of Gosford Hospital and Nunnery
	5460	Medieval to Post Medieval King's Arms Public House & attached Mounting Block, A43, Gosford
	10177	Post Medieval Site of Toll House
<b>20</b>	1094	Cuttleslowe Deserted Medieval Village
<b>21</b>	5869	Site of Medieval Moat at Cuttleslowe
	18014	Garden Wall
	18013	St Frideswides Farmhouse
<b>22</b>	5624	Medieval Axehead
<b>23</b>	16429	Post Medieval Oxford Canal
	867	Drawbridge (Oxford Canal) No 229
	12650	Kidlington Green Lock, Oxford Canal
<b>24</b>	10081	Post Medieval Milestone
<b>25</b>	28941	20th Century PILLBOX (TYPE FW3/24)
<b>26</b>	29148	20th Century Anti Tank Block
<b>27</b>	29149	20th Century Anti Tank Block
<b>28</b>	29179	20th Century Loopholed wall, Bicester Road
<b>See LB2</b>	18021	Post Medieval MIDDLE FARMHOUSE, WATER EATON
<b>See LB3</b>	19080	Post Medieval STRATFIELD FARMHOUSE
<b>See LB6</b>	19104	Post Medieval NO 21 EVANS LANE



<b>See LB7</b>	18012	Post Medieval FRIEZE FARMHOUSE, PEAR TREE HILL
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## **Appendix B**

Legislation, Policy and Guidance

The **Ancient Monuments and Archaeological Areas Act (1979)** forms the principle legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The **Planning (Listed Buildings and Conservation Areas) Act 1990** (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, 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"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

**National Planning Policy Framework (2021)** (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 189).

A heritage asset is defined 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)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* 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"*.

With regards to the level of information to be provided, paragraph 194 of the NPPF states that *"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the*

*assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".*

With regards to considering impacts the NPPF states that "great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance" (paragraph 199).

With regards to impacts to designated heritage assets, "Any harm to, or loss of...should require clear and convincing justification", substantial harm to or loss of designated heritage assets of the highest significance should be "wholly exceptional", and for grade II designated heritage assets should be "exceptional" (paragraph 200). Less than substantial harm to a designated heritage asset "should be weighed against the public benefits of the proposal" (paragraph 202). Footnote 63 clarifies that "non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

With regards to 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" (paragraph 203).

Where heritage assets will be lost as a result of development "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact" (paragraph 205).

Advice on enhancing and conserving the historic environment is also published in the **Planning Practice Guidance (2018)** (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This recognises that "the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural and economic and environmental benefits".

**Local Planning Policy** is contained within **Cherwell District Development Plan** including the Adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) and the Adopted Cherwell Local Plan 1996 'saved' policies. Emerging policy is contained within the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need. The Site is within draft allocation PR7a, Land South East of Kidlington. Cherwell District Council have produced a draft development brief for Land South East of Kidlington. Local planning policies and emerging policies relevant to heritage and the Site have been set out in Table B.1 below.

**Table B.1.** Local planning policy relating to heritage

<b>Policy</b>	<b>Summary</b>
<b>Cherwell Local Plan 2011-2031 Part 1 (adopted July 2015)</b>	
ESD 15: The Character of the Built and Historic Environment	<p>"...New development proposals should:</p> <p>... [points including]</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul> <p>...</p> <p>The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.</p> <p>..."</p>
<b>Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need</b>	
PR7a – Land South East of Kidlington	<p>"[points including]...</p> <p>16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme...."</p>

The Historic England document **Conservation Principles, Policies and Guidance** (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as *"the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations"* (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean *"any part of the historic environment that can be perceived as having a distinct identity"*. **Evidential value** *"derives from the potential of a place to yield evidence about past human activity"*, derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". **Historical value** *"derives from the ways in which past people, events and aspects of life can be connected through a place to the present"*. Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associated with a notable family, person, event or movement. **Aesthetic value** *"derives from the ways in which people draw sensory and intellectual stimulation from place"* and may be associated with conscious design or 'fortuitous' development. **Communal value** *"derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*. Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being *"the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape"*, with the clarification that *"definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance"*. Context relates to the *"relationship between a place and other places"*. In the context of managing change to significant places Conservation Principles highlights that *"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded"*.

Historic England have prepared a series of advice notes including **Good Practice Advice notes** (GPAs) and **Historic England Advice Notes** (HEANs). The GPAs included **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice**

in **Planning Note 2** (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The Historic England guidance **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3** (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that *"setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. Historic England recommends that assessment of setting covers five broad steps:

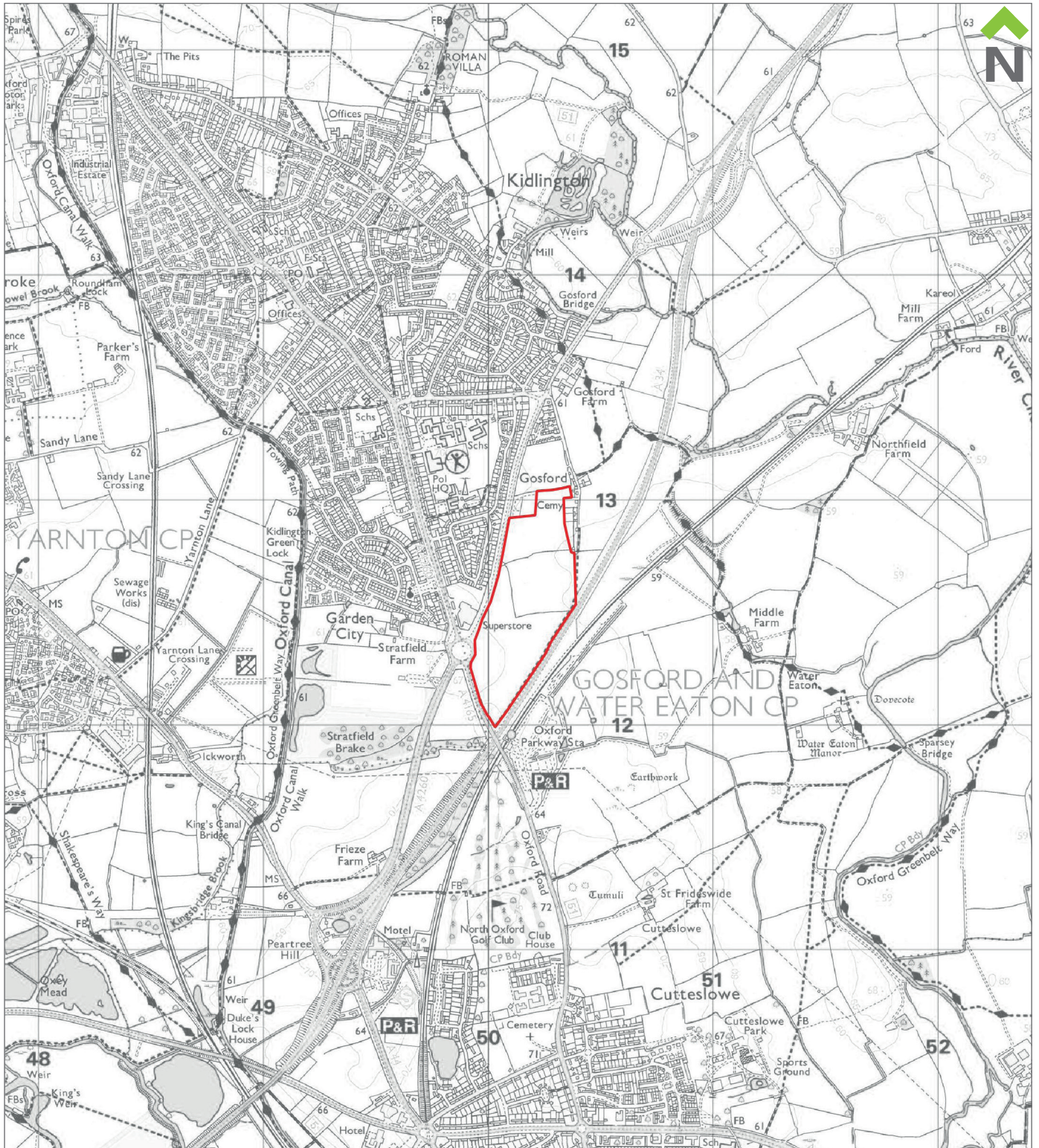
- **Step 1:** Identify which heritage assets and their settings are affected.
- **Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.
- **Step 5:** Make and document the decision and monitor outcomes.

**Step 1** should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. **Step 2** should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. **Step 3** is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in **Step 4** may include design alterations or the implementation of mitigating factors such as screening. **Step 5** includes documenting steps 1-4, but also reviewing a scheme following its implementation.

## Appendix C

### Figures





 Site Boundary



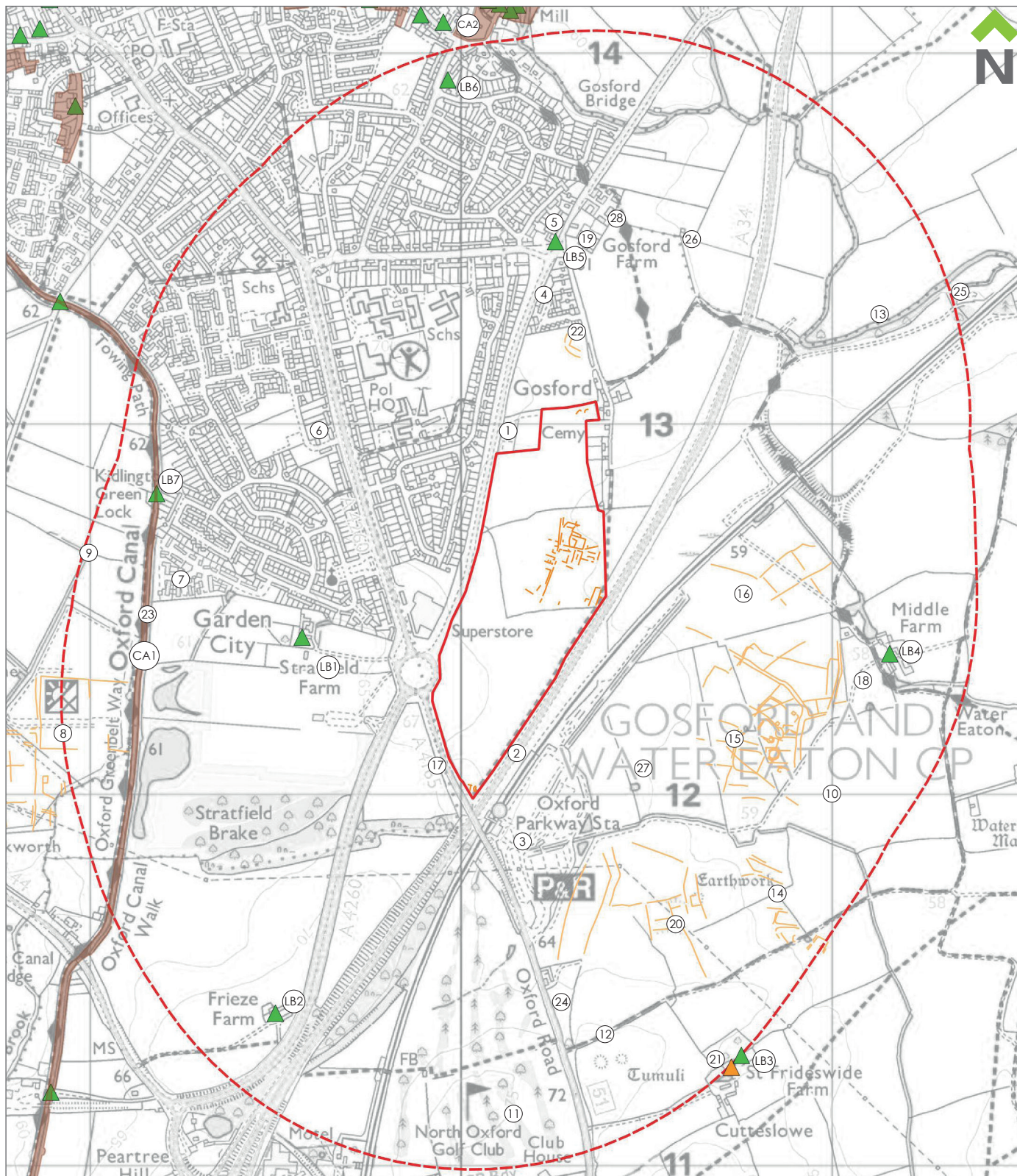
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**Project** Land of Gosford, East of Kidlington, Oxfordshire  
**Drawing Title** Figure 1: Site Location Plan  
**Client** Barwood Development Securities Ltd

<b>Drawing No.</b> CSA/3263/1116	<b>Rev</b> -
<b>Scale @ A4</b> 1:25,000	<b>Drawn</b> AP
<b>Date</b> June 2020	<b>Checked</b> RM





- Site Boundary
- Study Area
- ▲ Grade II Listed Building
- ▲ Grade II\* Listed Building
- Conservation Area
- n CSA Reference
- Cropmarks
- Geophysical Survey Anomaly (Selected; after MOLA 2021)

0 100 200 300 400 500 metres

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**Project** Land at Gosford, East of Kidlington, Oxfordshire  
**Drawing Title** Figure 2: Recorded Heritage  
**Client** Barwood Development Securities Ltd

**Drawing No.** CSA/3263/117  
**Scale @ A4** 1:15,000  
**Date** February 2022  
**Rev** A  
**Drawn** FS  
**Checked** RM





 Site Boundary

 Study Area

0 100 200 300 400 500 metres

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**Project** Land at Gosford, East of Kidlington, Oxfordshire

**Drawing Title** Figure 3: LIDAR data

**Client** Barwood Development Securities Ltd

**Drawing No.**  
CSA/3263/117

**Scale @ A4**  
1:15,000

**Date**  
February 2022

**Rev**  
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**Drawn**  
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**Checked**  
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