

From: [Oram, Richard - Communities](#)
To: [Rob Skinner](#)
Cc: [Jonathan Dawes](#) [REDACTED]; [Alan Thomas](#) [REDACTED];
[Adrian Scruby](#); [Anna Wolf](#)
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon
Date: 29 October 2021 11:58:15
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Rob,

I can confirm that this WSI is acceptable.


Regards

Richard

Richard Oram
Lead Archaeologist

Archaeology
County Hall
New Road
Oxford
OX1 1ND

Tel [REDACTED]

 Save money and paper - do you really need to print this email?

From: Rob Skinner <[REDACTED]>
Sent: 22 October 2021 16:56
To: Oram, Richard - Communities <[REDACTED]>
Cc: Jonathan Dawes [REDACTED] (com)
<[REDACTED]>; Alan Thomas ([REDACTED])
<[REDACTED]>; Adrian Scruby
<[REDACTED]>; Anna Wolf
<[REDACTED]>
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

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Dear Richard,

Further to my email below, in the interest of moving the project forwards, Cotswold Archaeology have produced a WSI in relation to the trial trenching which is attached. This document references the trench plan as per the previous email and the brief that you formerly issued.

As per the below, please let us know if you would support this approach or if you wish to discuss

it or the proposals further please let me and Jonathan know asap?

It is our intention to start work on site from the 8th November and so would appreciate a response at your earliest convenience. If you are able to respond next week, please copy in my colleague Alan Thomas as he will be covering this in my absence next week whilst I'm on leave.

We look forward to your response and are keen to achieve agreement with you over this site work and get the project underway.

Kind regards,

Rob

Rob Skinner
Principal Archaeology and Heritage Consultant

m [REDACTED]
w www.edp-uk.co.uk

From: Rob Skinner
Sent: 08 October 2021 14:30
To: Oram, Richard - Communities <[REDACTED]>
Cc: Jonathan Dawes ([REDACTED])
<[REDACTED]>
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

Thanks Richard,

I have attached some further information on the site area and development that will form the basis of the forthcoming planning application. A plan is included showing the proposed building as it sits within the red line which has been refined to only cover areas where development will take place. The additional parts of the red line area, beyond the building and its associated hardstanding/access, will contain earthen bunds and landscape planting, a corridor for a diversion of a water course and part of the watercourse/hedge that will be removed. These aspects of the development are marked on another of the attached plans.

I have also refined the trench plan so that it show the trenches which are numbered as well as two coloured areas:

Green area: This shows parts of the site that cannot be trenched pre-determination but could be archaeologically investigated further down the line. This includes areas presently occupied by buildings, earthen bunds and hardstanding that is in use for businesses and storage. It also includes the hedgerow/watercourse that crosses the site and a 50m stand off from the ancient woodland on the western boundary.

Pink area: this is the footprint of a former construction compound used for the M40 as derived

from an aerial photograph. Three trenches (1-3) are proposed to test this area but it is suspected that it will probably be disturbed.

The remaining 92 trenches offer a 3.5% sample of the remaining area of 14.3 ha which we think offers good coverage of the site with trenches concentrated in areas of suspected archaeological interest based on the geophysical survey.

Please can you let me know if you would consider supporting this approach for pre-determination trenching, which will form the basis of the WSI?

I trust that the approach to the site area and development is now clearer than before, however, if you would like to discuss this or any other aspect of the proposed trenching we would be happy to engage with you via a Teams meeting or phone call with myself and/or Jonathan. Please let me know if you wish to discuss?

Kind regards,

Rob

Rob Skinner
Principal Archaeology and Heritage Consultant

m [REDACTED]
w www.edp-uk.co.uk

From: Oram, Richard - Communities <[REDACTED]>
Sent: 04 October 2021 13:24
To: Rob Skinner <[REDACTED]>
Cc: Jonathan Dawes <[REDACTED]>
<[REDACTED]>
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

Rob,

I have attached our design brief for this but cannot specify the number of trenches without further information about the proposed development.

As such I have specified that a 4% sample will be required in the area to be developed and that a plan of the proposed development will need to be included with the WIS so that we can assess the appropriateness of the trenching.

Regards

Richard

Richard Oram
Lead Archaeologist

Archaeology
County Hall
New Road
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OX1 1ND

Tel [REDACTED]

 Save money and paper - do you really need to print this email?

From: Rob Skinner [REDACTED] >
Sent: 23 September 2021 15:45
To: Oram, Richard - Communities <[REDACTED]>
Cc: Jonathan Dawes [REDACTED]
[REDACTED] >
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

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Hi Richard,

Thanks for getting back to me on this. We've had TigerGeo combine the plans with the report so it'll all be one document for submission.

We're keen to get on site and do the necessary trenching asap and look forward to the receipt of your brief in that regard. In the meantime we have put together a trench plan which shows 95, 30 x 2 m trenches across the site. Please note the site boundary has been refined since our scoping issue which you may have seen previously.

We have placed trenches in parts of the site which can realistically be trenched at this stage with concentrations over the probable archaeological anomalies. We have put less density in the south-eastern part due to the geophysics showing interference in this area which was used as a works compound when they built the M40 so may be quite disturbed. The trenches proposed there will test the level of this disturbance.

We cannot trench the areas adjacent to the complex of buildings as these contain earthwork bunds, stored materials and hard surfaces that are in use. We can always investigate these parts of the site pre-commencement in response to a condition.

In total the 95 trench scheme comprises 3.3% of the area of the Site that can be trenched at this stage and 3% of the site overall.

I've attached two copies, one with the plan overlaid onto the key elements of the geophysics plots, the other onto site constraints. In this regard we have had to avoid water mains where present, a PROW which crosses the south-east corner and an appropriate stand off from ancient woodland that is near the western boundary.

Please let me know if you would support this scheme as predetermination work for this site, or if you have comments?

Kind regards,

Rob

Rob Skinner

Principal Archaeology and Heritage Consultant

m [REDACTED]
w www.edp-uk.co.uk

From: Oram, Richard - Communities <[REDACTED]>
Sent: 14 September 2021 09:02
To: Rob Skinner <[REDACTED]>
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

Rob,

Thank you for sending me this report, or I should say this report and a separate zip folder containing the actual results.

The report is acceptable.

We will need trenching for this site and we will need to produce a brief for this which will set out the required trenching and I will send this over shortly.

Looking at these results however this would not be suitable for a 2% targeted sample.

Regards

Richard

Richard Oram
Lead Archaeologist

Archaeology
County Hall
New Road
Oxford
OX1 1ND

Tel [REDACTED]

 Save money and paper - do you really need to print this email?

From: Rob Skinner <[REDACTED]>
Sent: 08 September 2021 14:41
To: Oram, Richard - Communities <[REDACTED]>
Subject: FW: edp2425 - Junction 9, M40, Bicester, Oxon

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Dear Richard,

Following on from your correspondence with Alan and separately with TigerGeo, if you haven't already received it, please find attached Tigergeo's report on the geophysical survey for your consideration.

I assume that you would want to see a programme of trial trenching for this site and we are in the process of formulating a trench plan for this. If you can give me a steer at this stage on the scope of trenching that would be much appreciated.

Kind regards

Rob

Rob Skinner
Principal Archaeology and Heritage Consultant

m [REDACTED]
w www.edp-uk.co.uk

From: Oram, Richard - Communities <[REDACTED]>
Sent: 08 July 2021 14:27
To: Alan Thomas <[REDACTED]>
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon

Alan,

This WSI is fine.

In terms of the NMP data there is no formal NMP for the area but the archives do hold a specific dataset for the Alchester site and its environs which demonstrates the westerly road out of the town heading towards this site and so a copy of these transcriptions will need to be obtained from Historic England.

The report for these transcriptions is simply titled **ALCHESTER ROMAN TOWN, WENDLEBURY, MERTON AND CHESTERTON, OXFORDSHIRE** and was produced by C. Stoertz in 1998. You may need to specifically refer to it as we have had some issues with it not being identified when asking for NMP data for this area.

Regards

Richard

Richard Oram
Lead Archaeologist

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New Road
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OX1 1ND

Tel [REDACTED]

 Save money and paper - do you really need to print this email?

From: Alan Thomas <[REDACTED]>
Sent: 05 July 2021 16:31
To: Oram, Richard - Communities <[REDACTED]>
Subject: edp2425 - Junction 9, M40, Bicester, Oxon

Hi Richard,

Please find attached the WSI for the Heritage Assessment for our Junction9, M40 project. I believe that Tigergeo have sent you a separate WSI for the geophysical survey,

Please let me know if you have any queries,

Kind regards

Alan

Alan Thomas
Principal Archaeology and Heritage Consultant



The Environmental Dimension Partnership Ltd
Tithe Barn, Barnsley Park Estate,
Barnsley, Cirencester,
Gloucestershire GL7 5EG

m [REDACTED]
w www.edp-uk.co.uk



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Street Through Little Chesterton

Design Brief for Archaeological Field Evaluation

1. SUMMARY OF BRIEF:

- 1.1 This brief provides the outline framework on which a detailed specification of work should be based. It is advisable that archaeological organisations forward the specification to the County Archaeological Officer or his representative for validation before submitting costed proposals to the agency commissioning the evaluation. Sections 1 – 4 of this brief relate specifically to this evaluation. Annex 1-5 provides the archaeological contractor with a procedural framework outlining general good practice and requirements pertaining to all archaeological evaluation projects carried out in Oxfordshire.
- 1.2 An archaeological field evaluation has been requested due to the potential presence of archaeological features within the application area. This brief outlines our requirements for the evaluation and will need to be agreed with Oxfordshire County Archaeological Services (OCAS).
- 1.3 The evaluation will aim to establish the presence/absence, extent, condition, character and date of any archaeological deposits within the area affected by invasive development. This evidence will form the basis of any proposals for appropriate mitigation measures that may seek to limit the damage to significant archaeological deposits, and should aim to define any research priorities that may be relevant should further investigation be required. The evaluation will include any post-excavation work and publication requirements resulting from it.

2. BACKGROUND:

2.1 Site Location and Description

- 2.1.1 The development site is located to the west of Bicester, immediately east of the M40 and north of the A41 (SP 5572 1986). The site lies at approximately 66m OD. The underlying geology is shown as Kellaway and Peterborough mudstone overlain by alluvial deposits across the centre of the site and river gravels to the north.

2.2 Planning Background

- 2.2.1 Planning permission is to be sought from Cherwell District Council for a commercial development and pre-application advice has been provided by Cherwell District council including our archaeological advice (20/03089/PREAPP).
- 2.2.2 Due to the potential presence of below ground archaeological features a predetermination archaeological field evaluation has been requested to provide a suitable level of information to establish an appropriate level of mitigation. This is in line with the NPPF and Local Plan policy.

2.3 Archaeological Background

2.3.1 The site is located in an area of considerable archaeological interest to the west of the scheduled monument of Alcester Roman Town (SM 18). The proposed site is along the line of the Roman Road heading west from this Roman town as evidence by a series of cropmarks recorded and transcribed by Historic England. The site is also located in the area of a Grange held by Thame Abbey in the area and recorded in 1179AD. Although the actual location of the grange is unknown it is thought to be located within the area of Grange Farm and a rectangular enclosure within this application area has been recorded from Environment Agency Lidar. Medieval settlement has been recorded south of the site, immediately south of the M40 along with Iron Age activity in the form of a pit.

2.3.2 A geophysical survey has been undertaken on the site which has identified a number of possible anomalies of possible archaeological origin within the area of the proposed development.

3. **REQUIREMENT FOR WORK:**

3.1 This field evaluation has been required in accordance with the National Planning Policy Framework (NPPF) because of the presence of known sites of archaeological interest within the immediate vicinity of the development. Should important archaeological remains be revealed, this evaluation will form the first stage of a mitigation procedure.

3.2 The evaluation should aim to gather sufficient information to establish the presence/absence, extent, condition, character, quality and date of any archaeological deposits within those areas affected. The evaluation report produced will present a digest of information on the character and significance of the deposits under review and this report will form the basis of any proposals for appropriate further action. The evaluation should also aim to define any research priorities that may be relevant should further field investigation be required

3.3 The aims and objectives for the archaeological works must take account of the material contained within the Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas (<https://library.thehumanjourney.net/2597/>). In particular the themes and questions in the Research agendas for periods should be included where relevant.

This is as required by the:

- Standard and guidance: for archaeological field evaluation (ClfA 2020, para 3.2.9)

3.4 Any mitigation resulting from the evaluation report will seek to limit the damage to significant archaeological deposits. The developer will be responsible for accommodating the archaeological remains by:-

- a) Physical preservation in situ, which can often be achieved through design adaptations, or, if this is not possible;
- b) By preserving the archaeology on record through a full recording action. Less significant archaeological deposits may be dealt with through a monitoring and recording exercise carried out during the construction programme.

4. SPECIFIC REQUIREMENTS FOR THIS EVALUATION:

- 4.1 A trenching sample of 4% of the area of proposed development and consisting of 30m by 1.8m trenches will need to be undertaken across the site. The trenches will need to target any areas of proposed development including, but not limited to, buildings, hard standing, tree planting, drainage and flood attenuation.
- 4.2 Provision should be made for taking environmental/organic samples where appropriate. An environmental sampling strategy will need to be agreed between the environmental specialist and OCAS once the fieldwork is underway. The method statement should include a trench location plan and, in order to assess the appropriateness of the proposed evaluation, a proposed masterplan setting out the areas of proposed ground disturbance associated with the development.
- 4.3 The excavation under the supervision of a competent archaeologist is to be taken down to the top of 'natural' or the top of any significant archaeological level, whichever is the higher. While the surface of the exposed archaeological horizon should be cleaned for the purpose of clarifying the remains, archaeological features should generally only be sampled sufficiently to characterise and date them. Full excavation of features should not be undertaken at this stage. Care should be taken not to damage archaeological deposits through excessive use of mechanical excavation.

The trenches should not be backfilled until after they have been monitored in line with the supporting annexes.

Richard Oram
Archaeology Lead
County Archaeological Services

4-9-21

Evaluation Annex

1. PROJECT METHODOLOGY AND DATA COLLECTION - FIELD EVALUATION

- 1.1 The project shall be under the control of a suitably qualified archaeologist who should preferably be a member of the Chartered Institute for Archaeologists (CIfA). The evaluation should be undertaken in accordance with the CIfA's '[*Standard and guidance for archaeological field evaluation, 2020*](#)'.
- 1.2 Include an agreed list of specialist consultants who might be required to conserve and/or report on finds and advise, or report on, other aspects of the investigation. An agreed allowance should be made for their fees.
- 1.2 The whole range of investigative/recording techniques should be considered. These should be presented and, if discounted, a supporting statement should provide an explanation.
- 1.4 A plan at an appropriate scale showing the proposed location and extent of survey works/trenches/test pits etc. should be supplied. An indication of whether trenches will be machine or hand dug should be given.
- 1.5 When machine-opened trial trenches are employed:
 - a) An appropriate machine must be used, with an appropriate bucket, usually a wide toothless ditching blade. Toothed buckets should not be used without agreement of OCAS. Choice should be influenced by prevailing site conditions, and the machine must be able to carry out a clean job.
 - b) All machine work must be carried out under the direct supervision of an archaeologist.
 - c) All topsoil or recent overburden must be removed down to the first significant archaeological horizon in successive level spits. The continued use of machinery beyond this point should only take place when specifically agreed with OCAS as necessary for the particular type of evaluation.
 - d) The top of the first significant archaeological horizon may be cleared by the machine, but must then be cleaned by hand and inspected for features.
- 1.6 Sufficient of the archaeological features and deposits identified must be excavated by hand through a specified or agreed sampling procedure to enable their date, nature, extent and condition to be described. No archaeological deposits should be entirely removed unless this is unavoidable. It is not necessarily expected that all trial trenches will be fully excavated to natural subsoil, but the depth of archaeological deposits across the whole site must be assessed. The stratigraphy of all trial trenches should be recorded even where no archaeological deposits have been identified. Spoil heaps shall be monitored to allow analysis of the spatial distribution of artefacts. Metal detectors should be used to recover metal finds from the spoil.

- 1.7 All excavation, either by machine and by hand, must be undertaken with a view to avoiding damage to any archaeological features or deposits, which appear to be worthy of preservation in situ.
- 1.8 Any human remains, which are encountered, must initially be left in situ. If removal is necessary this must comply with relevant Ministry of Justice licence regulations. OCAS will need to be informed of any human remains encountered.
- 1.9 The data collection strategy should be part of a structured academic research agenda based on local and national research priorities. Data management, recovery and recording levels should be clearly defined and should be appropriate to the particular stratified deposits under investigation.
- 1.10 This Selection Strategy and Data Management Plan should be specifically set out in the written scheme of investigation.

2 MONITORING ARRANGEMENTS:

- 2.1 Oxfordshire County Council Archaeological Services will monitor progress and standards throughout the project. To facilitate this, the project design should include a projected timetable on site (indicating staff grades, members and machine hire time if appropriate etc).
- 2.2 OCAS shall be notified of the official start date at least 2 weeks **prior to the commencement of work**, following the agreement of a written scheme of investigation, in order to arrange a date for monitoring visits. A number of site visits will be required and any areas of excavation will need to be formally signed off in writing before any development commences.

No trenches should be backfilled until they have been signed off by County Archaeological Services.

- 2.3 A charge of £235 will be made per monitoring visit.
- 2.4 Where the monitoring is done remotely then photographs of the trenches and a plan of the trenches and features identified will need to be sent to the County Archaeological Officer in advance of any sign off requests. This must be agreed with OCAS in advance.

3. POST EXCAVATION AND REPORTING REQUIREMENTS:

- 3.1 The post excavation work should include the processing and primary research, analysis and investigative conservation necessary to prepare the site archive for preservation in a usable form and to produce a full report for publication. Incorporate provision for the long-term storage of both finds and site archive with the County Museums Service. On completion of the fieldwork the site archive will be prepared in the format agreed with the Oxfordshire County Museum Service, who should be consulted at this stage concerning their requirements.

- 3.2 For most evaluation projects the preparation of the report should be relatively simple following on directly from the fieldwork and achieved within a standard format. Details of styles and format are to be determined by the Unit. In any event, the report should include as a minimum:
- a) a plan(s), at an appropriate scale, showing trench layout (as dug) and features located. Plans should include sufficient grid references to allow them to be geo-rectified,
 - b) a table summarising any descriptive text showing, per trench, the features, classes and numbers of artefacts located and their interpretation,
 - c) a reconsideration of the methodology used, i.e. a confidence rating,
 - d) a plan, at an appropriate scale, showing both actual and, where possible, predicted archaeological deposits, and
 - e) a consideration of the archaeological evidence from within the site set in its broader landscape setting.
 - f) specialist reports on finds and environmental samples.
 - g) The report **should not** give an opinion on whether preservation or investigation is considered appropriate. (However, the client may wish to commission separately a Unit's opinion on an appropriate treatment of the archaeological resource.)
- 3.3 For more extensive and complicated evaluation projects, especially where they are part of large-scale programmes of work in historic urban centres, the procedures outlined in English Heritage's Management of Research Projects in the Historic Environment (MoRPHE) should be followed for immediate post-field archive preparation and initial assessment. Agreement should then be reached, in collaboration with the OCAS, about what aspects need to be taken forward to provide a report in the required format containing the information needed for planning purposes.

4. ARCHIVE DEPOSITION:

- 4.1 The archive should be prepared to the minimum acceptable standard defined in MoRPHE. The integrity of the archive should be maintained.
- 4.2 The contracted archaeological organisation will endeavour to ensure that the full integrated site archive including all finds shall, with the agreement of the owners, be deposited after completion of post-excavation work with the County Museums Service (Oxfordshire Museums) unless another repository is indicated. A transfer of Title form must be signed by the land owner and the report should clearly indicate whether or not this has been done.

Where such a transfer of title has not been agreed then this may affect the acceptance of the report and the discharge of any planning conditions.

- 4.3 If, during the course of excavation, items are found that may be potentially defined as 'Treasure' under the Code of Practice of the Treasure Act 1996, the archaeological contractor will be responsible for ensuring that the County Coroner is informed. OCAS will also need to be informed of any possible treasure finds.
- 4.4 Oxfordshire Museums requires that deposited archives from developer-led archaeological work shall be accompanied by funding equivalent to the current HBMC Box Storage Grant. Archaeological organisations shall therefore include an estimate of the costs of deposition for this project in their tender. The estimated cost will be clearly shown and shall be calculated in accordance with the procedures set out in "Charge for Archaeological Archives Deposited with Oxfordshire Museums" *Oxfordshire Museums 1995*.
- 4.5 The contracted archaeological organisation will be responsible for ensuring that all digital data generated by the excavation is archived with the [Archaeological Data Service](#) (ADS) and an [OASIS](#) record ([Online Access to the Index of archaeological investigationS](#)) created.
- 4.6 In the event of the legal owner(s) resolving to retain all or part of the site archive, they shall be responsible for the future preservation and maintenance of any material element of that archive. That part of the site archive in question, shall be transferred to the legal owner only after; all necessary processing, research, analysis and investigative/stabilising conservation and correct packing necessary to prepare the archive for preservation and storage in a usable, accessible form, and to produce a full report for publication, has been completed. The owner shall ensure that all necessary provision is made for the long-term preservation of the archive in a satisfactory environment, and that it is accessible for future research. The contracted archaeological organisation will ensure that a proper record of material kept by the landowner shall be included in the written archive, and the location and ownership of the material shall be stated in the written archive and public record. The explicit (written) permission of the owner shall be obtained for the latter in order that the *Data Protection Act 1984* is not contravened.
- 4.7 Details of archive deposition shall be submitted to the County HER.
- 4.8 The County Museums Service shall be notified of the fieldwork and an accession number obtained at least one month in advance of the commencement of fieldwork and should be informed of the expected time limits for deposition of the archive.

5. PUBLICATION AND DISSEMINATION:

- 5.1 A draft digital copy of the evaluation report (either in pdf or .doc format) shall be supplied to the office of the County Archaeological Officer for verification and assessment by the CAO or his representative prior to a final copy being produced **or submitted for planning purposes**; when the report has been agreed a final digital copy will then be supplied to the County Historic Environment Record (HER) at archaeology@oxfordshire.gov.uk on the understanding that it will become a public document after an appropriate period of time (generally not exceeding six months).

GIS (shape) files of the final phased excavated trench plan should be provided to the office of the County Archaeological Officer.

- 5.2 All archaeological organisations should ensure that an abstract containing the essential elements of the results precedes the main body of the report.
- 5.3 Publication of the results (even if limited to one-line reports on work done with negative results) should be pursued, and should take place within a reasonable length of time (normally not more than five years after completion of the work). Style and format to be determined by the archaeological organisation, with regard to agreed standards of archaeological publication, and the house style of the appropriate local, regional or national publication.
- 5.4 The report should state the location of the archive, state whether a transfer of title has been signed and acknowledge the curatorial role played in the project by Oxfordshire County Council Archaeological Services. It should also acknowledge any provision of information from the County Historic Environment Record, which is copyright of Oxfordshire County Council. Any secondary reports or articles generated by this project shall similarly acknowledge County Archaeological Services and the HER.
- 5.5 With regard to publication; the level of the report should take into account the scale of the project, the overall importance of the site based on Historic England guidance, and its status within local and regional research strategies. It should also be commensurate with the level of results obtained.

OXFORDSHIRE COUNTY COUNCIL Contacts

COUNTY ARCHAEOLOGICAL SERVICES CONTACTS: DEVELOPMENT CONTROL

Email: archaeologydc@oxfordshire.gov.uk

Lead Archaeologist: Richard Oram

Tel: 07917001026

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Responsible for archaeological planning matters for West Oxfordshire and OCC.

Planning Archaeologist: Steven Weaver

Tel: 07526972981

Email: steven.weaver@oxfordshire.gov.uk

Responsible for archaeological planning matters for South Oxfordshire and Vale of the White Horse.

Planning Archaeologist:

Tel: 07922848811

Email: victoria.green@oxfordshire.gov.uk

Responsible for archaeological planning matters for Cherwell.

(All other dealings with national and regional bodies/utility Companies are shared on a District basis).

County Historic Environment Record

Email: archaeology@oxfordshire.gov.uk

County Historic Environment Record Officer: Jacqueline Pitt

Tel: 07741607816

Email: archaeology@oxfordshire.gov.uk

Responsible for management, development and access to the HER.

Assistant Archaeologist: Robbie Luxford

Tel: 07785453287

Email: Robbie.Luxford@Oxfordshire.gov.uk

Responsible for assisting the HER and DC Officers and invoice issues.

COUNTY MUSEUM AND ARCHIVE STORE

Witney Road, Standlake, Oxon OX8 7QG

Archaeological Curator: Angie Bolton - Angie.Bolton@Oxfordshire.gov.uk

01865 300557

Conservation Laboratory:

01865 300937

Finds Liaison Officer:-

edward.caswell@oxfordshire.gov.uk

01865 300557

From: [Wilkinson, David](#)
To: [Rob Skinner](#)
Subject: RE: edp2425 - Junction 9, M40, Bicester, Oxon
Date: 27 October 2021 12:20:42
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[imageda28cd.JPG](#)

Dear Rob,

Thank you for consulting us. Your approach seems sensible and we do not have further comments at this stage. I did put your enquiry into the system so you might get a pro-forma 'look at all the usual things' kind of letter as well,

Regards

David

David Wilkinson, BA, MLitt, MCifA
Inspector of Ancient Monuments, Berkshire, Buckinghamshire, Oxfordshire.
London and South East Regions Group

Please note that my normal working days are Tuesday, Wednesday and Thursday

Historic England
Floor 4, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA
Mobile: [REDACTED]

www.historicengland.org.uk
www.helm.org.uk

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: www.HistoricEngland.org.uk/EAS

Historic England
London and South East Region
Floor 4, The Atrium
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London EC4R 2YA

We will retain our strong focus on the local delivery of our services.

All email addresses and mobile phone numbers remain unchanged, including our e-notification addresses for planning consultations.



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From: Rob Skinner <[REDACTED]>

Sent: 12 October 2021 15:00

To: Wilkinson, David <[REDACTED]>

Subject: edp2425 - Junction 9, M40, Bicester, Oxon

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Dear David,

This is just a quick email to see if Historic England are looking to respond to a scoping request in relation to the proposed development South West of Grange Farm, near to Junction 9 of the M40 as per the attached site plan?

We had received a response from Cherwell District council (attached) but HE are not mentioned. However, given the presence of scheduled monuments within the locality we would appreciate if you could give us a steer on our scope at this stage so as to avoid additional work further down the line when you are consulted via the Council?

In summary, we are considering all designated heritage assets within 2km of the site boundary as a part of the setting assessment inclusive of:

- Alchester Roman site, scheduled monument 870m to the east of the site.
- Chesterton Conservation Area 900m to the north-east; and
- Weston-on-the-Green Conservation Area 2km to the west.

The Grade II* listed buildings

- Church of St Mary (LB1300898)
- Manor Farm House (LB1369747)

The Grade II listed buildings

- Church of St Giles (LB1046559);
- Home Farmhouse (LB1193641);
- Wendlebury House (LB1369719);
- Elm Tree House (LB1286075);
- Red Lion Public House (LB1193655);

- Willow Cottage (LB1046519);
- Brookside Cottage (LB1046519);
- Park Farm Cottage Park Farmhouse (LB1046520);
- College Farmhouse and attached retaining walls and railings (LB1369720);
- The stable 30m southeast of College Farmhouse (LB1046518);
- Bridge 220m NE of Lodge Farmhouse (LB1200177);
- 6 Tubbs Lane (LB1046536);
- 4 Tubbs Lane (LB1200194);
- Thatchover (LB1046535);
- Ivy Cottage (LB1276742);
- Chesterton Lodge (LB1241627);
- Stables and Coach house NW of Chesterton lodge (LB1241628); and
- Milestone 100m N of junction with North Lane

Please let me know if you have further comments on this scope or any concerns with this approach?

Kind regards

Rob

Rob Skinner BA (Hons), MA, ACIfA
Principal Archaeology and Heritage Consultant



The Environmental Dimension Partnership Ltd

First Floor, The Bonded Warehouse,
Atlantic Wharf,
Cardiff CF10 4HF

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Historic England

Mr Rob Skinner

Direct Dial: 0207 973 3632

The Environmental Dimension Partnership Ltd

First Floor, The Bonded Warehouse

Our ref: PA01167025

Atlantic Wharf

Your ref: 21/02861/SCOP

Cardiff

CF10 4HF

28 October 2021

Dear Mr Skinner

Request for Pre-application Advice

OS PARCEL 5700 SOUTH WEST OF GRANGE FARM, STREET THROUGH LITTLE CHESTERTON, CHESTERTON

Thank you for contacting us on 12th October seeking our pre-application advice on proposals for the above site.

Having reviewed the information provided by you, we conclude that this proposal would lead to an application for which Historic England would be a statutory consultee. It is not possible or necessary for us to engage with every proposal that affects the historic environment at pre-application stage. In this instance we do not consider it necessary for us to participate in pre-application discussions. If, as the scheme develops, there are material changes to the proposals which would affect the historic environment, please consult us again.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
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Historic England

Yours sincerely

R. Peats

Richard Peats

Team Leader

E-mail: richard.peats@HistoricEngland.org.uk

**OS PARCEL 5700 SOUTH WEST OF GRANGE FARM, STREET THROUGH LITTLE
CHESTERTON, CHESTERTON
Request for Pre-application Advice**



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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From: [Emma Harrison](#)
To: [Bernadette Owens](#)
Subject: Conservation consultation response 21/02861/SCOP
Date: 20 October 2021 16:57:12

Dear Bernadette

Thank you for consulting the conservation team on the Request for an Environmental Impact Assessment (EIA) Scoping Opinion for the development proposals at OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton.

It is agreed that the designated heritage assets identified should be scoped into the Environmental Statement. It is also agreed that these assets lie within the wider area surrounding the site and there are no Heritage Assets within the site itself.

With regard to non-designated heritage assets the scoping report states that the online Historic Environment Record (HER) was consulted and no non-designated Heritage assets are identified within the site. This is agreed however it is suggested that non-designated Heritage Assets identified within the Conservation Area Appraisals for Chesterton and Weston on the Green should also be considered.

The methodology and approach to assessment is broadly agreed with, however it is important that the impact to Heritage Assets through development within their wider setting is considered. This should include views into and out of conservation areas plus views from public footpaths and across the wider landscape. Notably but not exclusively St Giles Church, Wendlebury sits close to the application site and the impact to the significance of this asset through development within its setting should be assessed.

I hope this is of assistance to you

Kind Regards

Emma Harrison

Conservation Officer

Planning Policy, Conservation and Design

Environment and Place

Cherwell District Council

Direct Dial: [REDACTED]

[emma.harrison](mailto:emma.harrison@cherwell.gov.uk)

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