

## **Appendix 9      Historic Environment**

### **9.1            Historic Environment Desk Based Assessment**



## **Graven Hill, D1 Site, Bicester**

### **Historic Environment Desk-Based Assessment**

June 2022

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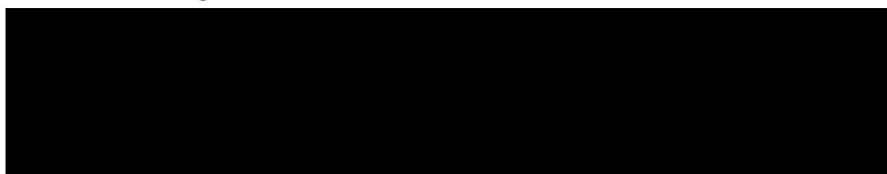


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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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Comments

Comments

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Graven Hill, D1 Site, Bicester  
Document Reference: WIE11386-177  
WIE11386-177-R-1-1-3-HEDBA



## Executive Summary

This Historic Environment Desk-Based Assessment (HEDBA) has been produced to form a technical appendix in a ES Chapter to support an Outline Planning Application for the redevelopment of the south side of the decommissioned Ministry of Defence's (MoD's) Bicester Central Ordnance Depot 'D-site', at Graven Hill. The HEDBA was commissioned by Graven Hill Purchaser Ltd.

The aim of this HEDBA is to establish the historic environment baseline within the Site and surrounding 1km Study Area. Several objectives were set alongside the main aim. These include: to assess the potential for buried/as yet unknown archaeological remains within the Site; to assess the potential impacts on the built historic environment (including setting) within the Site and Study Area; to assess the potential impacts on buried/yet unknown archaeological remains within the Site; and to make recommendations for further assessment and/or field investigation, as appropriate.

The Site lies to the south of Bicester, Oxfordshire, within the former armaments depot ('D-site') of the decommissioned Bicester Central Ordnance Depot, on the south side of Graven Hill. The Site covers an area of c. 30.6ha and is centred on NGR SP 59289 19806. The Site currently features five extant vacant hangers/warehouses (Unit D1, D2, D4, D7, D10 and D20, the latter being a standby sub-station). Surrounding areas comprise of hardstanding areas, railway tracks, roads, open grassland and wooded areas.

No designated heritage assets are located within the Site. Three non-designated heritage assets are recorded within the Site. These comprise of features associated with the former Central Ordnance Depot, which include demolished P.O.W. Camp 657, storage hanger D2 and its six adjacent air raid shelters, and railway tracks part of the Bicester Military Railway.

Within the Study Area, designated and non-designated heritage assets are recorded. Designated heritage assets include three Scheduled Monuments and 13 Listed Buildings (one Grade II\*, 12 Grade II). The closest Listed Buildings in proximity to the Site include the two Grade II Listed Buildings of Wretchwick Farmhouse [1046521] and its associated barn [1046522], located c. 340m and c. 310m, respectively, northeast of the Site. Non-designated heritage assets comprise of 34 monuments, element records and archaeological findspots.

Previous archaeological investigations within the Site include four events (archaeological building recording, two geophysical surveys and a watching brief). A total of 32 events are recorded within the Study Area, with 15 events recorded within the area encompassed by Graven Hill alone. Previous investigations in proximity to the Site across Graven Hill assisted in determining the potential for archaeological remains within the Site.

Overall, the potential for archaeological remains within the Site is limited to open areas between remaining extant structures and the footprints of demolished structures associated with the former MoD base. These areas have been assigned a **medium** potential for unknown archaeological remains, most likely to date to the Iron Age – Roman periods onwards. Encountered remains, if present, would likely be of up to medium value.

Identified impacts to designated built heritage assets are limited to Wretchwick Farmhouse, and its associated barn. A **negligible** setting impacts and **slight significance of effect** for both heritage assets has been identified. Impacts to non-designated built heritage impacts and archaeological remains within the Site would be **major**, with a **neutral-moderate** significance of effect.

The scope of any archaeological investigation, if required, would be set out in a Written Scheme of Investigation, agreed with the Oxfordshire County Council Archaeology Service (OCCAS) and secured by a planning condition.

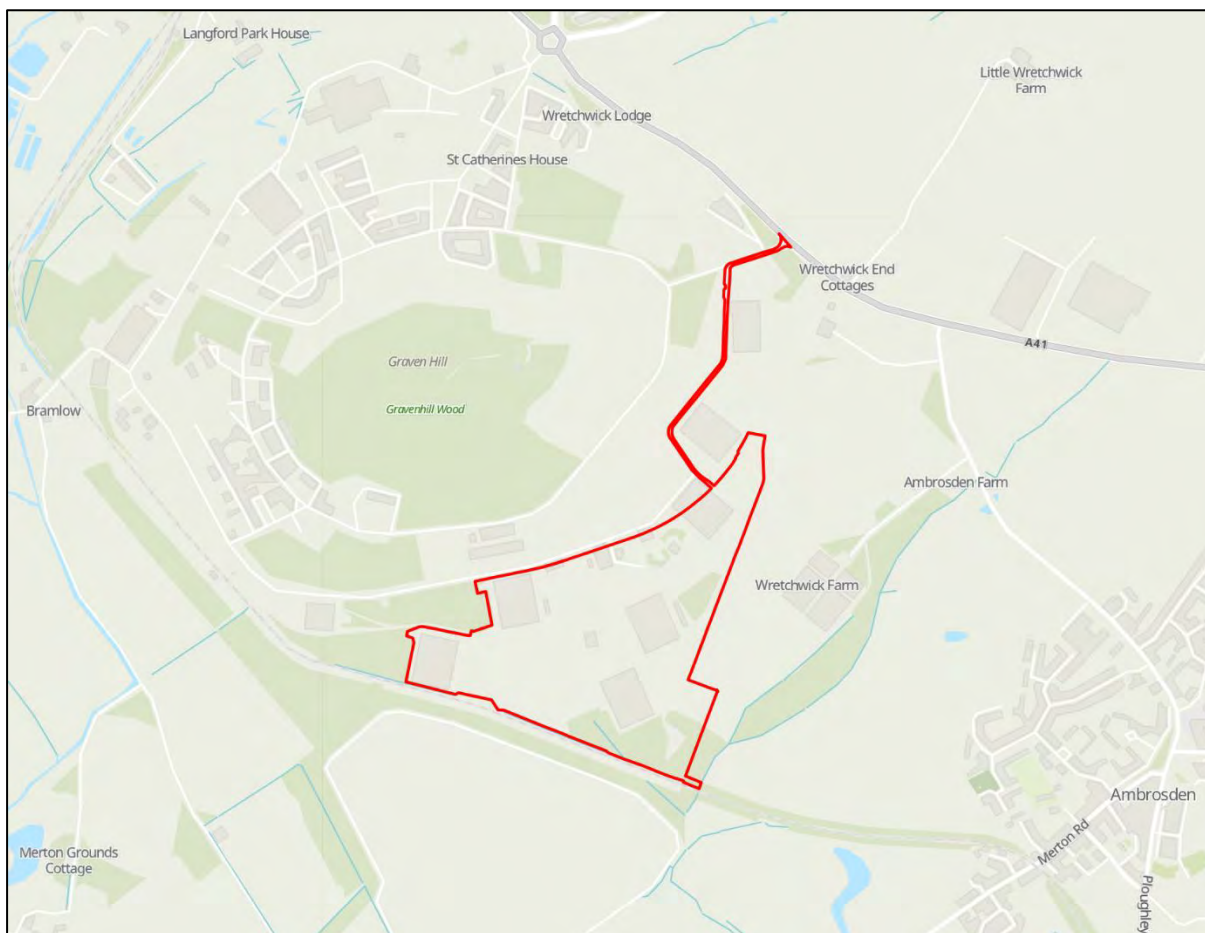
## 1. Introduction

### 1.1 Project Background

Waterman Infrastructure & Environment ('Waterman') have been commissioned by Graven Hill Purchaser Ltd ('the Client') to produce a Historic Environment Desk-Based Assessment (HEDBA) an Outline Planning Application for the redevelopment of the south side of the decommissioned Ministry of Defence's (MoD's) Bicester Central Ordnance Depot 'D-site' at Graven Hill ('the Proposed Development'). The HEDBA will form a technical appendix to the Historic Environment ES Chapter for the Outline Planning Application for the Proposed Development to the Local Planning Authority (LPA), Cherwell District Council. The HEDBA covers the area encompassing the south side of the former armament depot ('D-site') of Bicester Central Ordnance Depot at Graven Hill ('the Site'). The Site location and red line boundary (RLB) are shown in **Figure 1**.

The aims of this HEDBA are to: outline the historic environment baseline within the Site and surrounding 1km study area ('the Study Area'); identify potential impacts to known heritage assets and potential unknown buried archaeological assets; and provide recommendations for mitigation works to reduce potential impact(s) from the Proposed Development.

Figure 1: Site Location and RLB



Source: Basemap © OpenStreetMap contributors. Available under Open Database Licence  
<https://www.openstreetmap.org/copyright>

## 1.2 Site Location and Description (Site Conditions)

The Site lies to the south of Bicester, Oxfordshire and immediately to the south of Graven Hill. The Site is centred on NGR SP 59289 19806 and is approximately 30.6ha in extent. The Site lies within the administrative boundary of Cherwell District Council.

The Site lies within the former armaments depot ('D-site') of the now decommissioned MoD Bicester Central Ordnance Depot, built during WWII. The Site currently features five extant vacant hangers/warehouses (Unit D1, Unit D2, Unit D4, Unit D7, Unit D10 and D20, the latter being a standby sub-station). The areas surrounding the remaining extant buildings comprise of hardstanding areas, railway tracks, roads, open grassland and wooded areas.

The Site was formerly used by the Ministry of Defence (MOD) for storage and distribution purposes, part of the wider Graven Hill Central Ordnance Depot. This function dates to c. September 1942 when the wider depot was constructed to provide logistical support for operations in Europe during World War II.

A detailed outline of the Central Ordnance Depot's history and layout is provided in Waterman's 2015 Archaeological Building Recording report of the former base, and is outlined in **Section 5.4.6**<sup>1</sup>.

## 1.3 Geology and Topography

The bedrock geology across the Site comprises of the Peterborough Member (mudstone)<sup>2</sup>. The Peterborough Member formed approximately 164-166 million years ago (Mya) during the Jurassic Period in an environment dominated by shallow seas. No superficial geology is recorded within the Site<sup>3</sup>. Immediately south of the Site, superficial deposits of alluvium (clay, silt, sand and gravel) are recorded<sup>4</sup>. These deposits formed up to 2Mya in an environment dominated by rivers.

The Site's topography consists of a gradual slope south to north from c. 64m aOD to c. 78m aOD. The Site is situated at the foot of Graven Hill on its southern side.

## 1.4 The Proposed Development

The description of the Proposed Development is as follows:

*The proposal comprises development totalling approx. 104,008 sq. m (GIA) of logistics-led floorspace (1,119,529 sq. ft) at the site. The indicative Masterplan demonstrates how this floorspace could be provided across 9 separate units (Units 1-9). (Appendix G)*

*Approximately 902 parking spaces would be provided, including HGV parking yards associated with the Logistics Units as well as disabled parking. These could be arranged in a variety of layouts to best respond to market demand as well as site constraints.*

The Proposed Development will involve the demolition of remaining above ground structures within the Site prior to subsequent development. This will include the removal of structures D1, D2, D4, D7, D10, D20 and remaining water storage tanks across the centre and west parts of the Site.

The Site RLB includes a length of Pioneer Road from the Site's NE boundary to the A41 Pioneer Roundabout. The Proposed Development will not include works along this route in any form. As such, the surrounding Study Area was not required to be extended to the northeast.

<sup>1</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

<sup>2</sup> British Geological Survey, 2022. *Geology of Britain Viewer*. [Online]. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain3d/>. [Accessed: 11<sup>th</sup> April 2022].

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

## **1.5 Scope of Document**

The aims of this HEDBA are:

- To identify the nature, extent, character and value of the historic environment and establish the historic baseline within the Site and 1km study area ('the Study Area');
- To assess the potential for buried/as yet unknown archaeological remains within the Site;
- To assess the potential impacts on the built historic environment (including setting) within the Site and Study Area;
- To assess the potential impacts on buried/yet unknown archaeological remains within the Site; and
- To make recommendations for further assessment and/or field investigation, as appropriate.

## **2. Consultation**

Consultation has been undertaken with Cherwell District Council's Conservation Officer and the Oxfordshire County Council Archaeology Service (OCCAS).

The Conservation Officer confirmed the requirement to consider potential impacts from the Proposed Development on built heritage assets in the vicinity of the Site. This is covered via the inclusion of a 1km Study Area surrounding the Site to consider potential impacts to recorded built heritage assets through beneficial or adverse change to their settings.

OCCAS confirmed the requirement to consider potential impacts from the Proposed Development on buried heritage assets (archaeological remains). OCCAS was informed that this HEDBA would include a summary of the previous investigations undertaken within the Site and wider Graven Hill area, to provide the most informed and confident determination of the Site's remaining archaeological potential.

No further consultation was conducted prior to the submission of the Outline Planning Application.

### 3. Legislation & Policy

This HEDBA has been produced within the context of relevant legislation, as well as local and national planning policies. It considers policies laid out in the NPPF and the local planning policy of Cherwell District Council. Relevant legislation and policy are listed and outlined where necessary below.

#### 3.1 Legislation

- Ancient Monuments and Archaeological Areas Act 1979<sup>5</sup>; and
- Planning (Listed Buildings and Conservation Areas Act) 1990<sup>6</sup>.

#### 3.2 Policy

##### 3.2.1 National Policy

###### National Planning Policy Framework (NPPF)

The current National Planning Policy Framework was adopted July 2021<sup>7</sup> (see Section 16 ‘Conserving and enhancing the historic environment’). In relation to the historic environment, the NPPF outlines that:

*‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’*

##### 3.2.2 Regional Policy

###### The Oxfordshire Plan 2050

As part of the Oxfordshire Housing and Growth Deal agreement with the Government, the six Oxfordshire authorities – Cherwell District Council, Oxford City Council, Oxfordshire County Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council – are currently in the process of producing and approving a joint statutory spatial plan (JSSP), known as the Oxfordshire Plan 2050<sup>8</sup>.

The Oxfordshire Plan will provide an integrated strategic planning framework and evidence base to support sustainable growth across the county to 2050, including the planned delivery of new homes and economic development, and the anticipated supporting infrastructure needed.

The Oxfordshire Plan 2050 has not yet been accepted and as such does not have policies that currently apply to the Site. The Plan is set to be adopted by 21<sup>st</sup> October 2022, subject to the examination process.

<sup>5</sup> Her Majesty’s Stationery Office (HMSO), 1979. *Ancient Monuments and Archaeological Areas Act 1979*. [Online]. Available at: <https://www.legislation.gov.uk/ukpga/1979/46>. [Accessed: 11<sup>th</sup> April 2022].

<sup>6</sup> Her Majesty’s Stationery Office (HMSO), 1990. *Planning (Listed Buildings and Conservation Areas) Act 1990*. [Online]. Available at: [www.legislation.gov.uk/ukpga/1990/9/contents](https://www.legislation.gov.uk/ukpga/1990/9/contents). [Accessed: 11<sup>th</sup> April 2022].

<sup>7</sup> Department for Levelling Up, Housing and Communities, 2021. *National Planning Policy Framework*. [Online]. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>. [Accessed: 11<sup>th</sup> April 2022].

<sup>8</sup> Cherwell District Council – North Oxfordshire, 2022d. *Oxfordshire Joint Statutory Spatial Plan (JSSP)*. [Online]. Available at: <https://www.cherwell.gov.uk/info/83/local-plans/577/oxfordshire-joint-statutory-spatial-plan-jssp>. [Accessed: 12<sup>th</sup> April 2022].

### 3.2.3 Local Policy

#### Development Plan for Cherwell District Council

The currently adopted Development Plan for Cherwell is set to cover the period from 2011-2031<sup>9</sup>. The Development Plan is comprised of the following documents:

- Adopted Cherwell Local Plan 2011 – 2031;
- Adopted Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need;
- Minerals and Waste Core Strategy;
- 'Made' Neighbourhood Plans in Cherwell District;
- Saved, retained policies of the Adopted Cherwell Local Plan 1996;
- Saved policies from Oxfordshire County Council's Minerals and Waste Local Plan 1996; and

Documents that contain relevant policies to the historic environment are outlined further below.

#### *Cherwell Local Plan 2011 - 2031*

The adopted Cherwell Local Plan 2011 – 2031 (adopted July 2015) contains strategic planning policies for development and the use of land<sup>10</sup>. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. The Local Plan contains a District-wide Policies Map, and Key Policies Maps for Bicester, Banbury, and Kidlington, as well as inset maps.

Importantly, Strategic Objective (SO) 15, part of the SOs for ensuring sustainable development within the district highlights the importance of the consideration for the historic environment. SO 15 states: 'To protect and enhance the historic and natural environment and Cherwell's core assets, including protecting and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas'

The relevant policies relating to the conservation and protection of the historic environment within the Site, include:

- 'Policy ESD 15: The Character of the Built and Historic Environment'; and
- 'Policy Bicester 2: Graven Hill'.

#### *Saved, retained policies of the Adopted Cherwell Local Plan 1996*

The following relevant policy is retained from the 1996 Local Plan<sup>11</sup> within in the currently adopted Local Plan 2011 – 2031:

- 'Policy C10: Historic landscapes, parks and gardens and historic battlefields'.

The policy states that '*development which would have a detrimental effect upon the character and appearance of historic landscapes, parks and gardens and battlefields and their settings will normally be resisted.*'

#### Cherwell District Council – Local Plan Review

The adopted Local Plan 2011 – 2031 is in the process of being reviewed to update policies and address

<sup>9</sup> Cherwell District Council – North Oxfordshire, 2022c. *Interactive Adopted Policies Map*. [Online]. Available at: <https://www.cherwell.gov.uk/info/83/local-plans/216/interactive-adopted-policies-map>. [Accessed: 11<sup>th</sup> April 2022].

<sup>10</sup> Cherwell District Council – North Oxfordshire, 2022b. *Adopted Cherwell Local Plan 2011-2031 (Part 1)*. [Online]. Available at: <https://www.cherwell.gov.uk/info/83/local-plans/376/adopted-cherwell-local-plan-2011-2031-part-1>. [Accessed 11<sup>th</sup> April 2022].

<sup>11</sup> Cherwell District Council – North Oxfordshire, 2022a. *Adopted Local Plan 1996 (November 1996)*. [Online]. Available at: <https://www.cherwell.gov.uk/info/83/local-plans/373/adopted-local-plan-1996-november-1996>. [Accessed: 12<sup>th</sup> April 2022].



the needs of Cherwell up to 2040. Once adopted, the new 'Cherwell Local Plan 2040' will supersede the existing plan and replace the 'Cherwell Local Plan 2011 – 2031' and saved policies from the 'Cherwell Local Plan 1996'.



## 4. Methodology

### 4.1 Standards and Guidance

This HEDBA has been carried out in accordance with the requirements of the NPPF and to the following standards and guidance.

#### *The Chartered Institute for Archaeologists*

- Standard and guidance for historic environment desk-based assessment, updated October 2020<sup>12</sup>.

#### *Historic England*

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, 2008<sup>13</sup> (published under English Heritage);
- Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision Taking, 2015<sup>14</sup>; and
- Historic Environment Good Practice Advice in Planning Note 3 (2<sup>nd</sup> edition) (GPA 3) – The Setting of Heritage Assets, 2017<sup>15</sup>.

#### *Regional Research Framework*

- Solent-Thames Research Framework<sup>16</sup> – for historic environment resource assessments and research agendas. Applicable to Berkshire, Buckinghamshire, Oxfordshire, Hampshire and the Isle of Wight.

#### *National Highways [formerly Highway's England]*

- Design Manual for Roads and Bridges [DMRB], 2020 Section LA 104 Environmental assessment and monitoring<sup>17</sup>; and
- DMRB 2020, Section LA 106, Cultural Heritage Assessment<sup>18</sup>.

Please note, the methodologies for cultural heritage assessment as set out in the DMRB are applicable and appropriate for other types of development and are often applied to non-highways schemes.

### 4.2 Data Sources

For this HEDBA, the following sources have been consulted to inform the known historic environment resource within the Site and Study Area, and to infer the potential for buried archaeological remains within the Site:

<sup>12</sup> Chartered Institute for Archaeologists, 2014. *Standard and Guidance for historic environment desk-based assessment*. [Online]. Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_4.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf). [Accessed: 12<sup>th</sup> April 2022].

<sup>13</sup> Historic England, 2008. *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>14</sup> Historic England, 2015. *Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>15</sup> Historic England, 2017a. *Historic Environment Good Practice Advice in Planning Note 3 (2<sup>nd</sup> edition) (GPA 3) – The Setting of Heritage Assets*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>16</sup> Hey, G. & Hind, J., 2014. *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas. Project Report*. [Online]. Available at: <https://library.thehumanjourney.net/2597/>. Oxford Wessex. [Accessed: 12<sup>th</sup> April 2022].

<sup>17</sup> National Highways, 2020a. *DMRB Section LA 104 Environmental assessment and monitoring*. [Online]. Available at: <https://www.standardsforhighways.co.uk/dmrB/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a>. [Accessed: 12<sup>th</sup> April 2022].

<sup>18</sup> National Highways, 2020b. *DMRB LA 106 - Cultural heritage assessment*. [Online]. Available at: <https://www.standardsforhighways.co.uk/dmrB/search/8c51c51b-579b-405b-b583-9b584e996c80>. [Accessed: 12<sup>th</sup> April 2022].

- Oxfordshire County Council Historic Environment Record (OCCHER) commercial search dataset April 2022 – for a comprehensive record of known designated and non-designated heritage assets within the Site and Study Area;
- Historic England's The National Heritage List for England (NHLE)<sup>19</sup> – for data on designated heritage assets within the Site and Study Area;
- British Geological Survey (BGS)<sup>20</sup> – for superficial deposit and bedrock geology data, and publicly available borehole logs to aid in the interpretation of disturbance and truncation within the Site;
- National Library Scotland Online Maps<sup>21</sup> – for viewing and interpretation of historic OS maps; and
- Secondary sources – historic documents, maps and images for contextual background information of the Site and its history.

Known heritage asset types identified to be within the Site and/or Study Area, include:

#### *Designated Heritage Assets*

- Scheduled Monuments
- Listed Buildings

#### *Non-Designated Heritage Assets*

- Historic Buildings
- Monuments
- Archaeological Findspots
- Elements

#### *Other*

- Previous Archaeological Investigations
- Historic Landscape Characterisation (HLC) areas

Although archaeological findspots in themselves are not heritage assets, as the artefact(s) would have been removed from their original context by this stage, they do nonetheless indicate potential activity or settlement in the area and are therefore considered in an evidential context for this assessment.

A gazetteer of known heritage assets within the Site and Study Area is presented in **Appendix A**. A detailed outline of the historic environment baseline is presented in **Section 5**. Designated heritage assets (Scheduled Monuments and Listed Buildings) are referenced by their NHLE 'National Reference/List UID' number. Conservation Areas are labelled by their assigned name. Non-designated heritage assets (Historic Buildings, Monuments, Archaeological Findspots and Elements) are referenced by their 'Preferred Reference' OCCHER number.

In addition, previous archaeological investigations are referenced by their 'Event UID' OCCHER number (e.g. EOX6694) or Watermain reference number (e.g. WIE001), while HLC areas are referenced by their 'HLCUID' number. The distribution of designated, non-designated heritage assets, previous archaeological investigations and HLC areas can be seen in **Appendix B (Part 1-4)**.

<sup>19</sup> Historicengland.org.uk, 2021. *The National Heritage List for England (NHLE) – Search the List*. [Online]. Available at: <https://historicengland.org.uk/listing/the-list>. [Accessed: 12<sup>th</sup> April 2022].

<sup>20</sup> British Geological Survey, 2022. *Geology of Britain Viewer*. [Online]. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain3d/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>21</sup> National Library Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].

### 4.3 Assessing Heritage Significance

#### Significance Criteria

The NPPF<sup>22</sup> defines the value or importance ('significance') in the context of heritage policy 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."*

This HEDBA uses a set of criteria to assess the significance of individual or grouped heritage assets, as applicable. This is determined by ascribing a level of importance (*Importance of Heritage Assets - Table 2*) to a given heritage asset based on current statutory criteria determined by Historic England<sup>23</sup> and National Highways<sup>24</sup> guidance in relation to level of designation or otherwise, and then considered in the context of specific values<sup>25</sup> (*Value of Heritage Assets criteria - Table 3*). This is applied using professional judgement against the current contextual and environmental conditions of each heritage asset to provide an overall statement of significance.

Table 1: Importance of Heritage Assets

Importance	Type of Heritage Asset
Very High	World Heritage Sites (including nominated sites) Heritage assets of international importance
High	Scheduled Monuments Undesignated assets of schedulable quality Registered Battlefields Protected Wrecks Heritage assets of national importance
Medium	Heritage assets of regional importance
Low	Heritage assets of local importance Heritage assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
Negligible	Historic environment resource with no significant value or interest
Unknown	Heritage assets for which current level of understanding is insufficient to allow significance to be determined

Table 2: Value of Heritage Assets

Heritage Values	Definition
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there

<sup>22</sup> Department for Levelling Up, Housing and Communities, 2021. *National Planning Policy Framework*. [Online]. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>. [Accessed: 12<sup>th</sup> April 2022].

<sup>23</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>24</sup> DMRB

<sup>25</sup> Department for Levelling Up, Housing and Communities, 2014. *Planning Policy Guidance - Historic environment*. <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#overview-historic-environment>. [Accessed: 12<sup>th</sup> April 2022].

Heritage Values	Definition
	will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
Architectural and Artistic	Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

### *Contribution of Setting to the Significance of Heritage Assets*

The definition of setting is taken from the NPPF Annex 2: Glossary<sup>26</sup> as:

*"The surroundings in which an 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."*

Historic England's guidance<sup>27</sup> considers that the importance of setting lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.

Guidance on 'The Setting of Heritage Assets' produced by Historic England<sup>28</sup> has been used to adopt a stepped approach for settings contribution and potential impacts assessment, which is summarised below:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings 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 that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

As such, in assessing whether, how and to what degree the settings contribute to the cultural heritage significance of the heritage assets, a number of potential attributes of a heritage asset's setting are considered. The attributes of setting contribute to the sensitivity and the significance of a heritage asset. Examples of the attributes which can contribute to the sensitivity of the setting of heritage assets is presented in **Table 4** below, however, this list is not exhaustive. This table is derived from Historic

<sup>26</sup> Gov.uk, 2021. *National Planning Policy Framework – Annex 2: Glossary*. [Online]. Available at: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>. [Accessed: 12<sup>th</sup> April 2022].

<sup>27</sup> Historic England, 2017b. *The Setting of Heritage Assets*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>28</sup> *ibid*

England guidance referred to above<sup>29</sup>.

Table 3: Definitions of Value for the Settings of Heritage Assets

Example of Setting	Contribution to the Value of the Heritage Asset
A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national value, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.	Very High
Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.	High
Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the significance of the heritage asset and/or a moderate contribution to the understanding and appreciation of the significance of the asset.	Medium
Largely altered so that there is very little evidence of contemporaneous and/or historic and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.	Low

Having assessed the contribution of the setting to the cultural heritage significance of the heritage asset, the effect of a proposed development on the setting can be determined by consideration of the potential attributes of a proposed development affecting setting. These attributes, as taken from Historic England's guidance document<sup>30</sup> are presented in **Table 5**.

Table 4: Potential Attributes of Settings

Potential Attributes / Factors to Consider
The asset's physical surroundings:

<sup>29</sup> Historic England, 2017b. *The Setting of Heritage Assets*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>. [Accessed: 12<sup>th</sup> April 2022].

<sup>30</sup> *ibid*

#### Potential Attributes / Factors to Consider

- Topography;
- Aspect;
- Other heritage assets (archaeological remains, buildings, structures, landscapes, areas of archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design e.g. hierarchy, layout;
- Orientation and aspect;
- Historic materials and surfaces;
- Openness, enclosure and boundaries; functional relationships and communications;
- Green spaces, trees and vegetation; and
- History and degree of change over time.

#### Experience of the asset:

- Surrounding landscape and town character;
- Views from, towards, through and across, including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants and nuisances;
- Tranquillity, remoteness, 'wildness';
- Busyness, bustle, movement and activity;
- Scents and smells;
- Diurnal changes;
- Sense of enclosure, seclusion, intimacy or privacy;
- Land use;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public - The rarity of comparable survivals of setting;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Once the sensitivity and contribution of the setting to the value of the heritage asset has been determined and the potential attributes of a proposed development identified, the level of adverse or beneficial impacts of a proposed development on the heritage asset through a change in setting needs to be evaluated. The judgement for the magnitude of impacts on the setting is based on professional judgement, experience on similar schemes and developments, and takes into regard the policies set out in NPS NN<sup>31</sup> and NPPF<sup>32</sup> and the guidance provided by Historic England<sup>33</sup>. The assessment criteria

<sup>31</sup> Department for Transport, 2014. *National Policy Statement for National Networks*. [Online]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/387223/npsnn-web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/387223/npsnn-web.pdf). [Accessed: 12<sup>th</sup> April 2022].

<sup>32</sup> Department for Levelling Up, Housing and Communities, 2021. *National Planning Policy Framework*. [Online]. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>. [Accessed: 12<sup>th</sup> April 2022].

<sup>33</sup> Historic England, 2017b. *The Setting of Heritage Assets*. [Online]. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>. [Accessed: 12<sup>th</sup> April 2022].

developed for assessing the level of impacts on heritage assets including settings (adverse or beneficial) is discussed in **Section 4.4** and is presented in **Table 6** below.

#### 4.4 Assessment Criteria

The determination of the magnitude of impact requires an understanding of the magnitude of change to the heritage asset, both through direct physical effects and/or due to changes in its setting. Impacts may be adverse (negative) or beneficial (positive). The assessment of an impact's magnitude is a matter of professional judgement and should not be guided by the value or importance of the heritage asset itself. **Table 6** provides guidance for the assessment of an impact's magnitude and is based on the DMRB<sup>34</sup>.

Table 5: Summary for Assessment of Impact Magnitude on Heritage Assets

Magnitude of Impact (change)		Description
Major	Adverse	<ul style="list-style-type: none"> <li>Loss of resource and/or quality and integrity of heritage asset and setting.</li> <li>Severe damage to key characteristics, features or elements that contribute to value of the heritage asset and its setting.</li> </ul>
	Beneficial	<ul style="list-style-type: none"> <li>Large scale or major improvement of heritage asset and/or setting.</li> <li>Extensive restoration which reintroduces elements which contribute to the value of the heritage asset previously lost.</li> </ul>
Moderate	Adverse	<ul style="list-style-type: none"> <li>Loss of resource and/or quality, but not adversely affecting the integrity of heritage asset and its setting.</li> <li>Partial loss or damage to key characteristics, features or elements that contribute to value of the heritage asset and its setting.</li> </ul>
	Beneficial	<ul style="list-style-type: none"> <li>Benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting</li> <li>Improvement of elements which contribute to the value of the heritage asset previously lost.</li> </ul>
Minor	Adverse	<ul style="list-style-type: none"> <li>Some measurable change in attributes that contribute to the value of heritage asset and its setting.</li> <li>Minor loss or alteration to key characteristics, features or elements that contribute to value of the heritage asset and its setting.</li> </ul>
	Beneficial	<ul style="list-style-type: none"> <li>Minor benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting.</li> <li>Minor improvement of elements which contribute to the value of the heritage asset previously lost.</li> </ul>
Negligible	Adverse	<ul style="list-style-type: none"> <li>Very minor loss or alteration to key characteristics, features or elements that contribute to value of the heritage asset and its setting.</li> </ul>

<sup>34</sup> DMRB



Magnitude of Impact (change)	Description
Beneficial	<ul style="list-style-type: none"> <li>Minor benefit to, or addition of, key characteristics, features of elements of heritage asset and/or setting.</li> <li>Minor improvement of elements which contribute to the value of the heritage asset previously lost.</li> </ul>
No Change	<ul style="list-style-type: none"> <li>No loss or alteration of characteristics, features or elements; no observable impact in either direction.</li> </ul>

The significance of effect on designated and non-designated heritage assets within the Site and Study Area is based on the criteria set out in DMRB<sup>35</sup> and is derived from a consideration of both the sensitivity and value/importance of the receptor (heritage asset), and the magnitude of the impact upon it as defined in **Section 4.3**. This is illustrated by the matrix presented in **Table 7**.

Table 6: Significance of Effect Matrix

		Magnitude of Impact				
		Major	Moderate	Minor	Negligible	No Change
Value/Importance	Very High	Very Large	Large/ Very Large	Moderate/ Large	Slight	Neutral
	High	Large/ Very Large	Moderate/ Large	Moderate/ Slight	Slight	Neutral
	Medium	Moderate/ Large	Moderate	Slight	Neutral/ Slight	Neutral
	Low	Slight/ Moderate	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
	Negligible	Slight	Neutral/ Slight	Neutral/ Slight	Neutral	Neutral
	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

<sup>35</sup> DMRB



## 5. Historic Environment Baseline

### 5.1 Overview of Heritage Assets

#### 5.1.1 Designated Heritage Assets

Designated heritage assets within the Site and 1km Study Area are fully listed within the gazetteer presented in **Appendix A**. Their locations are shown in **Appendix B (Part 1)**.

##### *Within the Site*

There are no Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas, or World Heritage Sites within the Site.

##### *Within the Study Area*

Within the Study Area, three Scheduled Monuments and 13 Listed Buildings are present.

##### *Scheduled Monuments*

There are three Scheduled Monuments within the Study Area, which include:

- Alchester Roman parade ground, access road and marching camp [1443650], located c. 500m southeast of the Roman settlement of Alchester and c. 792m west of the Site respectively;
- Ambrosden Churchyard Cross [1015166], which stands at the main approach to the church of St. Mary the Virgin in Ambrosden. It is located c. 855m southeast of the Site; and
- Wretchwick deserted Medieval settlement [1015549], located c. 948m northeast of the Site.

##### *Listed Buildings*

Listed Buildings within the Study Area include one Grade II\* [1046525] and 12 Grade II (see **Appendix A**) designated heritage assets. The Listed Buildings range between the 12<sup>th</sup>-18<sup>th</sup> centuries in date, however, the majority of heritage assets date 18<sup>th</sup> century of the late Post-Medieval period. Listed Buildings feature a range of structures, including: two storey detached house, farmhouses, former vicarage, a barn, gatepiers and garden wall, church, headstone and chest tomb memorial.

The closest Listed Buildings in proximity to the Site include the two Grade II Listed Buildings of Wretchwick Farmhouse [1046521] and its associated barn [1046522], located c. 340m and c. 310m, respectively, northeast of the Site. These heritage assets date to the early 18<sup>th</sup> century.

The remaining Listed Buildings are located within a cluster to the southeast of the Site within the village of Ambrosden located from c. 800m, and an isolated heritage asset located c. 840m north of the Site, named Wretchwick Lodge [1046523]. The Listed Buildings located within the village of Ambrosden are set back a considerable distance from the Site and screened from the Site, via a NE-SW aligned woodland between the Site and village of Ambrosden. Hence, the Site and Listed Buildings within Ambrosden share negligible to no intervisibility.

#### 5.1.2 Non-Designated Heritage Assets

Non-designated heritage assets within the Site and 1km Study Area are fully listed within the gazetteer presented in **Appendix A**. Their locations are shown in **Appendix B (Part 2)**.

### Within the Site

There are three non-designated heritage assets recorded within the Site. All three records are associated with the former Graven Hill WWII MoD base, which include:

- A monument record for P.O.W. Camp 657 within plot D35, located at the southeast corner of the Site [29709];
- A monument record for the Bicester Military Railway across Graven Hill and its connected MoD site at Arncott [29495]; and
- A historic building record for storage hanger D2 and six adjacent air raid shelters [27973].

### Within the Study Area

There are 34 non-designated heritage assets within Study Area.

These include monument records (Iron and Roman period settlements/occupation evidence, Roman field systems, Roman Akeman Street, unconfirmed Anglo-Saxon battle site, Medieval occupation evidence, Medieval field systems, Medieval to Post-Medieval burials, Post-Medieval recreational park, Post-Medieval earthworks, demolished former buildings, undated cropmarks), element records (undated earthworks, Medieval and Post-Medieval earthworks and discrete features, Bronze Age barrows/enclosure and demolition layers associated with the former WWII base) and archaeological findspots (Neolithic polished flint axe, Bronze Age spearhead, Roman pottery scatter, Roman coins, Medieval coin and Medieval pottery).

Non-designated heritage assets range in date from the Neolithic to Modern period. These heritage assets are distributed across the Study Area, with two concentrations located towards the southeast and west edges of the Study Area.

## 5.1.3 Previous Archaeological Investigations

Previous archaeological investigations within the Site and 1km Study Area are fully listed within the gazetteer presented in **Appendix A**. Their locations are shown in **Appendix B (Part 3)**. The extent of previous archaeological investigations within the Site and across Graven Hill are shown in **Appendix C**.

### Within the Site

Four events are recorded to have occurred within the Site. These include:

- A programme of archaeological building recording [WIE003] across the entire Graven Hill WWII Central Ordnance Depot, undertaken by Waterman Infrastructure & Environment, report dated October 2015<sup>36</sup>;
- A geophysical survey [EOX6693] within the northwest corner of the Site, undertaken by Archaeological Surveys Ltd, report dated October 2018<sup>37</sup>;
- A geophysical survey [EOX6781] across the centre and east parts of the Site, alongside areas to the north and east of Graven Hill, undertaken by Magnitude Surveys, report dated September 2020<sup>38</sup>; and
- An archaeological watching brief [WIE008] to monitor the demolition of targeted buildings across the Site and the wider decommissioned Central Ordnance Depot at Graven Hill, undertaken by John Moore Heritage Services, report dated November 2021<sup>39</sup>.

<sup>36</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

<sup>37</sup> Archaeological Surveys Ltd, 2018. *Barrus Development – D1 & D4 Graven Hill Land Transfer Area 2, Bicester, Oxfordshire – Magnetometer Survey Report*. Report Ref. J762.

<sup>38</sup> Magnitude Surveys, 2020. *Geophysical Survey Report of Land Transfer Area 2, Graven Hill, Bicester*. Report Ref. MSSP708.

<sup>39</sup> John Moore Heritage Services, 2021b. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

The Archaeological Building Recording event undertaken in 2015 [WIE003], provided a long-term sustainable record of buildings associated with the decommissioned Central Ordnance Depot at Graven Hill, prior to their demolition and subsequent redevelopment. Recorded buildings across Graven Hill mostly constitute the former MoD storage base's 'D-site' (Armaments) and 'E-site' (small arms)<sup>40</sup> remaining structures. Structures recorded within the Site included: D1, D2, D4, D7, D5, D10, D12, D13, and adjacent small ancillary buildings. The layout of the former WWII base and remaining structures within the Site are shown in **Appendix D**.

The geophysical survey undertaken in 2018 [EOX6693], comprised of a magnetometer survey within the west end of the Site. A total of c. 1.2ha surrounding D1 and D4 were surveyed. Surveyed areas exhibited widespread ferrous debris, leading to widespread magnetic disturbance masking weaker signals of potential archaeological origin. High magnitude anomalies were attributed to services and below ground structures of modern date. No anomalies could be identified or attributed with confidence to be pre-WWII in date. The report concluded that the Site likely features evidence of ground disturbance through landscaping, associated with the former base.

The geophysical survey undertaken in 2020 [EOX6781], comprised of a fluxgate gradiometer survey across 26 isolated areas across Graven Hill, forming a total surveyed area of c. 16.5ha. Areas 9-22 were located within the Site, while the remaining areas were located to the east and north sides of Graven Hill. All surveyed areas exhibited disturbance from landscaping and ferrous material (magnetic disturbance). The area within the Site identified anomalies of various modern origins (e.g. services), alongside ferrous debris, magnetic disturbance and made ground (landscaping debris). No anomalies detected suggested the presence of significant archaeological features within the Site.

Within the wider surveyed areas, a possible agricultural earthwork is located in proximity to the northeast of the Site, on the lower slopes of Graven Hill. No other potential archaeological anomalies were confirmed. The degree of disturbance and interference identified from the two previous geophysical surveys within the Site, indicate site wide conditions impede the ability to utilise prospection methods to detect potential remaining buried archaeological features.

The archaeological watching brief undertaken in 2021 [WIE008], involved the monitoring of demolition works during the removal of various remaining structures across Graven Hill. This included the monitoring of the demolition of buildings D3, D5, D12, D12, a Fire Station and EWS Pool 50 within the Site. No archaeological features or finds were encountered. The general recorded stratigraphy within the footprint of the 'D' structures featured, a concrete slab or brick foundation base, layer of hardcore, a levelling deposit in areas (e.g. D5) and sterile natural geology. The foundation layers for the modern WWII buildings were recorded to cut to a depth as shallow as c. 0.5m (e.g. c. 0.5m for D3, c. 0.9m for D12), and directly overlie natural geology. Hence, the natural stratigraphy bearing potential archaeological deposits within the footprint of extant and demolished WWII buildings (concrete hardstanding areas) is suggested to have been substantially truncated.

### Within the Study Area

A total of 32 events are recorded within the Study Area, which include:

- Six Geophysical Surveys [EOX2718, EOX6094, EOX6220, EOX6738, WIE001 and WIE002].
- Seven Archaeological Watching Briefs [EOX3533, EOX5645, EOX5800, EOX6694, EOX1297, EOX1903, WIE004 and WIE010];
- Fifteen Evaluations [EOX1094, EOX1832, EOX1958, EOX3405, EOX6092, EOX6176, EOX928, EOX1754, EOX6725, EOX6736, EOX6828, EOX6829, EOX6940, WIE005 and WIE007]; and

<sup>40</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

- Three Excavations [EOX6408, WIE006 and WIE009].

Those events in proximity to the Site and undertaken across Graven Hill and its immediate surroundings are outlined below, to provide a detailed outline of known archaeological remains within the surrounding area of the Site and aid in the interpretation of archaeological potential within the Site.

### *Graven Hill Events*

A total of 15 events are recorded across the area encompassed by Graven Hill, within the Study Area of the Site. Three of these events partially overlap with events recorded within the Site. The known extent of previous investigations across the Site and wider Graven Hill area, are shown in **Appendix C**.

These events include the following:

- An evaluation undertaken in 1999 [EOX928], involving trial trenching across parts of Graven Hill slopes and surrounding areas. The evaluation was undertaken by Oxford University Archaeology Society. No earthworks were identified, but a sherd of Bronze Age to Iron Age date was recovered;
- An evaluation undertaken in 2006 [EOX1958], involving trial trenching across a 0.07ha area within the footprint of tennis courts associated with the former MoD base. The evaluation was undertaken by Oxford Archaeology. No archaeological features or deposits identified;
- A geophysical survey undertaken in 2010 [WIE001], involving a magnetometer survey of c. 13ha across E-site of Graven Hill MoD base (north side of Graven Hill)<sup>41</sup>. The geophysical survey was undertaken by Archaeological Surveys Ltd. The surveyed area was divided into three areas (Area A-C). A number of archaeological anomalies were detected. Area A identified ridge and furrow field, curvilinear and linear features, and discrete pit-like features. Area B identified segments of ridge and furrow. Area C identified potential ditch-like features. All three areas featured magnetic disturbance from ferrous material and the presence of services and/or land drains.
- A geophysical survey undertaken in 2011 [WIE002], involving a magnetometer survey of c. 14ha, split into nine fields, labelled Areas D-J across the north and east sides of Graven Hill<sup>42</sup>. The geophysical survey was undertaken by Archaeological Surveys Ltd. A number of linear and curvilinear ditch-like features were identified, alongside discrete pit-like features and segments of ridge and furrow. A concentration of features were detected on the north side of Graven Hill. The potential alignment of the trackway for Roman Akeman Street was detected and identified also. The survey identified widespread magnetic disturbance from ferrous material across the surveyed areas, attributed to the former military buildings and associated landscaping of the former MoD base;
- An evaluation undertaken in 2012 [EOX3405], involving 18 trial trenches across Home Farm's land immediately south of the Site<sup>43</sup>. The evaluation was undertaken by John Moore Heritage Services. Trenches were located along the southwest, west and northern edges of the field. Trenches 6, 8, 10, 12 and 16 were blank. Ditches, post-holes and a gully were recorded among the remaining 12 trenches. These were attributed to undated prehistoric ditches, a Roman field system, and Medieval ridge and furrow. Recovered archaeological finds included, Late Iron Age/Roman pottery sherds and Early Anglo-Saxon pottery sherds;
- An archaeological watching brief undertaken in 2015 [EOX6694], involving the monitoring of 54 geotechnical test pits (c. 0.6m x 2.2m x 3.0m) across the north side of Graven Hill (E-site)<sup>44</sup>. The watching brief was undertaken by Pre-Construct Archaeology. No significant archaeological features or remains were encountered. A stone surface was uncovered at the base of Test Pits (TPs) 536 and 552, with a single Medieval pottery sherd on its surface in 552. Additional unstratified Medieval and

<sup>41</sup> Archaeological Surveys Ltd, 2010. *E Site MOD Bicester Oxfordshire – Magnetometer Survey Report*. Report Ref. 332.

<sup>42</sup> Archaeological Survey Ltd, 2011. *MOD Bicester, Graven Hill, Oxfordshire – Magnetometer Survey Report*. Report Ref. 347.

<sup>43</sup> John Moore Heritage Services, 2012. *Archaeological Evaluation on Land North of Home Farm, Merton, Oxfordshire*.

<sup>44</sup> Pre-Construct Archaeology, 2015. *Graven Hill, Bicester, Oxfordshire – An Archaeological Watching Brief*. Report Ref. R12120.

Post-Medieval sherds were uncovered within the subsoil of multiple TPs;

- A programme of archaeological building recording undertaken in 2015 [WIE003], as discussed above<sup>45</sup>;
- An evaluation undertaken in 2016 [EOX6092], involving 55 trial trenches (c. 50m x 4m) across the north side of Graven Hill, within E-site<sup>46</sup>. The evaluation was undertaken by Oxford Archaeology. Five concentrations of archaeological activity were recorded, with features and finds dating from the Neolithic to Medieval periods. Late Iron Age activity was recorded across the area, via pits and ditches (e.g. slope NW Graven Hill via T12, T13, T21, T22 and T24). A concentration of Roman agricultural activity was recorded in proximity to the north of Graven Hill, adjacent to the demolished Rodney House building. Ditch arrangements E-W suggested field boundaries and other small enclosures. Trenches placed across previously detected alignment of Akeman Street, confirmed the presence of the Roman road, to the north of Graven Hill. A 12<sup>th</sup>-14<sup>th</sup> century farmstead was recorded via ditches and discrete features alongside domestic pottery wares. Later modern activity across the Site via demolition debris associated with former WWII base structures;
- An evaluation extension and addition of a watching brief to event [EOX6092], undertaken in 2016 [WIE004]<sup>47</sup>. This event involved the addition of five trial trench locations and monitoring of ground slab removal following the demolition of Rodney House. Little further evidence obtained from additional trial trenches. Trial Trench 62-63 recorded further evidence of Roman Akeman Street, while Trial Trench 64 (25m x 25m area) recorded extensive shallow cut curvilinear ditches and other linear features, attributed to further Iron Age occupation evidence. The watching brief recorded no underlying archaeological horizons under Rodney House concrete slab, with demolition disturbance and a foundation hardcore rubble layer recorded underneath;
- An archaeological excavation undertaken in 2020 [WIE006], involving the excavation of six areas across the north side of Graven Hill, E-site<sup>48</sup>. The excavation was undertaken by Oxford Archaeology. The six areas were targeted following the results of 2015-2016 trial trenching [EOX6092], labelled 'Area A-F'. Archaeological remains dating from Middle Iron Age to Post-Medieval were recovered. Area E recorded evidence for Mid Iron Age settlement, other Mid Iron Age activity was recorded via dated pits and ditches in Areas A, C, D. Late Iron Age settlement evidence recorded via three roundhouses in Area C. Unstratified Anglo-Saxon metalwork (brooches, pins, iron fragments) and amber beads were recovered from a spoil heap of a pit within Area C. Area D contained evidence of a rural farmstead and central courtyard dated to 12<sup>th</sup>-14<sup>th</sup> century via trackway, ditched enclosures and discrete pit features. Further evidence obtained for continuous occupation of landscape from Iron Age period onwards;
- A geophysical survey [EOX6781], involving a fluxgate gradiometer survey across parts of the Site, and wider east and northern sides of Graven Hill, as discussed above<sup>49</sup>;
- An evaluation undertaken in 2021 [WIE007], involving six trial trenches at the A41 Pioneer Roundabout to the northeast of Graven Hill<sup>50</sup>. The evaluation was undertaken by John Moore Heritage Services. No archaeological features or finds were recorded, with the exception of a NE-SW shallow ditch within Trench 2. No associated finds were recovered;
- An archaeological watching brief [WIE008] to monitor the demolition of targeted buildings across the

<sup>45</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

<sup>46</sup> Oxford Archaeology, 2016b. *Bicester MOD, Graven Hill, Bicester, Oxfordshire – Evaluation Report*. Report Ref. 6274-6275.

<sup>47</sup> Oxford Archaeology, 2016a. *Bicester MOD, Graven Hill, Bicester, Oxfordshire – Archaeological Watching Brief and Evaluation Report*. Report Ref. 6370 and 6439.

<sup>48</sup> Oxford Archaeology, 2020. *Graven Hill, Bicester, Oxfordshire – Post-Excavation Assessment and Updated Project Design*. Report Ref. 6962.

<sup>49</sup> Magnitude Surveys, 2020. *Geophysical Survey Report of Land Transfer Area 2, Graven Hill, Bicester*. Report Ref. MSSP708.

<sup>50</sup> John Moore Heritage Services, 2021a. *An Archaeological Evaluation at A41 Pioneer Roundabout, Graven Hill, Bicester*.



former Grave Hill MoD base, as discussed above<sup>51</sup>;

- An archaeological excavation of the Health Hub site during 2021-2022 [WIE009], which primarily recorded discrete archaeological features (pits) with Post-Medieval to Modern finds; and
- An archaeological watching brief on the Employment Access Road [WIE010], which recorded poorly preserved archaeological remains, attributed to the establishment of the MoD base at Graven Hill and the significant level of landscaping during its construction during the 1940s. Encountered archaeological features were unable to have their purpose and function established, due to the poor level of preservation. A small assemblage of finds were recovered, Post-Medieval in date.

## 5.2 Historic Landscape Characterisation (HLC)

The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and 1km Study Area<sup>52</sup>. This is achieved through assessing the current landscape's character, dividing the area contained within the Site and Study Area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure)<sup>53</sup>. This enables spatial and temporal patterns to be identified and enables a judgement on whether parts of the current landscape's character hold historic interest or not.

HLC areas within the Site and those within the Study Area that potentially have a sensitive setting are assigned a heritage asset importance value. Areas determined to hold historic interest within the Site only are considered in the determination of the potential for the preservation of buried archaeological remains within the Site. In addition, HLC areas within the Site determined to have value are only addressed in the potential impacts from the Proposed Development section.

There are 54 HLC areas present within the Site and surrounding Study Area which are geographically shown in **Appendix B (Part 4)** and listed within **Appendix E**. The HLC areas broadly encompass enclosures, woodlands, rural settlements, recreational areas, communication routes and industrial areas.

The greatest potential for encountering archaeological remains will be in areas that have been subjected to minimal land use change, such as land containing woodlands, enclosures, and parkland. Recreation and settlement areas indicate previous development that will have had a varying degree of impact on below ground remains where they may survive.

### Within the Site

Four HLCs are recorded to lie partially within the Site and are described as follows:

- The west side of the Site is largely recorded as an industrial area, labelled as Military Depot at Graven Hill [HOX3673]. The current HLC is dated to the early-late 20<sup>th</sup> century, and is of low value attributed to the former MoD base's historical value;
- The east side of the Site is largely recorded as an industrial area [HOX3675]. The current HLC is dated to the 20<sup>th</sup> century and is of low value attributed to the former MoD base's historical value;
- Segments of the west side of the Site are recorded as railway communication routes [HOX3686], part of the wider former Bicester military railway network. The current HLC is dated to the 20<sup>th</sup> century and is of low value attributed to the former MoD base's historical value; and
- Segments of the east side of the Site are recorded as railway communication routes [HOX3685], part of the wider former Bicester military railway network. The current HLC is dated to the 20<sup>th</sup> century and

<sup>51</sup> John Moore Heritage Services, 2021b. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

<sup>52</sup> Historic England, 2021a. *Historic Landscape Characterisation*. [Online]. Available at: <https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/>. [Accessed: 30<sup>th</sup> May 2022].

<sup>53</sup> Historic England, 2015a. *Historic Characterisation Thesaurus*. [Online]. Available at: <http://www.heritage-standards.org.uk/wp-content/uploads/2016/05/Historic-Characterisation-Thesaurus-Aug-2015.pdf>. [Accessed: 30<sup>th</sup> May 2022].

is of low value attributed to the former MoD base's historical value.

#### Within the Study Area

Of the remaining 50 HLC areas within the Study Area, three directly border the Site's eastern boundary and provide contextual information to the immediate Site's surroundings land use. They are described as follows:

- Two separate fields bordering the northeast and southeast edges of the Site, described as prairie/amalgamated field enclosures [HOX3680]. These fields are dated to the 20<sup>th</sup> century. The current HLC holds no historic interest and is of negligible value;
- Field and farm bordering the centre eastern edge of the Site, labelled as Wretchwick Farm and described as a rural settlement [HOX3681]. Wretchwick Farm's HLC is dated to the 20<sup>th</sup> century. The current HLC for this area holds no historic interest and is of negligible value; and
- A stretch of land which borders the Site at its southeast corner, and runs approximately NE-SW, is recorded as woodland [HOX3683]. This woodland is dated to the 20<sup>th</sup> century. The current HLC holds no historic interest and is of negligible value.

### 5.3 Historic Maps

Historic maps were utilised to aid in the establishment of the Site's later Post-Medieval to Modern history from 1873-1970. These maps comprise of OS maps accessed for viewing via the National Library of Scotland's online maps<sup>54</sup>. The utilisation of these maps aided in the establishment and identification of land use change overtime within the Site and Study Area from the late Post-Medieval period. A total of five historic maps are outlined below, which depict key changes to the landscape across the Site and Study Area.

#### *1<sup>st</sup> Edition OS 25-inch Map – 1973-1975*

Graven Hill is depicted to be covered by woodland, labelled 'Gravenhill Wood'. The woodland extends across the summit of the hill and its eastern, southern and western slopes. Multiple pathways are depicted running through the woodland. The cut of a dry ditch is depicted to run across the summit of Graven Hill, roughly NW-SE. The '*Site of Battle between the Danes & Saxons (A.D. 871)*' is marked on the southwestern slopes of Graven Hill. Additional earthworks labelled as 'Entrenchments' are depicted at the southeast edge of the woodland, while a farmhouse and associated grounds labelled 'Mount Pleasant' is depicted along the southwest edge of the Site.

To the south of Graven Hill, the area contained within the Site featured field enclosures, with tree/hedgerow lined field boundaries and the continuation of the dry ditch running roughly N-S through the eastern part of the Site. The wider area south of Graven Hill featured a rural agricultural landscape of isolated farmhouses, field enclosures and discrete woodlands. The former 'Ambrosden Park' is also depicted over set back a distance from Graven Hill and the Site to the southeast. The village of Ambrosden is located at the northeast edge of the park and associated manor. The Listed Building of Wretchwick Farmhouse [1046521] is depicted to the east of Graven Hill and the Site at a distance.

To the north of Graven Hill, a predominantly rural agricultural landscape is depicted with numerous field enclosures. The approximate route of the current A41 road is depicted to the north/northeast, while scattered farms, such as Langford Farm are depicted to the north and northwest. The town of Bicester is depicted several kilometres to the north of Graven Hill. In addition, the Oxford & Bletchley Branch railway

<sup>54</sup> National Library of Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].

is depicted, orientated NE-SW to the northwest of Graven Hill at a distance. Overall, very little development within the area is depicted.

#### *OS 6-inch Map - 1900*

Little change is depicted across Graven Hill and its wider landscape. The height of Graven Hill is now indicated via a 300ft contour around its slopes.

Several additional farms are depicted adjacent to Graven Hill's woodland on its southeast side and within the hill's environs. The Listed Building of Wretchwick Lodge [1046523] is now depicted to the northeast of Graven Hill. A number of footpaths are depicted across surrounding fields to Graven Hill. A rifle range and target butts location are marked in the vicinity of the north-eastern slopes of Graven Hill. In addition, the extent of Ambrosden Park, is now clearly depicted to the southeast of Graven Hill, set back at a distance. A 'New Plantation' and 'Merton Nursery' are depicted to the northwest of Ambrosden Park.

The Roman town of Alchester ('Aelia Castra') is depicted to the west of Graven Hill on the west side of the Oxford & Bletchley Branch railway line. Findings of human remains, towers, gateways etc. are labelled in proximity to the railway line's route.

#### *OS 6-inch Map – 1923*

No significant changes are depicted within the Site or Study Area.

#### *OS 6-inch Map – 1952*

No significant changes are depicted within the Site or Study Area.

Site 'D' and 'E' of the Graven Hill MoD Central Ordnance Depot are not depicted on this map. For a more accurate representation of the landscape during the 1940s-1950s, see the 1945 aerial photograph of Graven Hill shown in **Appendix D**.

The only noticeable change portrayed on this map is the labelling of the course of Roman Akeman Street, following the alignment of the slopes of Graven Hill on its north side.

#### *OS National Grid Maps – 1970*

The OS Map fails to depict the area contained within the Site, not showing the south side of Graven Hill and its wider environment, however, the OS Maps now depicted the general layout of the former MoD Central Ordnance Depot across Graven Hill. The layout has remained largely unchanged since WWII, until its recently demolition and redevelopment.

The outline of Graven Hill's woodland has largely unchanged. Structures now flank Graven Hill on all sides, with a railway network encircling Graven Hill, connecting multiple storage depots.

The wider area remains a predominantly rural landscape with some additional farms. The town of Bicester remains at a distance to the north of Graven Hill, albeit, some urban residential expansion has occurred post-war.

## **5.4 Archaeological and Historical Background Summary**

An outline of the archaeological and historical character of the Site and its Study Area by chronological period is provided below. All heritage assets discussed below are included in the gazetteer presented in **Appendix A** and shown geographically in **Appendix B (Part 1-2)**.



#### 5.4.1 Palaeolithic to Iron Age (500,000BC – AD 43)

##### Palaeolithic (500,000-9,600BC)

No activity dating to the Palaeolithic is recorded within the Site or Study Area.

The Palaeolithic in Britain is predominantly characterised by climatic oscillations between moderately warm/wet interglacial and cold/dry glacial episodes. Sea levels fluctuated throughout this period in response to transitions between glacial and interglacial episodes. The northern half of Britain featured glaciers during cold periods and a peri-glacial and tundra landscape across its southern half. Flora and fauna biodiversity responded in correlation to these climatic changes, and Britain remained connected to the European continent until the loss of the land bridge c. 6,000BC. Earliest modern human evidence in Britain currently dates to c. 33,000-34,000BC. Human populations were restricted to nomadic hunter-gatherer groups, structured around a settlement system of semi-permanent residential and temporary/seasonal camps. A continuous human presence in Britain is not evident until the end of the Last Ice Age, with the transition to the present Holocene epoch and Mesolithic period.

##### Mesolithic (9,600-4,000BC)

No activity dating to the Mesolithic is recorded within the Site or Study Area.

The Mesolithic period in Britain is characterised by the continuation of nomadic hunter-gatherer groups, with settlement patterns characterised by seasonal occupation areas and ephemeral camps in the UK. Woodlands expanded across northern Europe into Britain during the early Mesolithic. Recorded activity for this period tends to concentrate along inland water courses and coastal wetland and estuarine habitats for resource exploitation and communication routes.

The Site is located on the southern slopes of a prominent feature within the landscape, with the nearest present-day watercourses of Langford Brook and the River Ray, located c. 650m to the west and c. 1300m to the southeast of the Site, respectively. The landscape during this time likely comprised of a wooded landscape with watercourses throughout.

##### Neolithic (4,000-2,500BC)

No activity dating to the Neolithic is recorded within the Site.

The Neolithic period in Britain is characterised by the gradual transition to sedentary subsistence agriculture, with the establishment of the earliest permanent settlements, albeit small-scale farming sites. Seasonal transhumance was practiced in a variety of settings. Ritual monuments first appear during this period with henge monuments, stone circles, chambered/passage tombs, cairns, etc. Woodland clearance on a limited scale occurs during this period, to establish open areas for settlements and create enclosures for farming and livestock management. Settlement evidence is more widespread across landscapes.

Recorded Neolithic activity within the Study Area is limited to a single unstratified findspot record of a polished flint axe fragment [29731], recovered from the north of Graven Hill, within Trench 3 of the 2015-2016 trial trench evaluation by Oxford Archaeology [EOX6694]. The findspot's specific location is c. 1.4km north of the Site.

##### Bronze Age (2,500-800BC)

No activity dating to the Bronze Age is recorded within the Site.

The Bronze Age in Britain is characterised by the emergence of metallurgy with the utilisation of copper and tin in producing a variety of bronze objects for a variety of uses (weaponry, personal ornamentation,

household goods, ritual, and symbolic functions etc.). Hierarchical sedentary agricultural societies begin to emerge and develop during this period, influencing the layout of landscapes between fortified and unfortified settlements/farmsteads and enclosed field systems. Trade both within mainland Britain and the continent is observed influencing the range of objects found in Britain.

Recorded Bronze Age activity within the Study Area is limited to a Bronze Age – Iron Age pottery sherd, recovered from the slopes of Graven Hill during a 1999 evaluation by Oxford University Archaeology Society [EOX928]. The sherd was recovered from the base of Trench 18 and was interpreted to suggest the possible location of an occupation Site. The exact location of the sherd is uncertain. Further activity within the Study Area is recorded via a Late Middle Bronze Age side-looped spearhead fragment [13922] found alongside several lithic fragments, located c. 745m southwest of the Site.

Possible Bronze Age earthworks [29400] in the form of potential barrows or enclosures were detected during a geophysical survey [EOX6738] within the former Ambrosden Park from c. 475m southwest of the Site. These detected features were targeted during a subsequent trial trench evaluation [EOX6940], which identified the presence of prehistoric features, but was unable to ascertain the specific periodic in which they date to.

Based on the limited and scatter nature of known Bronze Age activity within the surrounding area of Graven Hill, it is likely scattered settlements were present during this period around Graven Hill.

#### Iron Age (800BC-AD43)

No activity dating to the Iron Age is recorded within the Site.

The Iron Age in Britain is characterised by the transition to a focus on iron metallurgy. Settlement patterns change with the relationship between farmsteads and fortified hillforts, as well as the layout of 'Celtic' field systems. Contact with the continent is maintained with the appearance of coinage and other Roman goods through small scale trade towards the end of the period. Late Iron Age coins appear through the mimicking of Roman coinage by Iron Age tribes, especially in southern England.

Known Iron Age activity is recorded predominantly to the north of the Site, on the north side of Graven Hill. Existing evidence has been obtained from previous archaeological investigations since 1999. To the north side of Graven Hill, settlement evidence via dated ditches, pits, enclosures and earthworks associated with roundhouses have been recorded [28666], via a series of evaluation trial trench programmes and open area excavations [EOX6092, WIE004, WIE006]. Identified settlement areas date to the Late Iron Age/Early Roman period, via recovered pottery remains. Middle Iron Age settlement is recorded on the upper slopes of the northeast side of Graven Hill, while later Iron Age activity is recorded on the lower slopes and surrounding landscape of Graven Hill.

Within the wider Study Area, previous archaeological investigations have recorded Middle Iron Age settlement evidence to the northeast of the Site, adjacent to the Scheduled Monument site of the deserted Wretchwick Medieval settlement [1015549], via a geophysical survey [EOX6094] and subsequent evaluation trial trench programme [WIE005], from c. 550m of the Site. Additionally, a 'C-shaped' enclosure nearby ditches [28666 and 29398] interpreted as Late Iron Age/Early Roman field systems, were recorded during several evaluation and excavation events [EOX6176, EOX6408, EOX6736], c. 500m northeast of the Site at Symmetry Park. To the southwest of the Site, additional Late Iron Age/settlement evidence has been recorded via ditches containing Late Iron Age pottery sherds [27985], c. 500m from the Site [EOX3405]. At the periphery of the Study Area to the west, an Iron Age settlement evidence among a later Roman roadside settlement against Akeman Street, has been recorded [EOX6436]. The Iron Age settlement evidence in proximity to Roman town of Alchester, contained multiple pits and ditches with datable remains [29006].

Graven Hill likely featured as an important feature in the landscape with agricultural settlements located on the slopes and surrounding open areas. Although Iron Age settlement and field systems are primarily evidenced to the north side of Graven Hill, this is influenced by the amount of previous investigation into this area. Settlement during this period was likely spread out throughout the landscape.

#### 5.4.2 Romano-British (AD 43 – 410)

No Romano-British activity is recorded within the Site.

Roman Britain featured as the first historical period with written records, which saw southern Britain subject to Roman government and culture. The period starts with the Roman invasion of AD 43 and ends with Emperor Honorius advising Britain to take up its own defence in AD 410.

Recorded Roman activity within the Study Area is abundant. Prominent Roman features within the Study Area and surrounding landscape include: Roman town of Alchester is located c. 1.5km to the west of the Site; the Roman road of Akeman Street follows the alignment of the northern slopes of Graven Hill from c. 320m north of the Site, confirmed via evaluation trial trenching events [EOX609 and WIE004]; and the Scheduled Monument for the Roman town's parade ground, access road and marching camp [1443650] is located from c. 775m west of the Site.

Previous Archaeological Investigations within the Study Area have provided evidence for the organisation of the landscape during the Roman period. Agricultural field systems [28603, 27985, 16998, 28666, 29398] via datable drainage ditches and field boundaries have been recorded during evaluation and excavation events to the north [EOX6092 and EOX6694], east [WIE005, EOX6176, EOX6408 and EOX6736], south [EOX3405] and west [EOX1754 and EOX1903] of Graven Hill. The closest evidence for Roman activity to the Site, is a possible Roman farmstead to the south of the Site, evidenced via ditches interpreted to represent an agricultural field system [EOX3405]. In addition, the nature of Roman agriculture to the east of Graven Hill at Symmetry Park has been indicated via the preservation of organic remains, indicating the use of fields as vineyards [EOX6408].

Archaeological Findspots concentrated to the west and southeast of the Study Area, further attest to the Roman presence across the landscape. A number of findspots of Roman pottery [1805] and coins [7534, 7594 and 7605] have been recorded, orientated N-S to the south of Scheduled Monument [1443650]. A Roman building and associated finds are also recorded along this concentration of findspots [15987]. A single findspot for a Roman pottery sherd [28797] is recorded at the southeast periphery of the Study Area, within the village of Ambrosden.

Overall, Roman activity within the Study Area is abundant with the focus of settlement located to the west of the Study Area. The Roman period largely saw the continuation of settlement across areas of Iron Age occupation. The immediate surroundings of the Site likely featured as a rural agricultural landscape with Roman farmsteads in the environs of Roman Alchester. Roman activity is noticeably not recorded on the upper slopes of Graven Hill, potentially indicating a shift of settlement and land use focus away from the hill.

#### 5.4.3 Early Medieval (AD 410 – 1066)

No Early Medieval activity is recorded within the Site.

The Early Medieval period lasted from the departure of the Roman legions and the breakdown of Roman rule from AD 410 till the Norman Conquest in AD 1066. This period saw the colonisation of much of Britain by Angles, Saxons, Jutes, Vikings and others, and was historically known as 'The Dark Ages'. There are no records of finds from the early Medieval period within the Site.

Anglo-Saxon activity within the Study Area is recorded via dated features and recovered material from

previous archaeological investigations. Early Anglo-Saxon pottery sherds (5<sup>th</sup> century) [27985] were recovered from agricultural ditches immediately to the south of the Site within the north and west ends of Home Farm field [EOX3405]. In addition, a small assemblage of metalwork (brooches, pins and iron fragments) and amber beads were recovered from a pit on the lower slopes of the north side of Graven Hill during an excavation [WIE006]. No further archaeological evidence has been obtained within the Study Area for this period.

An unconfirmed Anglo-Saxon battle site [9382] c. 500m north of the Site, on the upper western slopes of Graven Hill is noted on the 1<sup>st</sup> Ed. OS Map for Bicester. The battle site is labelled as '*Site of Battle between the Danes & Saxons (A.D. 871)*'<sup>55</sup>. This site is unconfirmed with no previous targeted investigation to prove/disprove this claim. The name of the battlefield site derives from John Dunkin's *History and Antiquities of the Hundreds of Bullington and Ploughley*, which claims that the Battle of 'Meretun' recorded in the Anglo-Saxon Chronicle occurred in this location<sup>56</sup>. Dunkin suggested that the entrenchments on the southeast side of the hill may relate to Saxon defensive features however, the site of the battle remains unconfirmed.

When looking at the wider landscape and organisation of settlement during the Early Medieval period, archaeological evidence indicates that a 6<sup>th</sup> century Anglo-Saxon settlement was located within the area of the modern-day town of Bicester, initially documented in the Domesday Book of 1086<sup>57 58</sup>.

Furthermore, the Domesday Book of the late 11<sup>th</sup> century, records multiple small scale settlements established by this date and flanking Graven hill up to several kilometres away on all sides (N – Bicester, Launton; SE, Ambrosden; S – Merton; W – Wendlebury; NW – Chesterton)<sup>59</sup>. Bicester (47 households) and Ambrosden (38 households) were the largest settlements in the surrounding area at this time<sup>60</sup>.

The landscape during this period likely saw a dramatic change in the layout of settlements, with the abandonment of the Roman town of Alchester and redistribution of settlement organisation across the landscape. However, there is a lack of archaeological evidence dating to this period, with records indicating rural farmsteads within the Study Area only.

#### 5.4.4 Medieval (AD 1066 – 1540)

No Medieval activity is recorded within the Site.

The mid-late Medieval period is considered to span from the Norman conquest in AD 1066 till the completion of the dissolution of the monasteries in AD 1540 during Henry VIII's reign. This is also known as the 'Middle Ages'.

Recorded Medieval remains within the Study Area include ridge and furrow field systems immediately to the south of the Site [27985], identified during evaluation trial trenching [EOX3405]. Further agricultural ridge and furrow ditches and field boundaries alongside enclosures are recorded on the north side of Graven Hill, dated to the 12<sup>th</sup>-14<sup>th</sup> centuries [29732]. These remains were recorded during evaluation trial trenching and excavation events [EOX6092 and EOX6694]. Additionally, potential stone living floors were recorded during trial pitting to the northeast of Graven Hill, with one trial trench recording a Medieval sherd on the surface [EOX6694].

Medieval settlement is recorded at the northern edge of the Study Area, via earthworks associated with the Scheduled Monument of Wretchwick deserted Medieval village [1015549]. Approximately 800m

<sup>55</sup> National Library of Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].

<sup>56</sup> British History Online, 2022. *The market town of Bicester*. [Online]. Available at: <https://www.british-history.ac.uk/vch/oxon/vol6/pp14-56#fn123>. [Accessed: 31<sup>st</sup> May 2022].

<sup>57</sup> Bicester Local History Society, 2022b. *Home Page*. [Online]. Available at: <https://www.blhs.org.uk/>. [Accessed: 31<sup>st</sup> May 2022].

<sup>58</sup> Powell-Smith A., 2022. *Open Domesday*. [Online]. Available at: <https://opendomesday.org/>. [Accessed: 31<sup>st</sup> May 2022].

<sup>59</sup> *ibid*

<sup>60</sup> *ibid*

southeast of the Site, extant aspects of the Medieval village of Ambrosden are recorded via the 12<sup>th</sup> century church of St. Mary the Virgin [1046525] and its associated scheduled stone cross [1015166]. A recent archaeological watching brief [EOX5800] within the grounds of the church recorded Medieval and Post-Medieval inhumations [28491].

Previous investigations within Ambrosden have recorded the presence of Medieval pits within the former Ambrosden Park, and site of a potential former manor house. The potential manor house [5657] is located c. 830m southeast of the Site, but the heritage asset's record is based on documentary evidence only, with no physical evidence from archaeological investigations. Two Medieval findspots were identified comprising of pottery [16031] and a gold quarter noble [27518] located c. 830-840m southeast of the Site within the village of Ambrosden. Meanwhile, unstratified Medieval pottery sherds have been recovered from subsoil deposits across parts of the north side of Graven Hill during evaluation trial trenching [EOX6694]. This indicates later Post-Medieval and Modern disturbance from agricultural ploughing and landscaping activities associated with the former MoD Central Ordnance Depot.

The deserted Medieval village at Wretchwick [1015549] to the north-east of Graven Hill, fell into the possession of Bicester Priory before being depopulated to make way for sheep grazing during the 16<sup>th</sup> century of the late Medieval period<sup>61</sup>. Trial trenching across part of the former village's earthworks outside of the scheduled area has identified structures dating to between the 13<sup>th</sup> and early 15<sup>th</sup> centuries [WIE005]<sup>62</sup>.

It appears the parish boundaries of Oxfordshire have been subject to alterations overtime. The Site and Graven Hill currently falls between the parishes of Bicester and Merton, however, during the Medieval period Graven Hill may have been located on the borders between Merton and Ambrosden parishes<sup>63</sup> <sup>64</sup>. A record for a possible parish boundary dry ditch [13593], runs through Gravenhill Wood N-S and through the Site. The course of the dry ditch is depicted on historic OS maps, as discussed in **Section 5.3**.

Land use surrounding Graven Hill during this period across parts of the parishes of Bicester, Ambrosden, Merton, Wendlebury and Chesterton, comprised of agricultural field enclosures. The landscape remained predominantly rural in character throughout the Medieval period. The largest urban settlement in proximity to the Site consisted of the town of Bicester, which was granted a market in AD 1239 and saw a gradual expansion until the 18<sup>th</sup>-19<sup>th</sup> centuries<sup>65</sup>.

#### 5.4.5 Post-Medieval (AD 1540 – 1900)

No Post-Medieval activity is recorded within the Site.

Land use within the Site during this period is indicated to have been field enclosures, with the boundary between the current parishes of Bicester and Merton running through the site roughly N-S (evident via dry ditch on OS maps). A farm labelled 'Mount Pleasant' is depicted immediately northwest of the Site on the 1880 1<sup>st</sup> Ed OS map, however, the construction date for this farm is unknown. The farm is located at the southern edge of Gravenhill Wood towards the hill's southwest corner.

The landscape across the Study Area during the Post-Medieval period saw the gradual expansion of

<sup>61</sup> Oxford Archaeology, 2017. *Wretchwick Green, Bicester, Oxfordshire – Evaluation Trial Trenching Report*.

<sup>62</sup> *ibid*

<sup>63</sup> Oxfordshire County Council, 2022. *Oxfordshire Tithe Maps*. [Online]. Available at: [https://www.oxfordshirehistory.org.uk/public/maps/tithe/tithe\\_maps.htm](https://www.oxfordshirehistory.org.uk/public/maps/tithe/tithe_maps.htm). [Accessed: 31<sup>st</sup> May 2022].

<sup>64</sup> Oxfordshire Family History Society, 2022. *Oxfordshire Parish Map*. [Online]. Available at: <https://www.ofhs.uk/resources/maps/oxfordshire-parish-map>. [Accessed: 31<sup>st</sup> May 2022].

<sup>65</sup> Bicester Local History Society, 2022a. *A Brief History of Bicester*. [Online]. Available at: [https://www.blhs.org.uk/index.php/head\\_history-bicester/brief-history](https://www.blhs.org.uk/index.php/head_history-bicester/brief-history). [Accessed: 31<sup>st</sup> May 2022].



nearby settlements and the arrival of the Oxford & Bletchley Branch railway in 1850<sup>66</sup>. The railway was operated by London and North Western Railway Company (L&NWR). Industrial growth within the wider area was a focus to the northwest within the market town of Bicester.

Listed Buildings within the Study Area, located to the north, northeast and southeast of the Site, predominantly date to the 17<sup>th</sup>-18<sup>th</sup> centuries of the late Post-Medieval period. These historic buildings are residential buildings of the period, consisting of examples of detached and semi-detached houses, farmhouses, cottages and a barn. Historic maps show the landscape remained largely static up the end of the 19<sup>th</sup> century, featuring a rural landscape with numerous field enclosures, farmsteads, connecting highways and settlements focused to the northwest of Graven Hill in Bicester, and to the southeast in Ambrosden.

Post-Medieval heritage assets are recorded within the Study Area. Immediately to the north of the Site, potential earthworks along the contours of Graven Hill's east and south sides are recorded [1607], interpreted as potential terracing features or potential landscaping associated with the later 20<sup>th</sup> century MoD Central Ordnance Depot base. Further afield, a brick kiln [28993] recorded during an evaluation [EOX6094], is located c. 820m northeast of the Site.

Several heritage assets are recorded within the village of Ambrosden from c. 400m southeast of the Site. A record for the approximate location of the former recreational park of Ambrosden Park created post-1740 located at the southwest end of Ambrosden [5658]. The extent of the park can be observed on historic OS maps<sup>67</sup>. The park ceased in function during the late 19<sup>th</sup> century and is now used as agricultural land. Immediately to the northeast of the former Ambrosden Park, the location for the site of the demolished building of mid-18<sup>th</sup> century Ambrosden hall and underground passage is recorded [4594]. Previous investigations have recorded evidence for segments of the associated underground brick passage [EOX1094 and EOX1832]. Post-Medieval burials [28491] have been recorded during the archaeological watching brief at the church of St. Mary the virgin [EOX5800], while potential quarrying pits have been recorded at the southeast end of the former Ambrosden Park [29387] during an evaluation [EOX6725].

Overall, the Site likely functioned as open field enclosures on the slopes of the south side of Graven Hill during this period. The landscape through the Post-Medieval period continued to comprise of a predominantly open rural agricultural landscape with dispersed farms, villages and the town of Bicester to the northwest of Graven Hill.

#### 5.4.6 Modern (AD 1900 – Present)

Three Modern non-designated heritage assets are recorded within the Site.

##### Pre-WWII

Land use within the Site remained unchanged between 1900 – 1940s, featuring a continuation of open field enclosures for agricultural use. The Study Area saw little change also until the 1940s, with the addition of several farms and a rifle range in proximity to the northeast of Graven Hill.

##### WWII (1940s)

The area contained within the Site and associated area encompassing Graven Hill was subject to large scale land use change and development during WWII with the reassignment of land to MoD use to

<sup>66</sup> Bicester Local History Society, 2022c. *Railways – London & North Western Railway*. [Online]. Available at: [https://www.blhs.org.uk/index.php/head\\_transport/railways#:~:text=Work%20started%20on%20the%20Oxford%20line%20on%2013th,the%20London%20and%20North%20Western%20Railway%20Company%20%28L&NWR%29](https://www.blhs.org.uk/index.php/head_transport/railways#:~:text=Work%20started%20on%20the%20Oxford%20line%20on%2013th,the%20London%20and%20North%20Western%20Railway%20Company%20%28L&NWR%29). [Accessed: 31<sup>st</sup> May 2022].

<sup>67</sup> National Library of Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].

construct a large Central Ordnance Depot at Bicester<sup>68</sup>. This resulted in substantial disturbance and truncation of the Site and surrounding area's natural stratigraphy from the construction of buildings and landscaping practices. A detailed history of the MoD base's history at Graven Hill is outlined in the report for event [WIE003]<sup>69</sup>. An outline of this is provided below.

The Central Ordnance Depot at Graven Hill, Bicester was one of the most important logistical centres of World War Two and continued to function as a stores and logistical support for the British army up to the early 21<sup>st</sup> century. Many of the remaining buildings (to be demolished) at Graven Hill derive from the original phase of World War Two construction. Whilst none of the buildings are statutorily listed, as individual structures, or as a group, they are considered significant non-designated heritage assets as a survival of wartime construction and the association the site has with significant events of World War Two and the later twentieth century.

The Central Ordnance Depot at Bicester was established as a result of a War Office decision for requirement of a depot in the Oxford area. In the late 1930s the authorities realised that existing ordnance depots were inadequate and would not be able to support a wartime army. Only five Central Ordnance Depots (C.O.D.'s) existed, each dealing with their own particular type of equipment. The depots included Branstons (clothing store), Chilwell (motor transport and spares), Didcot (general stores), Weedon (small arms and machine guns) and Woolwich (artillery, engineers and signal stores). Chilwell was the only depot which was considered to be up-to-date at the time with the other four considered insufficient in terms of handling and transportation equipment<sup>70</sup>.

The choice for a new depot to cover wartime demand was land to the south of the town of Bicester in Oxfordshire. The new Central Ordnance Depot was based around two hills; Graven Hill and Arncott (to the south).

Construction of the new site commenced in 1941 and by 1943 the depot was able to assume its role as the main support base in Europe and as an Army Mobilisation Centre. During the post-war period the depot was intended to be the premier depot of the Royal Army Ordnance Corps (R.O.A.C.). The building project, which cost over £6.5 million, included<sup>71</sup>:

- 3.5 million square feet of heated store sheds with road and rail access;
- 34 miles of road;
- 40 miles of railway; and
- 21 miles of perimeter fencing.

Once completed, the Central Ordnance Depot at Graven Hill was titled 'Bicester Central Ordnance Depot'. The military installation was divided into six sub-depots, later condensed to five, which included (see **Figure 2** and **Appendix D**):

- A Site – Signals and Wireless (Arncott);
- B Site – Engineering Stores (Arncott);
- C Site – Motor Transport (spares and tyres) (Arncott);
- D Site – Armaments (the Site/Graven Hill); and
- E Site – Small Arms (Graven Hill).

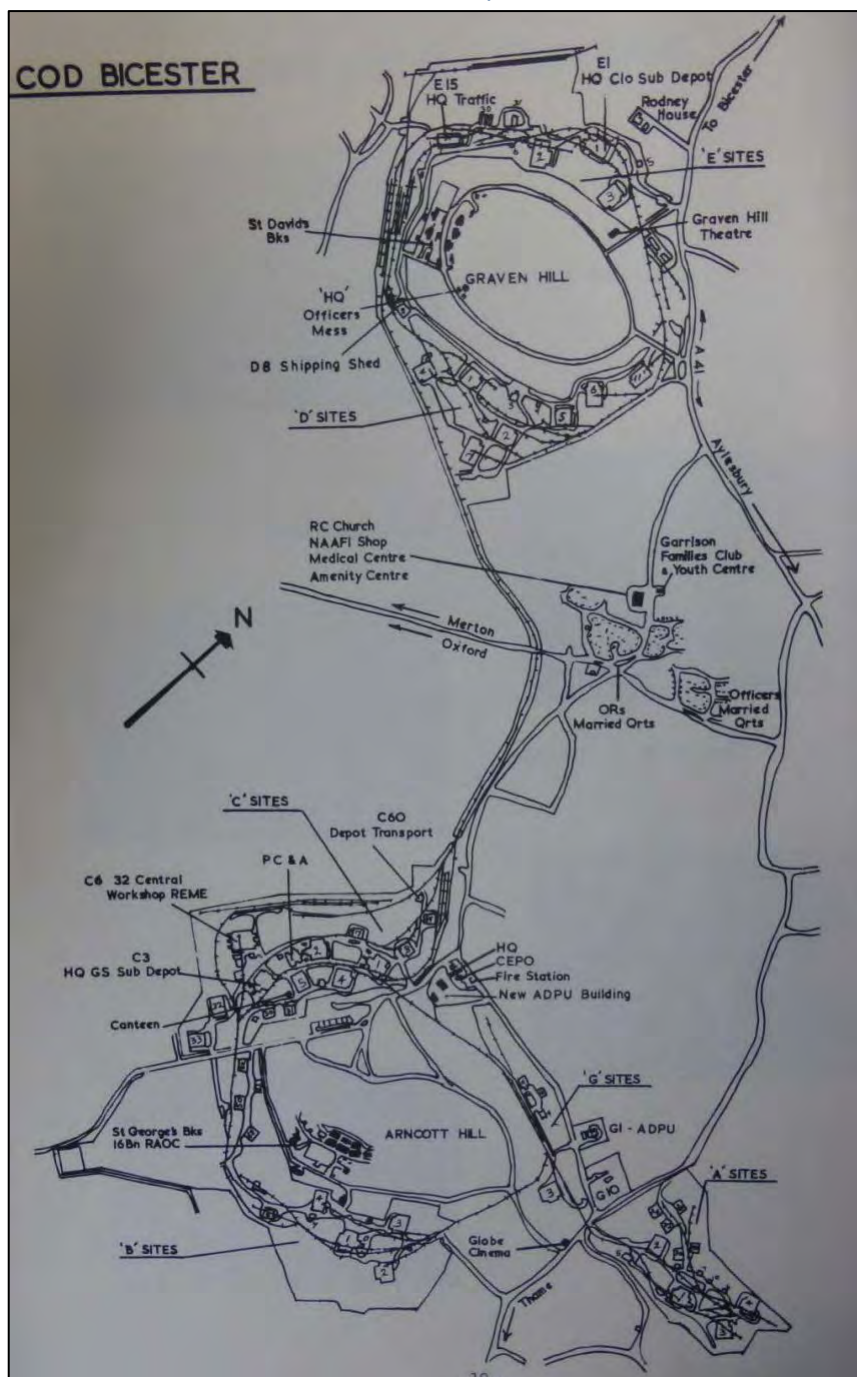
<sup>68</sup> Lawton E.R & Sackett Major M. W., 1992. *The Bicester Military Railway and the Army's Central Railway Workshops*. Oxford Publishing Co.

<sup>69</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

<sup>70</sup> National Archives Reference: WO 305\_3614.

<sup>71</sup> *ibid*

Figure 2: Outline Plan of Bicester Central Ordnance Depot from a 1960s induction booklet for the Site



Source: National Archives WO 305\_3614

During WWII, the depot accommodated American troops and equipment, in anticipation of the invasion of the European continent. The Combined Chiefs of Staff called this 'Operation Bolero'. To assist in the facilitation of Bolero, new compound layouts were designed around the depot which were all serviced by road and the Bicester Military Railway (BMR) [29495]. These were termed 'Bolero Groups', which comprised of a central track with spurs which led to groups of corrugated iron Romney huts. No complete Bolero Groups survive in Graven Hill. Bolero Groups included buildings D30-35 and E30-32 within



## Graven Hill.

Prisoner of War (P.O.W.) camps were constructed within the Sites 'D' and 'E' at Graven Hill during WWII. Three groups of Bolero Stores (in the form of Romney huts) and two groups of accommodation huts were used P.O.W. camps. P.O.W. Camp 657 [29709] was located at Bolero Group D35 (now demolished), within the southeast corner of the Site. P.O.W. Camp 1011 was located at Bolero Group D30 (now demolished) along the southwest edge of the Site. P.O.W. Camp 553 was spread out across Graven Hill, and it included Bolero groups E30-E31, the Ordnance Support Unit (OSU), together with former Nissen accommodation huts to the south of storage hangar E2, and to the north-west of storage hangar D6.

The three Modern non-designated heritage assets within the Site are attributed to structures and infrastructure of the former MoD base. These include P.O.W. Camp 657 [29709] within the southeast corner of the Site, Storage Hanger D2 within the centre of the Site [27973] and rail tracks across the Site, which are part of the Bicester Military Railway [29495] (see **Appendix B (Part 2)**).

Within the wider landscape during WWII little to no development occurred, with the landscape remaining a static rural agricultural landscape. Land use change was focussed on Graven Hill and Arncott, as discussed above, related to the construction of MoD depots for the war effort.

## Post-WWII

The Central Ordnance Depot at Graven Hill currently has little publicly accessible documentary information pertaining to its post-war operation. This is likely, because of the nature of their MoD content. Documents will likely also be declassified in the future, which, on their release, will provide additional information about this period.

Available information details that immediately after the war and into the 1950s, the depot at Bicester functioned to support operations at depots in Chilwell and Donnington, as well as the vehicle organisation of the Royal Army Ordnance Corps (RAOC). St David's Barracks were built on the south west side of the hill in 1958, replacing much of the hatted accommodation built during the war.

The depot was significantly reorganised by 1961 to support the 'Regular Army' which had reduced in scale because of the end of National Service. Bicester assumed the responsibilities of general stores from COD Didcot and clothing from COD Branton. This new responsibility involved the handling of 150,000 tons of stores with an increase in the number of staff and facilities to cope with the new demand. This also resulted in the MoD subsidising, in conjunction with the Urban District Council in Bicester, the construction of 810 houses for a civilian workforce<sup>72</sup>.

A publication for Queen Elizabeth's visit to the site in 1965 notes that COD Bicester had provided, in recent years, RAOC units for emergency operations in British Honduras, Borneo, Aden, Bahrain and Cyprus. The Central Ordnance Depot's role from the 1960s up until its recent decommission during the early 21<sup>st</sup> century has been the ordering, stocking and issuing of clothing and general ordnance stores, a role within the army that has changed very little with time. The original world war II buildings have been largely altered throughout this period (see site visit photos in **Appendix F**). As the army has reduced in size over the 20<sup>th</sup> century, the Site and its storage hangars have gradually been rationalised up until their decommission.

A number of structures were demolished across Graven Hill and archaeologically monitored during an archaeological watching brief by John Moore Heritage Services in 2021<sup>73</sup>. Demolished structures within the Site included D3, D5, D12, D12, a Fire Station and EWS Pool 50. Concrete hardstanding areas across the Site mark the locations of demolished structures. Remaining structures within the Site (to be

<sup>72</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

<sup>73</sup> John Moore Heritage Services, 2021. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

demolished), include: D1 and adjacent air raid shelters, D2 and adjacent air raid shelters, D7, D10, D20 and a number of surface concrete water tanks/reservoirs cut into the natural geology.

The wider Study Area since the 1940s has seen a gradual expansion of Ambrosden to the southeast and Bicester to the northwest of the Site. Residential housing developments along with improvements to communication routes and infrastructure from the 1960s onwards within Bicester has seen an expansion of urban settlement southwards towards Graven Hill. Most recent residential developments over the last two decades to the north of Graven Hill have seen an increase in a built-up environment. A rural agricultural setting has predominantly remained static to the south and southwest of the Site, comprising of field enclosures, Wretchwick Farm and woodland between the Site and Ambrosden.

Overall, the Site has been subjected to major land use change during the 20<sup>th</sup> century, with substantial disturbance and truncation of its natural stratigraphy from building construction and landscaping associated with the now decommissioned Bicester Central Ordnance Depot across Graven Hill.

## 5.5 Archaeological Potential within the Site

### 5.5.1 Known Heritage Assets

There are three modern non-designated heritage assets recorded within the Site. All three records are considered built heritage assets, associated with the former MoD Central Ordnance Depot within the Site and wider Graven Hill 'D-site' (armaments depot). These heritage assets, include:

- A monument record for P.O.W. Camp 657 within plot D35, located at the southeast corner of the Site [29709];
- A monument record for the Bicester Military Railway across Graven Hill and its connected MoD site at Arncott [29495]; and
- A historic building record for storage hanger D2 and its six adjacent air raid shelters [27973].

The P.O.W. camp has been demolished and only a concrete hardstanding area marking the footprint of plot D35 remains within the Site. Multiple segments of the Bicester Military Railway remain within the Site, running roughly E-W. The Unit D2 storage hanger and its six adjacent air raid shelters also remain extant within the Site.

Archaeological remains associated with the P.O.W. camp below the concrete hardstanding area of D35 are unlikely, due to the nature of the underlying stratigraphy for these concrete bases within the Site, observed during the John Moore Heritage Service's demolition archaeological watching brief in 2021, discussed in **Section 5.1.3**. Although, no previous archaeological investigation has occurred within the footprint of plot D35 and the former P.O.W. camp, to confirm the potential for below ground archaeological remains associated with the former camp.

The remaining two modern heritage assets are also likely to only contain foundation deposits below ground related to the landscaping of the railway tracks and foundations of the D2 hanger building and adjacent air raid shelters. These would be of little to no archaeological interest.

The Proposed Development includes the demolition of remaining extant structures and infrastructure associated with the former Central Ordnance Depot within the Site. This would result in the complete removal of the two above ground heritage assets, discussed further in **Section 7.1**.

### 5.5.2 Unknown Archaeological Remains

As discussed in **Section 5.4.6**, the area contained within the Site has been subjected to substantial disturbance and truncation of its natural stratigraphy from 20<sup>th</sup> century building development and

landscaping practices associated with the former MoD base since the early 1940s. Prior to this, the Site appears to have been retained as an open area on the southern slopes of Graven Hill. The area contained within the Site was utilised as agricultural land up until the construction of the WWII depot.

A number of previous archaeological investigations within the Site and wider Study Area across Graven Hill and to the south of the Site have been undertaken. Previous geophysical surveys undertaken within the Site [EOX6693 and EOX6781] and wider Graven Hill area [WIE001, WIE002 and EOX6781], have repeatedly demonstrated that non-intrusive prospection methods for detecting and identifying potential archaeological anomalies and features are impeded by the presence of widespread magnetic disturbance from ferrous material. This disturbance is associated with landscaping practices and the construction of building associated with the former Bicester Central Ordnance Depot. This is especially the case for the 2018 and 2020 surveys undertaken within parts of the west and east sides of the Site, respectively, which did not detect any anomalies of archaeological origin. As such, prospection methods within the Site are unable to be relied upon to confirm/dismiss the presence of any remaining archaeological features within the Site.

Intrusive archaeological investigations within the Study Area to the north of Graven Hill and fields to the south of the Site have recorded ample evidence for the preservation of archaeological remains, primarily dating to the Iron Age – Roman periods (see **Section 5.1.3**). Although current evidence emphasises a greater concentration of settlements and agricultural field systems to the north of Graven Hill, in proximity to the Roman road of Akeman Street and Roman Alchester to the west, it is uncertain if fewer rural settlements and activity occurred to the south of Graven Hill within the Site and its immediate surroundings during these periods. This is partly due to fewer investigations having previously occurred to the south of Graven Hill. The 2012 evaluation by John Moore Heritage Services [EOX3405] immediately to the south of the Site recorded ditches dated to the Late Iron Age/Early Roman period and Medieval period, attributed to agricultural drainage ditches and later ridge and furrow field system<sup>74</sup>.

Identified archaeological remains within the Study Area during previous archaeological investigations tend to be located at a shallow depth from c. 0.5m bgl, often shallowly cut into the natural geology. Hence, areas where truncation exceeds c. 1.0m bgl or greater will likely have residual to no potential for the survival of unknown archaeological remains. The 2021 watching brief by John Moore Heritage Services [WIE008], which involved the monitoring of the above and below ground demolition of structures (D3, D5, D12, D12, a Fire Station and EWS Pool 50) within the Site, identified that their general stratigraphy comprised of a concrete slab or brick foundation base, layer of hardcore and levelling deposit in areas (e.g. D5) directly overlying sterile natural geology<sup>75</sup>. The foundation layers for the modern WWII buildings were recorded to cut to a depth as shallow as c. 0.5m (e.g. c. 0.5m for D3, c. 0.9m for D12), and directly overlie natural geology. Hence, the natural stratigraphy bearing potential archaeological deposits within the footprint of extant and demolished WWII buildings (concrete hardstanding areas) is suggested to have been substantially truncated.

Based on the level of truncation identified within the footprints of the former Central Ordnance Depots buildings and other structures within the Site, and Site wide disturbance of surface deposits from 20<sup>th</sup> century landscaping, identified via the presence of ferrous debris detected during geophysical surveys, it is likely archaeological potential within the Site has been substantially impacted, with a negligible potential for archaeological remains within the footprints of remaining and demolished structures.

However, previous investigations to the north of Graven Hill within 'E-site' of the former Central Ordnance Depot, have demonstrated the preservation of archaeological remains within open green areas between built structures. This indicates that the disturbance and truncation of potentially archaeological bearing deposits and archaeological features cut into the natural underlying geology is limited in these open

<sup>74</sup> John Moore Heritage Services, 2012. Archaeological Evaluation on Land North of Home Farm, Merton, Oxfordshire.

<sup>75</sup> John Moore Heritage Services, 2021b. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

areas, previously not subjected to development. As such, it is possible archaeological remains survive within the Site, within open green areas between the remaining and demolished structures' concrete bases/footprints.

The potential for unknown archaeological remains within the Site is identified to be **medium**, limited to open areas between remaining extant structures and the footprints of demolished structures associated with the former MoD base. Unknown archaeological remains are likely to date to the Iron Age – Roman periods onwards.

## 6. Statement of Significance (Value)

The value of known heritage assets within the Site and Study Area initially identified to be at risk from impacts through loss of physical remains during intrusive groundworks (archaeological remains) or a change in setting (built heritage assets) are discussed below only, using the methodology outlined in **Section 4.3**. For summary information and the assessed value of each heritage asset, refer to **Appendix A**.

HLC areas within the Site and bordering the Site were also assessed for their value to the historic environment. Only HLC areas within the Site that are only at risk from potential impacts from the Proposed Development and included below. For summary information and the assessed value of relevant HLC areas, refer to **Appendix E**.

### 6.1 Very High Value

There are no heritage assets of very high value within the Site or Study Area.

### 6.2 High Value

There are no heritage assets of high value within the Site or Study Area.

### 6.3 Medium Value

#### Within the Site

There are no heritage assets of medium value within the Site.

#### Within the Study Area

There are 13 Listed Buildings (1 Grade II\*, 12 Grade II) within the Study Area, ascribed with a medium value. These heritage assets are of medium value due to their particular historic, and/or architectural interest as a long established 12<sup>th</sup> century Medieval parish church or 17<sup>th</sup>-18<sup>th</sup> century late Post-Medieval examples of residential houses, cottages and farmhouses and other associated structures.

Initial assessment has confirmed that 10 of the 13 Listed Buildings would not be impacted by the Proposed Development through a negative change in setting. This applies to the Listed Building located from c. 800m southeast of the Site, within the village of Ambrosden. An existing mature woodland is situated between the Site and village, oriented NE-SW. Additionally, modern farm storage structures are located between the Site and village of Ambrosden also, to the west side of the existing woodland. The combined considerable distance and existing woodland screening between the Site and Study Area provides negligible to no intervisibility between the Site and designated heritage assets within the village of Ambrosden. As such, potential impacts to these Listed Buildings are not considered any further.

The remaining three Listed Buildings within the Study Area have been identified to require further consideration for potential impacts from the Proposed Development. These include:

- Grade II listed Wretchwick Farmhouse [1046521];
- Grade II listed barn c. 50m south of Wretchwick Farmhouse [1046522]; and
- Grade II listed Wretchwick Lodge [1046523]

#### 6.3.1 Wretchwick Farmhouse [1046521]

Wretchwick Farmhouse is a Grade II Listed Building located to the south of the A41, to the east of Graven

Hill. The Listed Building is located approximately 340m northeast of the Site. The Listed Building is a two-storey and attic farmhouse, built during the early 18<sup>th</sup> century and extended early 19<sup>th</sup> century. The exterior of the buildings features a limestone rubble fabric with brick dressings and an old plain-tile roof. The heritage asset is L-shape in plan and features gable chimney stack on its west and north sides.

### Contribution of Setting to Heritage Asset

The heritage asset's immediate surroundings comprise of Wretchwick Farm's complex, which comprises of several ancillary buildings, a largely altered associated barn [1046522] to the south of the Listed Building and open green spaces. The farm complex and its associated land are enclosed by treelines to the north, west and south, and a hedgerow to the east. The main entrance and access route to the farm is located at the east end of the farm's grounds, adjacent to the A41. The immediate visual setting of the heritage asset, therefore, is a rural tranquil setting.

Within the heritage asset's wider setting, the long established A41 runs NW-SE immediately north of Wretchwick Farm's northern treeline border. This highway pre-dates the construction of Wretchwick Farmhouse and its farm complex to the south of the heritage asset. A rural agricultural landscape comprised of field enclosures is located to the north of the A41. In addition, the industrial park of Bicester Symmetry Park is located in proximity to the northeast of the heritage asset, on the north side of the A41. To the east of Wretchwick Farm, a predominantly rural landscape with field enclosures is present. To the south, further field enclosures and farm buildings are present, with the mature woodland orientated NE-SW located c. 520m to the south of the heritage asset. Beyond the treeline to the west of heritage asset, the lower slopes of Graven Hill are present, which contain the area encompassing the north end of Bicester Central Ordnance Depot's 'D-site'. The closest hangers of D9 and D6 within the former MoD base were demolished in 2021, and archaeologically monitored during the watching brief by John Moore Heritage Services in 2021<sup>76</sup>.

Historic OS maps indicate alterations to the layout of Wretchwick Farmhouses' associated building complex to its south, alongside a reorganisation in land divisions for the farm since the late 19<sup>th</sup> century<sup>77</sup>. The land to the west of the heritage asset is indicated to be part of the original setting of the heritage asset and its farm complex. The land to the east is depicted to have been a singular large field enclosure with a pathway roughly NW-SE towards Ambrosden. The current land enclosed with the heritage asset and its associated farm complex does not represent the original land boundaries. The current spatial layout of the farm shows an extension of land to the west and south of the heritage asset. Furthermore, historic OS maps show that alterations and extensions to the farm complex have occurred over the 20<sup>th</sup> century, with different architectural styles being introduced to the farm.

Although the immediate setting of the heritage asset has been subject to spatial alteration and successive phases of redevelopment and development within its farm complex, the open green, tranquil setting provides a moderate positive contribution to the value of the heritage asset.

Within the wider setting the A41 highway, although part of the original heritage asset's setting, now serves modern volumes of mechanised traffic. This indicates that the former tranquil setting, which would have featured reduced noise pollution has been somewhat lost.

The rural landscape character to the east and south of the heritage asset, although having little to no intervisibility with the heritage asset, have long been maintained and provide a low positive contribution to the value of the heritage asset.

The presence of the former MoD base to the west of the heritage asset, prior to the demolition of storage hangers D9 and D6, would have been visible from the heritage asset and provide an encroached built

<sup>76</sup> John Moore Heritage Services, 2021b. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

<sup>77</sup> National Library of Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].



environment to the rural character of Wretchwick Farm. However, due to the demolition of these structures, no intervisibility is shared between the heritage asset and standing structures of the former MoD base. As such, the setting to the heritage asset, although largely disturbed from 20<sup>th</sup> century military development, provides a neutral contribution to the heritage asset.

Overall, the current setting of the heritage asset provides a moderate positive contribution to the value of the heritage asset. However, the retention of tree line and hedgerow land boundaries provides limited intervisibility with the wider landscape.

### 6.3.2 Barn (associated with Wretchwick Farmhouse) [1046522]

The barn is a Grade II Listed Building located on the south side of the A41, to the east of Graven Hill. The Listed Building is part of the same farm complex as Wretchwick Farmhouse [1046521]. The Listed Building is located c. 310m northeast of the Site. The Listed Building is an early 18<sup>th</sup> century barn, contemporary to the construction of Wretchwick Farmhouse [1046521]. The building has been subjected to minor alterations to its exterior and interior over the 19<sup>th</sup> and 20<sup>th</sup> century. Its associated buildings to the south have also seen multiple alterations and extensions, evidence by their exterior fabric and architectural styles. The exterior of the barn features a coursed square limestone fabric with wooden lintels. The barn comprises a three-bay plan, with central doors on its front side and opposed doors to the rear. The heritage asset is included on the HER for its group value and associated with Wretchwick Farmhouse [1046521].

#### Contribution of Setting to Heritage Asset

The heritage asset is located within the same farm complex, c. 50m to the south of Wretchwick Farmhouse [1046521]. As such, the same setting characteristics and contributions apply to this heritage asset.

### 6.3.3 Wretchwick Lodge [1046523]

Wretchwick Lodge is a Grade II Listed Building located on the south side of the A41, to the north of Graven Hill. The Listed Building is located approximately 840m north of the Site. The Listed Building is a single-storey cottage, built during the late 18<sup>th</sup> – early 19<sup>th</sup> century. The exterior of the building features a colourwashed square coursed limestone fabric and thatched roof. The heritage asset is square in plan and features a brick chimney stack to its rear. The front of the cottage appears symmetrical with a central doorway and four posts supporting the extended roof, which forms a front verandah.

#### Contribution of Setting to Heritage Asset

The heritage asset's immediate surroundings comprise of a thin stretch of woodland that runs parallel to the A41, roughly NW-SE. The heritage asset is enclosed on all sides by this patch of woodland, however, shares limited intervisibility with the A41 immediately north of the heritage asset.

Within the heritage asset's wider setting, the A41 continues to run NW towards the access roundabout and beyond. The roundabout also provides exits to Graven Hill residential developments and the A4421 ring road for Bicester. The A41 also continues to run SE towards the Pioneer Roundabout and beyond towards Aylesbury. To the north of the heritage asset, field enclosures are present, on the north side of the A41. Beyond these fields, recent residential developments to the southeast of Bicester are present. To the east, field enclosures dominate the landscape, with Symmetry Park located on the north side of the A41, beyond Pioneer Roundabout. To the south, new residential developments on the northern slopes of Graven Hill are present, immediately beyond the heritage asset's surrounding woodland. This also applies largely to the west.

The immediate enclosing woodland setting of the heritage asset appears to have been a long-maintained component of the heritage asset. Historic OS maps depict Wretchwick Lodge to be located next to woodland, along the long established A41 highway as early as the late 19<sup>th</sup> century<sup>78</sup>. This setting feature provides a moderate level of contribution towards the value of the heritage asset, forming a part of its original setting.

The wider setting of the heritage asset has been substantially altered to its north, west and south. The expansion of urban residential developments within these areas has resulted in the loss of the heritage asset's original rural roadside setting, with surrounding field enclosures in all directions. The former rural agricultural landscape is now only retained to the northeast of the heritage asset. As such, the semi-urban wider environment to the north, west and south provide a moderate negative setting contribution to the value of the heritage asset.

In addition, the A41 highway, although part of the original heritage asset's setting, now serves modern volumes of mechanised traffic. This indicates that the former tranquil setting, which would have featured reduced noise pollution has been largely lost. This would also apply to partial views north onto the A41 from the heritage asset.

Overall, the current setting of the heritage asset provides a slight negative contribution to the value of the heritage asset. However, the retention of its immediate woodland setting provides negligible to no intervisibility with the wider landscape and surrounding new developments.

## 6.4 Low Value

### Within the Site

#### *Non-Designated Heritage Assets*

There are three non-designated heritage asset of low value within the Site.

The area containing the demolished WWII P.O.W. Camp 657 [29709], within plot D35 at the southeast corner of the Site. The P.O.W. camp housed German prisoners during the war, but is shown to have been demolished by 1945 on aerial photography (see **Appendix D**). The heritage asset is ascribed a low value based on its historical value associated with the former WWII Bicester Central Ordnance Depot.

Railway tracks, part of Bicester Military Railway [29495], are located across the Site E-W. This heritage asset forms part of Britain's largest WWII military railway system across Graven Hill and Arncott. The heritage asset is ascribed a low value based on its historical value associated with the former WWII Bicester Central Ordnance Depot.

Storage hanger D2 and its adjacent group of 6 air-raid shelters [27973] are located within the north-east of the Site. The heritage asset is ascribed a low value based on its historical value associated with the former WWII Bicester Central Ordnance Depot.

#### *Historic Landscape Characterisation Areas*

The four HLCs that lie partially within the Site are ascribed a low value. These consist of industrial land use areas and railway communication routes, all associated with the former WWII Bicester Central Ordnance Depot. The HLCs hold historic interest in their association with the former MoD base.

### Within the Study Area

There are no heritage assets of low value within the Study Area.

<sup>78</sup> National Library of Scotland, 2022. *Map Images*. [Online]. Available at: <https://maps.nls.uk/>. [Accessed: 30<sup>th</sup> May 2022].



## 6.5 Negligible Value

There are no heritage assets of high value within the Site or Study Area.

## 6.6 Unknown Archaeological Assets

As discussed in **Section 5.5**, there is a medium potential for unknown archaeological remains within the Site, limited to open areas between remaining extant structures and the footprints of demolished structures associated with the former MoD base. These areas have a **medium** potential for archaeological remains dating from the Iron Age period onwards. Based on the assessment of known heritage assets for each period, the following value levels are ascribed to potential buried remains for each period within the Site:

- Prehistoric – **Medium** Value;
- Romano-British – **Medium** Value;
- Early Medieval – **Medium** Value;
- Medieval – **Medium** Value;
- Post-Medieval – **Low** Value; and
- Modern – **Low** Value.

Hence, any encountered archaeological remains would potentially be of up to medium value. The assignment of value to potential archaeological assets is ultimately dependent on their context, nature, typology and preservation.

## 7. Potential Impacts from the Proposed Development

The section below provides an assessment of the potential impacts on identified heritage assets. The potential impacts to built heritage and buried archaeological assets are determined based on available information and the utilisation of the methodology presented in **Section 4.4**. A summary of the impacts for built heritage and archaeological assets within the Site, and those built heritage assets within the Study Area that are at risk of setting impact from the Proposed Development are discussed below. The Proposed Development's 'Parameter Plan' and 'Indicative Proposed Plan' are utilised in this section and shown in **Appendix G**.

### 7.1 Built Heritage

#### 7.1.1 Designated Heritage Assets

##### Wretchwick Farmhouse [1046521]

Wretchwick Farmhouse is a Grade II early 18<sup>th</sup> century farmhouse located c. 340m northeast of the Site. The heritage asset has been ascribed a medium value, based on its level of designation and on its particular historic interest as an example of being part of a rural farm complex of early 18<sup>th</sup> century date. Its immediate current setting comprises of an enclosed farm building complex and adjacent private open land, enclosed by hedgerows and tree lines. Its wider setting features a largely rural landscape, but with the modern A41 road to the north, as well as the former MoD base to the west at Graven Hill. The nearest D6 and D9 hanger units to the west of the heritage asset are no longer extant, following widespread targeted building demolition across Graven Hill during 2021<sup>79</sup>. Overall, its setting provides a moderate positive contribution to the value of the heritage asset (see **Section 6.3.1**).

Satellite imagery and landscape visualisations of the Proposed Development by RPS<sup>80</sup> suggest that intervisibility is severely limited between the heritage asset and the Site. The remainder of Wretchwick Farm's building complex to the south of the heritage asset, as well as tree lines and hedgerows provide screening and largely obstruct intervisibility. The Proposed Development, as outlined shown in plans provided in **Appendix G**, will include new commercial units at a maximum height of c. 20m above ground level, with development focused across the northern and western parts of the Site. The uppermost height of the tallest units of the Proposed Development would likely exceed the height of the existing screening between the Site and heritage asset. This indicates that intervisibility would be shared by the heritage asset and the Proposed Development, slightly altering distance views to the south of the heritage asset. This change would introduce a break between the existing tree line and hedgerows and the skyline with the roof(s) of the Proposed Developments structures.

A lighting impact assessment report produced by BWB<sup>81</sup> for the Proposed Development indicates that light pollution introduced by new luminaires, would not cause light spill beyond the Site to nearby residential properties. This is due to the introduction of design mitigation measures, which include proposed luminaires across the Site to be limited to a maximum mounting height of 10m above ground level, at 0° tilt and with the use of LED lights<sup>82</sup>. Existing measures indicate that upward light would be ensured to be kept at 0%, providing no change to the existing after dark sky glow of the heritage asset's surroundings. As such, the Proposed Development will not have an impact on the experience of the heritage asset in terms of its settings from a visual lighting perspective.

<sup>79</sup> John Moore Heritage Services, 2021b. *Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire*.

<sup>80</sup> RPS Consulting Services Ltd, 2022. *Representative Viewpoint Photomontages – Graven Hill*.

<sup>81</sup> BWB, 2022. *Buildings and Built Environment – Graven Hill Purchaser Ltd, Graven Hill D1 Site, Bicester, Lighting Impact Assessment*. Report Ref. BSB-BWB-ZZ-XX-RP-E-0001\_LIA.

<sup>82</sup> *ibid*

The replacement of the current Site's disused ordnance depot land use with a more densely built up commercial land use, would cause change to the heritage asset's wider setting, however, the Site has been subjected to previous development and featured a range of standing structures. The replacement of remaining extant structures within the Site with more closely spaced and taller buildings would provide an alteration to the heritage asset's wider setting, but the Proposed Development would be mostly obstructed by existing screening and is set back at a distance, limiting the effect on the heritage asset's setting elements.

Overall, the Proposed Development would have a **negligible** adverse impact on the heritage asset, which would have a **slight** significance of effect. The minor change to the sensory experience of the skyline views above existing treelines and hedgerows to the south of the heritage asset would be the only impact to the heritage asset, set back at c. 340 from the Site. The enclosed rural setting of the heritage asset would not be impacted.

#### Barn associated with Wretchwick Farmhouse [1046522]

The barn associated with Wretchwick Farmhouse forms part of the same farm building complex, built contemporarily with Wretchwick Farmhouse during the early 18<sup>th</sup> century. The Listed Building is located c. 310m northeast of the Site. The heritage asset is ascribed a medium value, included on the OCCHER due to its group value associated with Wretchwick Farmhouse. The barn shares the same setting characteristics and contributions as Wretchwick Farmhouse.

The heritage asset shares the same identified intervisibility impacts as Wretchwick Farmhouse, outlined above. These are not reproduced here.

Overall, the Proposed Development would have a **negligible** adverse impact on the heritage asset, which would have a **slight** significance of effect. The minor change to the sensory experience of the skyline views above existing treelines and hedgerows to the south of the heritage asset would be the only impact to the heritage asset, set back at c. 310 from the Site. The enclosed rural setting of the heritage asset would not be impacted.

#### Wretchwick Lodge [1046523]

Wretchwick Lodge is a Grade II late 18<sup>th</sup> – early 19<sup>th</sup> century cottage, located c. 840m north of the Site. The heritage asset has been ascribed a medium value, based on its level of designation and on its particular historic interest as an example of a rural late 18<sup>th</sup> – early 19<sup>th</sup> century highway dwelling. Its immediate current setting comprises of a woodland parcel on the south side of the A41. This woodland provides substantial screening and largely obstructs views in all directions to its wider setting. Its wider setting to the north and west comprises of recent residential developments, with the modern A41 located immediately north of the heritage asset. Overall, its setting provides a slight negative contribution to the value of the heritage asset (see **Section 6.3.3**).

Satellite imagery and landscape visualisations of the Proposed Development by RPS<sup>83</sup> suggest that the heritage asset and Site share no intervisibility. The immediate woodland surrounding of the heritage asset, woodland parcels inbetween the heritage asset and Site, landscape's topography on the north, east and south sides of Graven Hill and distance from the Site, indicates screening provides complete screening to obstruct intervisibility.

The Proposed Development, as outlined shown in plans provided in **Appendix G**, will include new commercial units at a maximum height of c. 20m above ground level, with development focused across the northern and western parts of the Site. The uppermost height of the tallest units of the Proposed

<sup>83</sup> RPS Consulting Services Ltd, 2022. *Representative Viewpoint Photomontages – Graven Hill*.

Development would unlikely be seen by the heritage asset. This is largely due to its immediate woodland surrounding providing substantial obstructions to views beyond this immediate setting aspect, as well as additional woodland parcels and the topography of the east side of Graven Hill. As such, no visual change to the heritage asset's setting would be observed from the heritage asset itself.

A lighting impact assessment report produced by BWB<sup>84</sup> for the Proposed Development indicates that light pollution introduced by new luminaires, would not cause light spill beyond the Site to nearby residential properties. This is due to the introduction of design mitigation measures, which include proposed luminaires across the Site to be limited to a maximum mounting height of 10m above ground level, at 0° tilt and with the use of LED lights<sup>85</sup>. Existing measures indicate that upward light would be ensured to be kept at 0%, providing no change to the existing after dark sky glow of the heritage asset's surroundings. As such, the Proposed Development will not have an impact on the experience of the heritage asset in terms of its settings from a visual lighting perspective.

The distance of the heritage asset over 800m with little to no intervisibility indicates that the redevelopment of the Site to a more built up urban environment, would not impact the setting of the heritage asset. Overall, based on the findings of the assessment, the Proposed Development is likely to have no adverse impact on the setting and therefore value of the heritage asset.

### 7.1.2 Non-Designated Heritage Assets

#### P.O.W. Camp 657 [29709]

The P.O.W. camp's above ground structures and associated remains were removed at the end of WWII, as shown on aerial photography from 1945 (**Appendix D**). The footprint of the P.O.W. camp's extent via a concrete base outlining the former Bolero group is visible on the surface within plot D35 of the Site. As such, only the surface and foundations associated with the P.O.W. camp's structures remain within the Site.

The Proposed Development (**Appendix G**) outlined the southeast corner of the Site for structural landscape planting and the implementation of amenities and drainage systems. This will likely entail intrusive groundworks, to remove any remaining foundations and features associated with the former P.O.W. camp. As such, this will have a **major** adverse impact on remaining remains associated with the former P.O.W. camp. However, due to this being limited to the surface concrete slab and underlying modern foundation deposits, this would have a **neutral** significance of effect.

#### Bicester Military Railway [29495]

Railway tracks, part of Bicester Military Railway are located across the Site E-W. This heritage asset forms part of Britain's largest WWII military railway system across Graven Hill and Arncott. The majority of railway track running through the Site remains present.

A full archaeological building recording programme was undertaken in 2015 by Waterman<sup>86</sup>, this was undertaken to ensure a detailed recording of the former MoD base was produced and to allow demolition and subsequent redevelopment to occur across Graven Hill. This provided mitigation to the removal of the 1940s structures and infrastructure as preservation by record was achieved for these heritage assets. This previous event allows the impacts on non-designated heritage assets within the sight to be mitigated to a slight significance of effect. This is achieved through the determination of the value and retainment of

<sup>84</sup> BWB, 2022. *Buildings and Built Environment – Graven Hill Purchaser Ltd, Graven Hill D1 Site, Bicester, Lighting Impact Assessment*. Report Ref. BSB-BWB-ZZ-XX-RP-E-0001\_LIA.

<sup>85</sup> *ibid*

<sup>86</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

their value through the creation of detailed recordings of these historical structures.

The Proposed Development includes the requirement to remove existing railway tracks within the Site. This would have a **major** impact on the built heritage feature of the former Central Ordnance Depot. The removal of this part of the wider non-designated built heritage asset across Graven Hill, would have a **slight** significance of effect.

#### Storage hanger D2 and six adjacent air raid shelters [27973]

The D2 hanger building and adjacent air raid shelters within the Site remain extant and date to the original 1940s phase of the former MoD base. However, the hanger has been subject to substantial alterations over the 20<sup>th</sup> century.

A full archaeological building recording programme was undertaken in 2015 by Waterman<sup>87</sup>, this was undertaken to ensure a detailed recording of the former MoD base was produced and to allow demolition and subsequent redevelopment to occur across Graven Hill. This provided mitigation to the removal of the 1940s structures and infrastructure as preservation by record was achieved for these heritage assets. This previous event allows the impacts on non-designated heritage assets within the site to be mitigated to a slight significance of effect. This is achieved through the determination of the value and retainment of their value through the creation of detailed recordings of these historical structures.

The Proposed Development includes the demolition of all remaining extant structures within the Site, prior to redevelopment. This includes D2 and its six adjacent air raid shelters on its east side. This would have a **major** impact on the hanger and its six adjacent air raid shelters, due to their complete removal of above ground structures and below ground foundations. This would have a **slight** significance of effect.

## 7.2 Archaeological Remains within the Site

### 7.2.1 Known Heritage Assets

Archaeological remains associated with the P.O.W. camp below the concrete hardstanding area of D35 are unlikely, due to the nature of the underlying stratigraphy for these concrete bases within the Site, observed during the John Moore Heritage Service's demolition archaeological watching brief in 2021, discussed in **Section 5.1.3**. Although, no previous archaeological investigation has occurred within the footprint of plot D35 and the former P.O.W. camp, to confirm the potential for below ground archaeological remains associated with the former camp.

This level of potential also applies to the second P.O.W. Camp 1011, within plot D30 along the west edge of the Site. This P.O.W. camp is not recorded on the HER, but is outlined in the 2015 Waterman archaeological building recording report, and shown its location is shown in **Appendix D**.

The remaining two modern heritage assets are also likely to only contain foundation deposits below ground related to the landscaping of the railway tracks and foundations of the D2 hanger building and adjacent air raid shelters. These would be of little to no archaeological interest.

### 7.2.2 Unknown Heritage Assets

Potential impacts on buried archaeological remains within the Site, if present, would be limited to open areas between remaining and demolished structures associated with the former MoD base. These areas feature evidence of reduced levels of disturbance, but some degree of truncation of natural deposits from landscaping practices.

<sup>87</sup> Waterman Infrastructure & Environment, 2015. *Graven Hill, MOD Bicester, Oxfordshire – Archaeological Building Recording*. Report Ref. WIB13983-106\_R\_1\_1\_3\_TM.

Archaeological remains are likely to date from the Iron Age – Roman period onwards within these areas, if present, and would likely be located at a shallow depth, cut into the natural geology from c. 0.5m bgl. As such, any intrusive groundworks in these areas that exceed this depth are likely to cause a **major** impact to any surviving archaeological remains, previously undetected during geophysical survey events. The loss of unknown archaeological remains would likely be **neutral-moderate** significance of effect.

The magnitude of impact can be reduced through a programme of archaeological mitigation, such as excavation and recording. The scope of any mitigation may need to be undertaken as staged approach, starting with a programme of archaeological evaluation (i.e. trial trenching) to confirm the archaeological potential. This would inform an appropriate approach to any mitigation required either before or during the construction phase. The scope and methodology for archaeological investigations would be set out in a Written Scheme of Investigation and agreed with the Oxfordshire County Council Archaeology Service. This could be undertaken in accordance with a suitably worded planning condition.

### 7.3 HLCs within the Site

All four HLCs areas within the Site have been identified to hold a low level of historic interest, due to the Site's association with the former MoD base.

The Site has already experienced alteration of its HLC areas, through the recent 2021 demolition programme of former WWII structures across Graven Hill, outlined in **Section 5.1.3**. This indicates that the HLC areas have been compromised from previous alterations to their characteristics.

The redevelopment of the Site in its entirety through demolition, building construction and landscaping practices would result in a **major** impact to the character of the Site's HLC areas. However, this would likely be limited to a **slight** significance of effect.

## 8. Conclusions and Recommendations

This HEDBA has established the historic environment baseline for the Site and Study Area. The Site has been identified to have been subjected to substantial disturbance and truncation of potential archaeological bearing deposits since the 1940s, from development and landscaping practices, associated with the former MoD Bicester Central Ordnance Depot at Graven Hill.

Built heritage assets identified to have potential impacts from the Proposed Development include both designated and non-designated heritage assets, which include:

- Listed Building of Wretchwick Farmhouse [1046521];
- Listed Building of the barn associated with Wretchwick Farmhouse [1046522];
- Listed Building of Wretchwick Lodge [1046523];
- Non-designated monument record of demolished P.O.W. Camp 657 [29709];
- Non-designated monument record for Bicester Military Railway [29495]; and
- Non-designated historic building of storage hanger D2 and adjacent 6 air raid shelters [27973].

The Proposed Development has been assessed to have a potential **negligible** impact on the value of Wretchwick Farmhouse, from a minor change in views south towards the Site from the heritage asset. The impact on setting based on current information would have a **slight** significance of effect.

The Proposed Development has been assessed to have a potential **negligible** impact on the value of the barn associated with Wretchwick Farmhouse, from a minor change in views south towards the Site from the heritage asset. The impact on setting based on current information would have a **slight** significance of effect.

The Proposed Development has been assessed to have no potential adverse impacts on the value of Wretchwick Lodge.

The demolished P.O.W. Camp 657 has been assessed to have a potential **major** impact for any surviving below ground remains associated with the heritage asset, from intrusive groundworks associated with the Proposed Development. The loss of surviving remains associated with the former P.O.W. would have a **neutral** significance of effect.

Railway tracks across the Site associated with Bicester Military Railway, have been assessed to have a potential **major** impact on the value of the heritage asset, due to their removal from within the Site. The removal of these tracks would have a **slight** significance of effect.

Storage hanger D2 and adjacent 6 air raid shelters have been assessed to have a potential **major** impact on the value of the heritage asset, due to its complete demolition. The demolition of the historic building would have a **slight** significance of effect.

Although the three identified non-designated heritage assets within the Site have been identified to be at risk of a potential **major** impact from the Proposed Development, the significance of this effect has been mitigated to a level of **slight** significance. This is due to completed mitigation in the form of an archaeological building recording programme in 2015, which recorded the former MoD base in its entirety and achieved preservation by record.

A **medium** potential for unknown archaeological remains within the Site has been identified, limited to open areas between remaining standing structures and the footprints of demolished structures. Previous archaeological investigations have demonstrated to the north of Graven Hill that archaeological features cut into the natural geology survive between the former Central Ordnance Depot's structures. As such, the same pattern for archaeological potential may apply within the Site.



Geophysical surveys within the Site have identified no archaeological features, however, prospection methods are severely impeded by the presence of modern ferrous debris across the Site, causing magnetic disturbance and masking potentially weaker archaeological anomalies of older dates. Therefore, geophysical surveys are unable to be relied upon in the determination for the presence/absence of surviving archaeological remains within the Site.

It is recommended that a programme of archaeological investigation is undertaken within the Site, targeting open areas between standing and demolished structures to ground truth previous surveyed areas and confirm/dismiss the presence of any surviving significant archaeological remains within the Site. Depending on the nature of the results, further investigation and/or mitigation would be required.

The scope of any archaeological investigation, if required, would be set out in a Written Scheme of Investigation, agreed with OCCAS and secured by a planning condition.



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## **APPENDICES**

### **Appendices**

Graven Hill, D1 Site, Bicester  
Document Reference: WIE11386-177  
WIE11386-177-R-1-1-3-HEDBA

## A. Heritage Asset Gazetteer

### Designated Heritage Assets

Reference Number	Record Type	Grade	Name	Summary	Period	Value	Magnitude of Impact	Significance of Impact
1443650	Scheduled Monument	-	Alchester Roman parade ground, access road and marching camp	Site of Roman parade ground part of a temporary marching camp c. 500m southeast of the Roman settlement of Alchester. Scheduled due to principal reasons of survival, rarity, potential, documentation, group value and historic importance. Associated Roman town of Alchester located west of 1km Study Area in proximity to the Scheduled Monument. A 2m buffer is in place around the parade ground, access road and marching camp for its protection. Scheduling excludes all modern fences, fence posts and gates, but the ground beneath them is included.	Roman	High	No Impact	n/a
1015166	Scheduled Monument	-	Ambrosden churchyard cross	Standing cross. Area of scheduled monument includes remains of churchyard cross at the east corner of the churchyard and a surrounding 1m boundary. Cross stands at top of the Old Arnott Road which formed main approach to the church during the Medieval period. Stands at its original location. Archaeological potential below and around monument.	Medieval	High	No Impact	n/a
1015549	Scheduled Monument	-	Wretchwick deserted Medieval settlement	Two discrete areas either side of Middle Wretchwick Farm containing the area of Wretchwick Medieval village and associated earthwork boundaries. Area containing associated archaeological and environmental remains. Building platforms, earthworks, trackways visible. Village recorded from 11 <sup>th</sup> century, ceased in use as a village by late 18 <sup>th</sup> century. Excluded from the scheduling are all boundary fences, the surface of the track to Middle Wretchwick Farm and all water management devices within the drains, although the ground beneath all of these features and the water channels themselves are included in the scheduled area.	Medieval	High	No Impact	n/a

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1046527	Listed Building	II	19 Merton Road	House. Two-storeys. Built 1742, extended late 18 <sup>th</sup> century. Coursed limestone rubble fabric with wooden lintels. Plain-tile roof with brick stacks. Two-unit plan extended to three units. Building included for group value within village of Ambrosden.	Post-Medieval	Medium	No Impact	n/a
1046528	Listed Building	II	12 Old Arncoth Road	House. Two-storeys. Built 18 <sup>th</sup> century. Coursed limestone rubble fabric with wooden lintels. Plain-tile roof with brick gable stack. Two-unit plan.	Post-Medieval	Medium	No Impact	n/a
1046525	Listed Building	II*	Church of St. Mary the Virgin	Church. Earliest construction phase 12 <sup>th</sup> century. Restored in 1847 and 1867 by C. N. Beazley. Limestone rubble fabric with ashlar dressings. Copper roofs. Number of interior and exterior architectural features. Three-stage church tower. Successive alterations 14 <sup>th</sup> century onwards.	Medieval	Medium	No Impact	n/a
1046526	Listed Building	II	Headstone approximately 10m south of tower of Church of St. Mary	Headstone. Erected c. 1693. Limestone fabric. Topped over, face forwards. Recessed rectangular panel in a moulded frame, surrounded by scrolls and flowers.	Post-Medieval	Medium	No Impact	n/a
1046523	Listed Building	II	Wretchwick Lodge	Cottage. Single-storey. Built late 18 <sup>th</sup> - early 19 <sup>th</sup> century. Colourwashed square coursed limestone fabric with thatched roof. Brick ridge stack. Square in plan. Symmetrical front with central doorway. Hipped roof extends over a front verandah, supported by four wooden posts.	Post-Medieval	Medium	No Impact	n/a
1046524	Listed Building	II	Gatepiers, gates and attached walled garden to east of Church of St. Mary	Gatepiers and walled garden. Piers built c. 1690, adjacent walls likely contemporary or early 18 <sup>th</sup> century in date. Limestone ashlar masonry, coursed squared rubble and brick fabrics. Ashlar piers feature moulded bases and caps and additional architectural features. Walled garden square in plan. Rubble walls 2-3m in height.	Post-Medieval	Medium	No Impact	n/a
1046521	Listed Building	II	Wretchwick Farmhouse	Farmhouse. Two-storeys and attic. Built early 18 <sup>th</sup> and extended late 18 <sup>th</sup> - early 19 <sup>th</sup> century. Limestone rubble fabric with brick dressings and wooden lintels. Old plain-tile roof with brick gable stacks. L-shape in plan. Number of exterior and interior architectural features.	Post-Medieval	Medium	Negligible	Slight

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1046522	Listed Building	II	Barn c. 50m south of Wretchwick Farmhouse	Barn. Built early 18 <sup>th</sup> century. Coursed square limestone fabric with wooded lintels. Corrugated-asbestos roof. Three bay plan. Central doors on front side, lower opposed doors rear side. Included on HER for group value with Wretchwick Farmhouse [1046521].	Post-Medieval	Medium	Negligible	Slight
1369741	Listed Building	II	Holly Tree Cottage	House. Two-storeys. Built 18 <sup>th</sup> century, altered 19 <sup>th</sup> century and extended during 20 <sup>th</sup> century. Coursed limestone rubble and brick fabric with wooden lintels. Thatched roof with brick gable stacks. Left gable wall partly rebuilt in brick. Modern period extension to rear of building. Interior open fireplace.	Post-Medieval	Medium	No Impact	n/a
1200138	Listed Building	II	Park Farmhouse	Farmhouse. Two-storeys and attic. Built late 18 <sup>th</sup> - early 19 <sup>th</sup> century. Coursed squared limestone fabric with ashlar masonry dressing. Mixed old plain-tile and Welsh-slate roofs. Brick chimney stacks. Earlier and later ranges. Number of exterior and interior architectural features.	Post-Medieval	Medium	No Impact	n/a
1200142	Listed Building	II	9 Old Arcott Road	House. Two-storeys and attic. Built mid-18 <sup>th</sup> century. Limestone ashlar masonry fabric, mostly rendered. Plain-tile roof with brick gable stacks. Later bay extension on one side.	Post-Medieval	Medium	No Impact	n/a
1200126	Listed Building	II	John King memorial c. 10m north of Churh of St. Mary	Chest tomb memorial. Erected c. 1809. Limestone fabric. Rectangular chest with moulded base and cover with engraved motifs. Memorial to John King (died 1809) and his wife Mary (died 1819).	Post-Medieval	Medium	No Impact	n/a
1200129	Listed Building	II	Dryden House/Kennet House	Former vicarage, now two houses. Built 1638 for Rev. John Stubbings. Altered late 17 <sup>th</sup> century and enlarged 1838 for Rev. L. Dryden. Random and coursed squared limestone rubble fabric with ashlar masonry dressings. Old plain-tile roofs with brick stacks. Complex shape in plan. 1 <sup>st</sup> building: one-storey and attic. 2 <sup>nd</sup> building: two-storeys and attic. Number of exterior and interior architectural features, 18 <sup>th</sup> -19 <sup>th</sup> century alterations.	Post-Medieval	Medium	No Impact	n/a

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Reference Number	Record Type	Name	Summary	Period	Value	Magnitude of Impact	Significance of Impact
16825	Element	Undated features from Ambrosden to Graven Hill pipeline	Two features, one ditch and one ditch terminus or pit, were revealed in Area A during replacement of water pipeline. No finds recovered. No evidence to support theory about hillfort atop Graven Hill. Record associated with event record [EOX1297].	Undated	Negligible	No Impact	n/a
17454	Monument	Vague linear and curvilinear features east of Merton Grounds Farm	Cropmarks. Identified during North Oxon cropmark survey and sketched on cropmark overlay. Indistinct cropmarks obscured by geology. May represent a portion of a curvilinear enclosure.	Undated	Negligible	No Impact	n/a
27518	Findspot	Medieval gold quarter noble found near Ambrosden	Medieval gold quarter noble found while metal detecting c. 2007 and recorded by Finds Liaison Office for Buckinghamshire County Council.	Medieval	Negligible	No Impact	n/a
27973	Historic Building	Storage hanger and group of 6 air-raid shelters at D-site, Graven Hill	Storage Hangar D2 and the six associated air-raid shelters. English Heritage assessment undertaken on buildings to put forward for potential listed building status c. 2012, as sites of military importance with historical association from WWII. Assessment deemed buildings to not be eligible for listing. The former Central Ordnance Depot (COD) at Bicester was commissioned in the late 1930s, with the likelihood of war looming, to augment the limited capability of the five existing depots in the country. The site was chosen for its natural camouflage, where the hills would restrict low flying bombers, for its proximity to the railway network and to towns large enough to provide a workforce, and for the relatively poor quality of the land which was less likely to be used for food production. On completion in 1943, the depot covered an area of over 12 square miles, with nearly 50 miles of railway track. It was planned as the main supply base for the British Army's operations during the Second World War and later became an important supply base for the United States forces in Europe, under Operation Bolero. It is the outstanding example in the UK of a bulk storage depot built during	Modern	Low	Major	Slight

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			the Second World War, designed to be fully integrated into rail and road transport networks and is the precursor of the modern commercial distribution depots dotted around the motorway network. The Bicester Military Railway is one of the most extensive internal rail systems in the British Isles. Viewed as a whole, the exceptional scale of the site and role of many of the WWII units within the depot are clear, and numbers of storage hangars and much of the original infrastructure remain despite the continued use of the site. The assessment of the site (2011) has placed it in a national context. Aware of the planned disposal and practicalities of managing designated assets, it however identified only two groups of structures, at D2 and C30 and C31, to be of sufficient rarity or intactness to merit assessment for listing. The principal interest at D2 lies in the unusual group of six air-raid shelters. The storage hangar D2 is included in the assessment for its contextual association, since the shelters show the large capacity of the workforce in the building which was built to handle armaments. The storage hangar is of standard plan and construction and very altered having a high proportion of replaced fabric. It is one of eight large hangars on D Site and whilst it does augment the context for the air-raid shelters, it is not rare on this site or nationally.				
27985	Monument	Iron Age settlement features and Anglo-Saxon material found in field southeast of Alchester	Occupation activity recorded during evaluation trial trenching. Later Iron Age and Roman boundary/drainage ditches on western side of field may be linked to Roman farm close to Alchester. Features contained Anglo-Saxon pottery indicated presence of possible former buildings. Medieval ridge and furrow indicated agricultural use of the land. Associated with event records [EOX3405 and EOX3533].	Iron Age - Medieval	Low	No Impact	n/a
28491	Monument	Medieval to Post-Medieval burials at St. Mary's Church	Archaeological finds during a watching brief at St. Mary's Church. A total of 44 skeletons and two lead lined coffins were encountered in 46 earth cut graves, many of which were intercutting. Nineteen of the	Medieval to Post-Medieval	Low	No Impact	n/a

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			<p>skeletons (from 21 graves) and the lead lined coffins could be dated to the Post-Medieval period by their associated coffin remains. The remaining 25 skeletons are thought to be Medieval in date. All the skeletons were reburied. No remains of the early church were encountered during the works. Associated with event record [EOX5800].</p>				
28603	Monument	Iron Age to Roman occupation	<p>Archaeological evidence for Late Iron Age to the Roman period occupation recording during watching brief and field evaluation events. Late Iron Age activity was evidenced by a dispersed group of ditches and pits focused upon Trenches 21, 22 and 24. These remains appear to be moderately well preserved and entirely of pre Roman conquest origin. The related activity seems to be relatively sprawling with the features spread over a 100m long area around the lower slopes of Graven Hill. Further late Iron Age ditches were recorded to the north of Circular Road within Trenches 12 and 13. Comparatively dense Roman remains were encountered within the northern part of the LTA1 adjacent to the current Rodney House building. Trenches 39-42 each produced a number of linear ditches, three of which produced moderate-large assemblages of pottery dated mid-late 2<sup>nd</sup> century AD. The relative sterility of several other ditches and the apparent phasing represented by intersections and recuts demonstrate a degree of longevity to the activity here. The ditch arrangements are suggestive of field boundaries or other small enclosures. It is possible that this activity or occupation may relate to a known building of some pretension beyond the LTA1 and development boundary to the WNW near to Langford Park Farm. Further remains of likely Roman origin were investigated in the form of Akeman Street. This survives in the modern landscape as a hedge boundary aligned approximately east-west through the evaluation area. Historically the route of Akeman Street was defined by a double hedge line boundary enclosing a track. This route was investigated along</p>	Iron Age - Roman	Medium	No Impact	n/a

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Reference Number	Record Type	Name	Summary	Period	Value	Magnitude of Impact	Significance of Impact
			its eastern extent within the evaluation boundary where the hedge lines had been removed revealing a track or road surface constructed of limestone pieces set within a shallow terrace into the hill slope within Trenches 49, 58 and 59. No dating evidence was present although the absence of modern material suggests that this was sealed by silting layers prior to the military occupation and use of the site. Associated features discussed in [29731, 29732 and 29733]. Associated with event records [EOX6694 and EOX6092].				
16998	Monument	Roman field system at Merton Grounds Farm	Archaeological finds during evaluation and watching brief events. Watching brief event recorded single ditch dated to the Roman period, alongside several undated features, which are probably contemporary with the ditch. The monitored area could represent a Roman field system despite lack of dating evidence. A SMS evaluation event following the watching brief, uncovered two N-S and two E-W ditches dated to the Roman period with four sherds of pottery. Other fragments of the field system were encountered on site. Ditches appeared to have silted up quickly after their construction and this could explain the lack of dating material. It is argued that the ditches could be delineating hedges and so were not as important after the hedge had grown. Roman ditch and several undated features may represent associated field system with Roman town of Alchester immediately west of Study Area. Associated with event records [EOX1754 and EOX1903].	Roman	Low	No Impact	n/a
28666	Monument	Iron Age to Roman field systems, Roman vineyard and Medieval-Post Medieval ridge and furrow	During an archaeological evaluation, two rectilinear Roman ditch systems were revealed in the south-east and north-west fields separated by an area devoid of archaeology. A single C-shaped Iron Age enclosure was identified. Subsequent strip, map and sample in the western portion of the site identified Iron Age to Roman field systems and possible vineyard. Associated with event records [EOX6176 and EOX6408].	Iron Age to Post-Medieval	Low	No Impact	n/a

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28797	Element	Possible pit at Park Farmhouse	A single possible feature was identified during a watching brief, which contained a single sherd of Central Gaulish (Lezoux) samian ware. A moderately large sherd with no other associated Roman pottery recovered. Associated with event record [EOX5645].	Roman	Low	No Impact	n/a
28993	Monument	Post-Medieval brick kiln	Brick kiln. Dated to 18 <sup>th</sup> -19 <sup>th</sup> centuries. Three walls of a c. 9m x 3.5m, rectangular brick and stone structure revealed during an evaluation. The interior faces of all three brick walls were heavily vitrified, indicating that the two interior chambers functioned as flues operating at very high temperatures. It was constructed within a large rectangular foundation trench aligned NW-SE and appears on results of a geophysical survey. Kiln likely was accompanied by at least one similar structure or feature containing similar material. Associated with event records [EOX6094].	Post-Medieval	Low	No Impact	n/a
1805	Findspot	Romano-British pottery	Roman pottery scatter ranges from NGR SP 5782 1996 to SP 5809 1948.	Roman	Negligible	No Impact	n/a
5658	Monument	Site of Ambrosden Park	Recreational park created post-1740. Now ceased in function and in use as agricultural land. Park was originally 5 miles in circumference and embellished with lakes, statues and clumps of trees. Lake located at NGR SP 599 191, largely infilled.	Post-Medieval	Low	No Impact	n/a
7534	Findspot	Roman coins	Roman coins found in a field called Bushey Mead. Coins comprised of a brass of Constantine (AD 306-337), a silver denarii of Vespasian (AD 69-79) and Hadrian (AD 117-138), and small brasses of Crispus and Valens (AD 364-378).	Roman	Negligible	No Impact	n/a
7594	Findspot	Roman coin (west of a lane leading from Langford to Astley Bridge)	A small brass coin of Constantine (AD 306-337) and two small indecipherable brasses found in a field called Goldspender. Findspot location lies within a field immediately west of a lane which leads from Langford (east of Alchester) to Astley Bridge on the River Ray.	Roman	Negligible	No Impact	n/a
7605	Findspot	Roman coin	A small indecipherable brass coin found in a field called Mill Ground.	Roman	Negligible	No Impact	n/a
13922	Findspot	Bronze Age spearhead	Late Middle Bronze Age tip of side-looped spearhead findspot. Found alongside leaf-shaped lithic blade and	Bronze Age	Low	No Impact	n/a

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15987	Monument	Roman building and artefacts (southeast of Alchester)	lozenge section midrib. Closest parallel from Burgess Meadow (Port Meadow) hoard [3816]. Archaeological features c. 750m south of the ford on the south extension of Langford Lane, a freshly-cut drainage ditch exposed a section of rough stone wall, which ran parallel with the ditch and hedge for c. 8m. It was covered with a layer of debris containing scored tiles (possible remains of a hypocaust) and late 3 <sup>rd</sup> -4 <sup>th</sup> century pottery.	Roman	Low	No Impact	n/a
4594	Monument	Ambrosden Hall and site of passage	Demolished building. First house on this site built after 1673 by Sir William Glynne and pulled down in 1768. Ruins of the basement were uncovered in 1819 but plans for rebuilding abandoned. No definite remains of house still survive. Find part of wider evaluation, which revealed section of brick built tunnel well preserved beneath modern made ground. Tunnel was 3.5m wide and thought to be 2.5m high; probably constructed in or shortly after 1740. It is thought that the tunnel linked the basements and offices of Ambrosden Hall to the Church of St May the Virgin. An associated prior geophysical survey was carried out ahead of housing development over 0.5ha of building land adjacent to Laburnum Close. It was believed that a Post-Medieval brick-built tunnel passed beneath the site and intermittent magnetic anomalies were detected that may identify part of the feature. Unfortunately, the site as a whole proved to contain a high level of magnetic disturbance from rubbish and building debris and only a putative line of the passage was located. Five further evaluation trenches were excavated in 2005 to further trace the line of the tunnel. Although previous work and documentary sources indicated presence of tunnels and other subterranean features, the trenches in this evaluation have located and recorded one or possibly two tunnels. It is probable that only a single tunnel is present, but it may change direction towards the E end of the site. Tunnel has been infilled with rubble, and survives as intact structure in one area, but has	Post-Medieval	Low	No Impact	n/a

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			collapsed or been robbed in other areas. Associated with event records [EOX1094, EOX2718 and EOX1832].				
5024	Monument	Site of churchyard cross	Marked on historic OS map.	Post-Medieval	Negligible	No Impact	n/a
5657	Monument	Reputed site of Manor House	Documentary evidence. The Victoria County History records that a manor house, dating possibly from the Middle Ages, was still standing on the site of the present Park Farm in 1673. Substantial former building with a predicted 13 hearths in 1665.	Medieval(?)	Negligible	No Impact	n/a
16031	Findspot	Medieval pottery	Pottery sherds dated 13 <sup>th</sup> -14 <sup>th</sup> centuries collected from a housing site immediately south of the scanty ruins of the manor; no structures were observed.	Medieval	Negligible	No Impact	n/a
1607	Monument	Possible Post-Medieval earthworks	Earthworks. Comprise of lynchetted scarps, following the contours of Graven Hill; appearance suggests Post-Medieval in date. Remains of WWII anti aircraft battery at top of Graven Hill. Entrenchments interpreted encountered earthworks as field or plantation boundaries or landscaping. Inconclusive sections did not clarify Iron Age origin. A single sherd of pottery was found near base of a trench. Archaeological investigations in 1999 recorded a fragment of pottery, Late Bronze Age to Iron Age in date, near bottom of trench 18, possible indication of potential settlement within entrenchment or re-deposited at later date. Archaeomagnetic samples did not permit dating. Age of entrenchments still enigmatic possibly Late Iron Age to Roman, either a place of refuge or unfinished military compound. Associated with event record [EOX928].	Post-Medieval to Modern	Low	No Impact	n/a
13593	Element	Undated boundary ditch, Graven Hill	Earthwork. Dry ditch following line of parish boundary between the two parishes of Ambrosden and Merton, dividing wood into two equal halves. Identified from 1875 OS map. The two halves of woodland are approximately 53.3 acres each. It may be that the woodland was equally divided between the parishes of Ambrosden and Merton.	Undated	Negligible	No Impact	n/a
9382	Monument	Reputed Anglo-Saxon battle site	Unconfirmed battlefield site. Possible Anglo-Saxon battlefield location marked on 1885 historic OS Map	Early Medieval	Low	No Impact	n/a

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29387	Element	Post-Medieval and undated features at Meadow Barn, Merton Road, Ambrosden	at Gravenhill Wood, with text 'site of battle between the Danes and Saxons AD. 871'. Archaeological features recorded during an evaluation. Post-Medieval pits (possible quarrying activity) and undated ditch. Single large or several intercutting pits containing dated by post-medieval glass, although also containing residual Medieval pottery and possible Late Medieval brick. Large pit with brick of possible Post-Medieval date and a few fragments of animal bone. These are thought to be related to quarrying. A small pit may be Post-Medieval or later. The undated ditch contained animal bone. Associated with event record [EOX6725].	Post-Medieval	Low	No Impact	n/a
29398	Monument	Iron Age/Roman ditches	Archaeological features recorded during evaluation event. Agricultural gullies and ditches interpreted as limited continuation of the Iron Age and Roman settlements [28666 and/or 28992]. Almost all of the excavated features within the site were located on the western side of the area, potentially for topographic reasons, since this area is on a slight eminence. The excavated features primarily consisted of linear ditches and gullies, representing former field boundaries of hedgerows, and some pits. The finds confirm the suggestion from previous neighbouring projects that sporadic deposition over a long period of time is consistent with a largely rural area at the periphery of a settlement. Associated with event record [EOX6736].	Iron Age - Roman	Low	No Impact	n/a
29400	Element	Possible Bronze Age barrows or enclosure	Geophysical survey anomalies and evaluation finds. Small enclosure or possible round barrow and a broadly oval anomaly which may be a further prehistoric monument, identified by geophysical survey. Oval anomaly identified as ring ditch/gully. Other features discussed in [29710]. Further information: Positive anomaly of a circular feature measuring approximately 20m in diameter which could represent a former barrow or a small enclosure ditch. Immediately east of the circular feature is a second very ephemeral potentially circular curvilinear	Bronze Age(?)	Low	No Impact	n/a

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			feature which could represent another smaller enclosure ditch or an adjacent second barrow. The main sub-circular anomaly seen in the geophysical survey was confirmed in trench 2 as being a prehistoric ring ditch/gully. However, the more doubtful anomaly next to it was not observed at all in trench 3. Overall, there is sufficient evidence to confirm the presence of the ring ditch/gully and this area of the site is considered to have archaeological potential. Associated with event records [EOX6738 and EOX6940].				
29709	Monument	WWII Prisoner of War Camp 657	The site of a Second World War prisoner of war camp in Central Ordnance Depot shed D35, part of the armaments sub-depot. It was officially called Camp 657. It operated as a working camp for German prisoners, who worked as labourers in the local area.	Modern	Low	Major	slight
29710	Element	Medieval to Post-Medieval features	Medieval to Post-Medieval features identified by geophysical survey and evaluation. Other earlier features are discussed in [29400]. Geophysical survey identified to the south a couple of amorphous positive features which could represent former pits, soil-filled hollows or ponds. Evaluation features included, pits with generally similar profiles (shallow with steep sides and uneven base) were seen in trenches 3, 4, 6 and 7 and can be assigned a Medieval to Post-Medieval date, despite having only a few finds. The ridge and furrow cultivation, visible on the surface, was not particularly obvious below ground in trench 5, 6 or 7 though identified more positively in trench 8. Associated with event records [EOX6738 and EOX6940].	Medieval to Post-Medieval	Low	No Impact	n/a
29731	Findspot	Neolithic polished flint axe	Findspot during evaluation event. Neolithic flint axe fragment. Earliest significant find at an archaeological investigation site. This was recovered from a subsoil deposit within the western part of the evaluation area (Trench 3) although additional artefacts or features of this date were absent. Associated with event records [EOX6694 and EOX6092].	Neolithic	Low	No Impact	n/a

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29732	Monument	Medieval features	Medieval features and finds found during watching brief and evaluation events. Within the core of the LTA1 evaluation boundary Trenches 32 and 35 both produced evidence for Medieval activity spanning the period 12 <sup>th</sup> -14 <sup>th</sup> century. It is unclear what the linear ditches represent in terms of activity or settlement although the presence of domestic pottery wares and a buckle do suggest that some contemporary occupation may be located within the vicinity. A watching brief on geotechnical pits identified a stone surface (TP536 and 552) the latter containing a sherd of medieval pottery directly above it; and TPs 545, 546, 549, 553 and 554 revealed a deposit of historic topsoil. Test Pit 549 contained pottery and an iron knife which has been attributed a date no later than late Medieval period. Associated with event records [EOX6694 and EOX6092].	Medieval	Low	No Impact	n/a
29733	Element	WWII Military Camp	Evidence of a military camp at the site is evident through demolition material recovered during an archaeological evaluation. Numerous remains relating to the military camp were encountered. These were almost entirely represented by the destruction and demolition debris resulting from the clearance of the site as part of the reinstatement to pasture fields. These remains are not significant although interesting pottery assemblages often depicting the date of manufacture within the war period were present. Notable assemblages were recovered from Trench 11. Associated with event record [EOX6694 and EOX6092].	Modern	Low	No Impact	n/a
29495	Monument	Bicester Military Railway	Britain's largest WWII military railway system, it was the primary mode of transport at the Central Ordnance Depot, Bicester. Surveyed 1941, ready for construction 1942. Still extant.	Modern	Low	Major	Slight
8920	Monument	Akeman Street (east section)	Roman road. Section of road from Alchester to Verulamium. See also [8921].	Roman	Medium	No Impact	n/a
29006	Monument	Late Iron Age to Roman settlement	Archaeological evidence obtained during excavation event. Extramural roadside settlement which may have been a successor to a Roman settlement, and	Iron Age - Roman	Medium	No Impact	n/a

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			<p>which appears to have been of relatively high status during the initial, military, phase. Stone-founded buildings were constructed during the late 1st - early 2<sup>nd</sup> century AD. Evidence recorded during archaeological investigations in area. Early prehistoric activity was represented by a small assemblage of residual worked flint. Late Iron Age features included a group of 3 ditches and 23 pits in the central area of the excavation, with another 3 pits further north-east. The ditches may formed three sides of a trapezoidal enclosure but the relationship is uncertain. Pits were situated both within and outside the possible enclosure of both earlier and later date than the ditches. One of the pits contained an unusually large amount of pottery (almost entirely grog-tempered sherds) and 1kg of primary butchery waste from cattle, sheep and domestic fowl. A metalled road was constructed during the Roman military phase, which was also contemporary with the occupation of the fortress at Alcester. Features from this phase include ditches forming plots beside the road, boundary ditches, pits, quarry pits, and a pair of ditches defining a trackway (230m long) leading to an enclosure which has been interpreted as a parade ground. Two cremation burials were found associated with the trackway. During the late 1<sup>st</sup> to early 2<sup>nd</sup> century AD, activity associated with the road frontage became more coherent, with the construction of two stone-founded buildings, a roadside wall and associated cobbled surfaces. Other features include a child inhumation, pits, including 3 cremation burials and 2 possible waterholes, and a small rectilinear enclosure. Buildings from the previous phase continued in use but were demolished before the end of the 2<sup>nd</sup> century AD. They were superseded by a rectangular enclosure that contained a larger building (only partly exposed), with a concentration of pits immediately to the north. Associated with event record [EOX6436].</p>				
13904	Monument	Banjo Enclosure and Regular Aggregate	Series of linear trackways to west of Dorchester/Alcester Roman road with some	Undated	Low	No Impact	n/a

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Reference Number	Record Type	Name	Summary	Period	Value	Magnitude of Impact	Significance of Impact
		Field System (300m south of Alchester; within Scheduled Monument)	extension to east. Also, linear ditches of probable field system/enclosures. Recorded during aerial surveys.				

#### Previous Archaeological Investigations (Events)

Event UID	Event Type	Name	Description	Organisation
EOX1094	Evaluation	Park Rise and Laburnum Close, Ambrosden - Evaluation Report	Evaluation trial trenching. Undertaken June 2003. Eighteenth century tunnel located. No other archaeological features were found. Tunnel appear well preserved, brick built below thick layer of modern made ground. Associated with monument record [4594].	Oxford Archaeology
EOX1832	Evaluation	Land off Laburnum Close, Ambrosden, Near Bicester, Oxfordshire: An Archaeological Evaluation.	Evaluation trial trenching. Undertaken March 2005. In site area of c. 6000m squared. Five-trench evaluation targeted to pick up alignment of and investigate a Post-Medieval tunnel located in previous evaluation. Associated with monument record [4594].	Thames Valley Archaeological Services
EOX1958	Evaluation	St. David's Barracks, MoD	Evaluation trial trenching. Undertaken January 2006. A field evaluation of 0.07ha was carried out on the footprint of an existing tennis court ahead of the development of a new barrack block. Evaluation in two trenches revealed a subsoil plough soil layer and evidence of modern made ground. No archaeological deposits were recorded.	Oxford Archaeology
EOX2718	Geophysical Survey	Geophysical Survey at Land Adjacent to Laburnum Close	Geophysical survey. Undertaken November 2003 - January 2004. A geophysical survey was carried out ahead of housing development over 0.5ha of building land adjacent to Laburnum Close. It was believed that a Post-Medieval brick-built tunnel passed beneath the site and intermittent magnetic anomalies were detected that may identify part of the feature.	Northamptonshire Archaeology

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Event UID	Event Type	Name	Description	Organisation
			Unfortunately the site as a whole proved to contain a high level of magnetic disturbance from rubbish and building debris and only a putative line of the passage was located. Associated with monument record [4594].	
EOX3405	Evaluation	Evaluation at Land North of Home Farm	Evaluation trial trenching. Undertaken December 2012. Pre-determination evaluation in advance of new planning proposals on land north of Home Farm. Eighteen trenches were dug to the underlying natural geology or uppermost surface of archaeology. Trenches were located over areas to be affected by new cable trenching and electricity invertors. Ditches, circular tree bowl features, post-hole recorded. Recorded features interpreted as prehistoric ditches, Roman agricultural drainage ditches, Medieval ridge and furrow field system. Associated with monument record [27985].	John Moore Heritage Services
EOX3533	Watching Brief	Watching Brief at Land North of Home Farm	Watching brief. Undertaken February 2013 - June 2013. Following planning permission, a further stage of archaeological works was required: a watching brief during the excavation of 1.4 miles of trough trenching (for burying cables), and sample areas were opened to investigate areas of Saxon features: A (17 x 15m in size) and B (27 x 18m in size). Features were found in the cable trenching. Archaeology in the SW part of the field was sealed beneath a thin layer of alluvium and contained Iron Age settlement. During the late Medieval and Post-Medieval periods the field was cultivated as the ridge and furrow show. Associated with monument record [27985].	John Moore Heritage Services
EOX5645	Watching Brief	Watching Brief at Park Farm	Watching brief. Undertaken September 2013 - April 2018. Watching brief in two phases (13 <sup>th</sup> -16 <sup>th</sup> September 2013 and 12 <sup>th</sup> April 2018) maintained during alterations and extensions. The first phase included the removal of the existing link between the front and rear stone	John Moore Heritage Services

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Event UID	Event Type	Name	Description	Organisation
			built structures, construction of a new single storey link and a single storey extension. The archaeological remains noted in this watching brief include the remains of walls and robbed out walls of buildings and a linear boundary besides a number of pits. Six phases of activity were identified. The 2018 watching brief monitored the excavation of the base for the air conditioning unit, a base for the patio and a soakaway for drainage for the new extension. A possible cut feature contained a single sherd of Samian pottery. Associated with element record [28797].	
EOX5800	Watching Brief	Watching Brief at St. Mary's Church	Watching brief. Undertaken September 2014 - October 2014. A watching brief was maintained during the installation of a wheelchair accessible disabled WC extension and the digging of service trenches in the churchyard. All groundworks including surface stripping, the excavation of foundations and service trenches, landscaping works and all other invasive works were observed. The footprint for the WC extension and the associated service trenches were excavated in level spits until the archaeologically relevant layer was encountered. Restricted access due to extant gravestones and trees meant that much of the foundation trench for the WC extension was excavated by hand. Eighteen earth cut graves were revealed within the footprint of the WC extension and a further 28 were uncovered within the service trenches. No archaeological remains of the earlier church were encountered. Associated with monument record [28491].	Oxford Archaeology
EOX6092	Evaluation	Evaluation at Bicester MOD	Evaluation trial trenching. Undertaken September 2015 - November 2015. Oxford Archaeology was commissioned to undertake the evaluation of the Land Transfer Area 1 (LTA1) within the greater development	Oxford Archaeology

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Event UID	Event Type	Name	Description	Organisation
			<p>boundary at Graven Hill. This comprised the excavation of 55 evaluation trenches measuring 50m by 4m. The scope and arrangement of the trenches was agreed between the client's consultant archaeologist, Waterman Infrastructure and Environment Ltd, and the Planning Archaeologist for the Cherwell District. In the event an additional 2 trenches measuring 30m by 2m were added to the scope. A variety of positive results were gained at five separate and distinct locations. These spanned the late Iron Age, Roman and Medieval periods indicating the varied potential of the site. The earliest significant find was a Neolithic polished flint axe fragment. This was recovered from a subsoil deposit within the western part of the evaluation area although additional artefacts or features of this date were absent. Late Iron Age activity was evidenced by a dispersed group of ditches and pits focused upon Trenches 21, 22 and 24. Comparatively dense Roman remains were encountered within the northern part of the LTA1 adjacent to the current Rodney House building. Further remains of likely Roman origin were investigated in the form of Akeman Street. This survives in the modern landscape as a hedge boundary aligned approximately east-west through the evaluation area. Within the core of the LTA1 evaluation boundary Trenches 32 and 35 both produced evidence for medieval activity spanning the period 12th-14th century. Numerous remains relating to the military camp were encountered. These were almost entirely represented by the destruction and demolition debris resulting from the clearance of the site as part of the reinstatement to pasture fields. Associated with monument records[28603 and 29732],</p>	

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Event UID	Event Type	Name	Description	Organisation
			findspot record [29731] and element record [29733].	
EOX6094	Geophysical Survey	Geophysical Survey at Wretchwick Farm	Geophysical survey. Undertaken May 2015 - June 2015. The survey at Bicester identified a number of features of probable and possible archaeological origin. Several linear anomalies, indicative of former field boundaries and enclosures, along with linear anomalies which may relate to the deserted medieval village, recorded in the Setting Assessment have been identified. A number of possible former backfilled pits have been identified, though their exact origin is unknown. Further linear anomalies, and area anomalies may be of archaeological origin, or relate to agricultural activity. Evidence of ridge and furrow, modern ploughing and field boundaries across the site provides further evidence that the site has largely been used for agricultural purposes since the medieval period. The remaining features are natural or modern in origin and include a service, land drains, areas of scattered magnetic debris, an area of made ground and magnetic disturbance from nearby ferrous metal objects. Associated with monument record [28993].	Stratascan
EOX6176	Evaluation	Evaluation at Symmetry park aka Land north of A41, Bicester	Evaluation trial trenching. Undertaken April 2016. CFA Archaeology Ltd carried out an archaeological evaluation on a proposed development on land east of Wretchwick Farm to the south-east of Bicester. The work was commissioned by Environmental Dimension Partnership on behalf of DB symmetry. The area of the evaluation (the Site) measures 15.8ha in extent and extends across 3 pastoral fields to the south-east of Bicester. The proposed evaluation was for thirty-five trenches each measuring 50m x 1.8m laid out on a grid; however, ten additional smaller trenches were also opened, each measuring	CFA Archaeology Ltd

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Event UID	Event Type	Name	Description	Organisation
			between 9m and 26m x 1.8m, to identify the extent of areas of potential interest. Two rectilinear Roman ditch systems were revealed in the south-east and north-west fields separated by an area largely devoid of archaeological features. The two ditch systems are strung out along the north-east side of Akeman Street and may possibly have been drainage for field systems associated with two different settlements along the Road. A single C-shaped Iron Age enclosure ditch was identified in the south-east field, possibly representing a stock enclosure. Associated with monument record [28666].	
EOX6220	Geophysical Survey	Geophysical Survey at South-east Bicester, Phase II	Geophysical survey. Undertaken March 2015. Anomalies due to ridge and furrow cultivation and late 19 <sup>th</sup> century and modern activity have been recorded. Large numbers of discrete ferrous responses are interpreted as probably being due to the spreading of organic waste. The survey has not identified any anomalies of obviously archaeological origin, although the site does border a Roman road to the south. Three anomalies of uncertain origin are recorded and, although an archaeological cause for any or all three of these anomalies cannot be dismissed, modern or agricultural causes are considered more likely. Therefore, on the basis of the survey, the archaeological potential of the site is considered to be very low.	WYAS (West Yorkshire Archaeological Service)
EOX6408	Excavation	Excavation at Symmetry park aka Land north of A41, Bicester	Excavation. Undertaken June 2018 - July 2018. CFA Archaeology Ltd carried out an archaeological strip, map and record of 4.7ha of a 6.4ha plot, following geophysical survey [EOX6220] and evaluation [EOX6176]. The excavation concluded that the field systems dominating the NW and SW parts of the Site [EOX6176] were Roman vineyards, dated to AD 70 to AD 150, and represented a sweeping	CFA Archaeology Ltd

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Event UID	Event Type	Name	Description	Organisation
			rearrangement of the landscape after an initial early Roman series of field divisions. Associated with monument record [28666].	
EOX6694	Watching Brief	Watching Brief at Graven Hill, Bicester, Oxfordshire	Watching brief. Undertaken March 2015. A total of 54 test pits monitored to 3m bgl during geotechnical test pit excavation, prior to mixed redevelopment (11/01494/OUT). Towards the east and north-east of the study site two test pits contained evidence for a stone surface and five had evidence for a buried historic topsoil/agricultural horizon, all of which may be Medieval in date. No discreet and/or cut features or deposits were encountered during the watching brief and no Prehistoric or Roman material was collected during the excavation of the test pits. Associated with findspot record [29731], monument record [29732] and element record [29733]. No archaeological features or finds of significance were encountered during monitoring. Non in situ Medieval and Post-Medieval pottery sherds and modern roof tile fragments were recovered from a small number of test pits. Stone surface recorded at base of two test pits (TP 536 and 552), with Medieval sherd situated on top of TP552 surface. Test pits recorded only natural deposits, sealed by subsoil and relatively modern topsoil. Presence of Medieval stray finds and recorded stratigraphy indicates Medieval agricultural activity across north side of Graven Hill.	Pre-Construct Archaeology
EOX6781	Geophysical Survey	Geophysical Survey at Land Transfer Area 2, Graven Hill	Fluxgate gradiometer survey. Undertaken June 2020, report September 2020. Negative fluxgate gradiometer survey of 16.5ha area. A further 2ha area of land was unsurveyable due to vegetation overgrowth. No detected anomalies were suggestive of significant archaeological features. The survey has been significantly impacted by modern landscaping	Magnitude Surveys

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Event UID	Event Type	Name	Description	Organisation
			and previous uses of the Site, leading to spread of ferrous debris and disturbance across surveyed area. Weak anomalies likely masked by stronger modern ferrous debris and services/sub-surface features. Alternatively, number of archaeological features removed from previous land uses associated with WWII base, indicated by level of disturbance. Possible archaeological features may be present within the Site, undetectable by geophysical methods. Overall, the geophysical survey has been noticeably affected by modern land modification and the current and historic utilisation of the site. Although, fainter anomalies of agricultural origin could be detected in the within one of the survey areas (north of D-site).	
EOX928	Evaluation	Entrenchments at Ambrosden	Entrenchment evaluation. Undertaken January 1999 - December 1999. Earthworks sectioned at two places to determine if encircling Iron Age settlement is present. A single sherd of Bronze Age - Iron Age date found. Inconclusive exercise as age of earthworks were not determined. Associated with monument record [1607].	Oxford University Archaeological Society
EOX1297	Watching Brief	Linear Graven Hill to Ambrosden Replacement Water Pipeline and Tank	Watching brief to monitor replacement of a water pipeline. Event undertaken between December 2003 - June 2004. Event digging of pipeline trench, thrust pits, removal of existing tanks and excavation of new tanks. Visible were two undated features recorded in field north of pumping station. Associated with element record [16825].	Thames Valley Archaeological Services
EOX1754	Evaluation	Evaluation at Merton Grounds Farm	Evaluation. Undertaken February 2006 - March 2006. An evaluation (23 trenches) undertaken ahead of creation of a reservoir revealed a single dated Roman ditch. Further ditches revealed gully and a pit without dating material. There is a likelihood that all this material is contemporary and a possibly Roman field	Thames Valley Archaeological Services

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Event UID	Event Type	Name	Description	Organisation
			system associated with Alchester, but further work was required.	
EOX1903	Watching Brief	Archaeological recording action at Merton Grounds Farm	Watching brief. Undertaken April 2006 - May 2006. A watching brief carried out during the construction of a 2ha reservoir. Involved the stripping of a 4m wide perimeter trench and then a central stripped area. Small elements of a Roman field system were recorded.	Thames Valley Archaeological Services
EOX6693	Geophysical Survey	Barrus Development – D1 & D4 Graven Hill Land Transfer Area 2	Magnetometer survey. Undertaken October 2018. Six areas surveyed, grass covered. Areas surveyed within vicinity of buildings D1 and D4 within D-site of Graven Hill. No detected anomalies were identified to be associated with archaeological features pre-WWII base. Magnetic anomalies generally classified as positive linear anomalies of uncertain origin, areas of magnetic debris and disturbance, strong discrete dipolar anomalies relating to ferrous objects and strong multiple dipolar linear anomalies assigned as buried services and pipelines.	Archaeological Surveys Ltd
EOX6725	Evaluation	Evaluation at Meadow Barn, Merton Road	Evaluation trial trenching. Undertaken April 2018. A four-trench evaluation (60m x 1.65 total) prior to the erection of two new detached dwellings with associated detached garages (18/01076/F). Possible Post-Medieval features and an undated ditch were revealed. Associated with element record [29387].	John Moore Heritage Services
EOX6736	Evaluation	Evaluation at Land at Wretchwick Farm	Evaluation trial trenching. Undertaken January 2020. A 22-trench evaluation (4%) of c. 5ha site prior to development. Ten trenches contained archaeological features. Features are interpreted as agricultural ditches and are of likely Iron Age or Roman date. Associated with monument record [29398].	CFA Archaeology Ltd
EOX6738	Geophysical Survey	Geophysical Survey on Land off Merton Road	Geophysical survey. Undertaken August 2020. Geophysical (magnetometry) survey of a single agricultural field of c. 4.2ha as a condition of planning consent for a residential development (APP/C3105/W/19/3228169).	Allen Archaeology

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Event UID	Event Type	Name	Description	Organisation
			The survey was carried out by Allen Archaeology on behalf of Phoenix Consulting Archaeology. The survey identified magnetic noise across most of the southern part of the field associated with material used to in-fill a former lake in the later 20th century. Potential archaeological features include a small enclosure or possible round barrow towards the north corner of the survey area (cut through by a linear positive feature probably relating to drainage for the former lake), a broadly oval anomaly which may be a further prehistoric monument, and parallel positive linear features, which likely represent ridge and furrow cultivation. There are also a few amorphous positive features that may represent pits, soil-filled hollows or former ponds. Associated with element records [29400 and 29710].	
EOX6828	Evaluation	Evaluation on Land Behind Home Farm Close	Evaluation trial trenching. Undertaken January 2021. A two-trench evaluation (30x1.9m and 22x1.9m) of 0.214ha site prior to planning application for residential development. No archaeological finds or features were identified. The trenches were numbered 5 and 6; numbers 1 to 4 were excavated as part of a separate planning application (20/01707/F – Parts Of OS Parcels 1125 and 1621, North and East of Home Farm Close). See [EOX6829].	John Moore Heritage Services
EOX6829	Evaluation	Evaluation North and East of Home Farm Close	Evaluation trial trenching. Undertaken January 2021. A four-trench evaluation (2x30x1.9m, 25x1.9m and 10x1.9m) of 0.39ha site prior to 8-dwelling residential development (20/01707/F). No archaeological finds or features were identified. See [EOX6828] for additional two related trenches.	John Moore Heritage Services
EOX6940	Evaluation	Evaluation of Land off Merton Road	Evaluation trial trenching. Undertaken April 2021. Evaluation of 11 trenches at Land off Merton Road prior to the development of new	Thames Valley Archaeological Services

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Event UID	Event Type	Name	Description	Organisation
			housing and landscaping at the site. One of the trenches was abandoned during excavation due to incoming water. A geophysical survey [EOX6738] at the site located potential positive archaeological features - two sub-circular anomalies and a number of linear features. The evaluation confirmed this by discovering a potential Prehistoric ring ditch/gully and several pits dating early Post-Medieval to Modern. A backfilled pond was also present. Associated with element records [29400 and 29710].	
WIE001	Geophysical Survey	E Site MOD Bicester, Oxfordshire	Geophysical survey. Magnetometer survey undertaken August 2010. A total of c. 13ha surveyed, divided into three areas (Area A - 10.5ha, Area B - 2ha and Area C - 0.5ha). Area A encompassed Fields 1-4, Area B encompassed Field 5, and Area C encompassed Field 6. Geophysical anomalies located can be generally classified as positive linear responses of archaeological potential, positive and negative linear anomalies of an uncertain origin, linear anomalies of an agricultural origin, linear anomalies relating to land management, areas of magnetic debris and disturbance, strong discrete dipolar anomalies relating to ferrous objects and strong multiple dipolar linear anomalies relating to buried services or pipelines.	Archaeological Surveys Ltd
WIE002	Geophysical Survey	MOD Bicester, Graven Hill, Oxfordshire	Geophysical survey. Magnetometer survey undertaken January 2011. A total of 14ha surveyed, across 9 fields labelled A-J. Half of survey undertaken via 30m wide transects N-S. Survey located widespread magnetic anomalies associated with the use of the site as a military establishment since WWII. Positive linear, curvilinear and discrete anomalies within Area H (within the centre of the Site) may have potential to relate to former cut features. Area I detected positive linear	Archaeological Surveys Ltd

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Event UID	Event Type	Name	Description	Organisation
			anomaly across the site E-W, located in the vicinity of a former field boundary and trackway marked on historic OS maps as the line of the Roman Akeman Street. Unable to determine from geophysical results alone if linear anomaly relates to Roman road.	
WIE003	Archaeological Building Survey	Graven Hill, MOD Bicester, Oxfordshire	Archaeological Building Recording. Graven Hill MoD base wide building recording survey of standing WWII structures prior to redevelopment. Level 1-3 building recording undertaken. Graven Hill constructed during WWII as Britain's largest ordnance support depot. Key logistical support to Operation Bolero and Operation Overlord etc. Site's history, evidential, aesthetic and communal value determined.	Waterman Infrastructure & Environment
WIE004	Watching Brief and Evaluation	Archaeological Watching Brief and Evaluation Report	September 2016 report addendum to [EOX6092]. Addition of watching brief area across area of Rodney House during demolition works. No archaeological horizons identified during watching brief. Addition of 5 evaluation trenches. TR62-63 further confirmed presence of Akeman Street. TR64 featured 25x25m area which recorded extensive shallow cut curvilinear ditches dated to Late Iron Age period.	Oxford Archaeology
WIE005	Evaluation	Wretchwick Green, Bicester, Oxfordshire	Evaluation Trial Trenching programme undertaken March-May 2017. Programme of 251 trenches excavated across 114ha site at Wretchwick Farm. 75% of trenches contained evidence of archaeological remains. Ditches predominant features alongside number of discrete features. Three distinct areas of archaeological activity recorded. Area 1 contained evidence for 2nd-3rd century enclosed settlement. Area 2 further activity and remains for occupation. Area 3 evidence for Middle Iron Age enclosure. Organic remains recovered alongside ceramics from Bronze Age to Medieval period across site.	Oxford Archaeology

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Event UID	Event Type	Name	Description	Organisation
WIE006	Excavation	Graven Hill, Bicester, Oxfordshire	Post-excavation assessment report for open-air excavation within E - Site of Graven Hill (north side), undertaken in 2019, reported January 2020. Six areas targeted following results of 2015 trial trenching programme [6092]. Archaeological remains dating from Middle Iron Age to Post-Medieval recovered. Area E recorded evidence for Mid Iron Age settlement, other Mid Iron Age activity recorded via dated pits and ditches in Areas A, C, D. Late Iron Age settlement evidenced via three roundhouses in Area C. Unstratified Anglo-Saxon metalwork (brooches, pins, iron fragments) and amber beads were recovered from a spoil heap of a pit within Area C. Area D contained evidence for rural farmstead and central courtyard dated to 12 <sup>th</sup> -14 <sup>th</sup> century via trackway, ditched enclosures and discrete pit features.	Oxford Archaeology
WIE007	Evaluation	An Archaeological Evaluation at A41 Pioneer Roundabout, Graven Hill, Bicester	Evaluation Trial Trenching programme undertaken July 2021. A total of 6 trenches were excavated and monitored. Trench 2 contained one shallow ditch, undated. No other archaeological features were recorded.	John Moore Heritage Services
WIE008	Watching Brief	Archaeological Watching Brief at Graven Hill, Bicester, Oxfordshire	Watching Brief. Undertaken March-August 2021. Monitoring of demolition of targeted structures across Graven Hill. Modern structures removed with no archaeological finds or features being identified. Structures within D-Site identified that modern structures feature underlying concrete slabs, hardcore and levelling layers. These made ground layers directly overly sterile natural geology.	John Moore Heritage Services
WIE009	Excavation	Health Hub site, Graven Hill, Bicester	An archaeological excavation of the Health Hub site during 2021-2022 by John Moore Heritage Services. Event primarily recorded discrete archaeological features (pits) with Post-Medieval to Modern finds.	John Moore Heritage Services
WIE010	Watching Brief	Employment Access Road, Graven Hill, Bicester	An archaeological watching brief on the Employment Access Road. Undertaken by	John Moore Heritage Services

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Event UID	Event Type	Name	Description	Organisation
			John Moore Heritage Services from January 2021 – April 2022 which recorded poorly preserved archaeological remains, attributed to the establishment of the MoD base at Graven Hill and the significant level of landscaping during its construction during the 1940s. Encountered archaeological features were unable to have their purpose and function established, due to the poor level of preservation. A small assemblage of finds were recovered, Post-Medieval in date.	

#### **Appendices**

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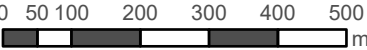
## **B. Historic Environment Baseline Distribution Maps**

### **Appendices**

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- Site Boundary
- 1km Study Area
- Listed Buildings
- Scheduled Monuments



Project Details

Figure Title

Figure Ref

Date

File Location

WIE11386-177\_GIS\_HEDBA\_B1A

June 2022

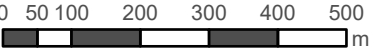
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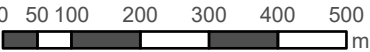


- Site Boundary
- 1km Study Area
- Non-Designated Heritage Assets (Points)
- Non-Designated Heritage Assets (Lines)
- Non-Designated Heritage Assets (Polygon)



Project Details	WIE11386-177: Graven Hill
Figure Title	Appendix B (Part 2) – Non-Designated Heritage Assets
Figure Ref	WIE11386-177_GIS_HEDBA_B2A
Date	June 2022
File Location	\\s-bm\WIEL\Projects\WIE11386_GH\0_LTA 2\#WO177_Project D1 Planning Support\9_GIS\WIE11386-177_GIS_HR\www.watermangroup.com





Project Details

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File Location

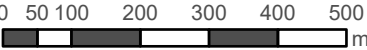
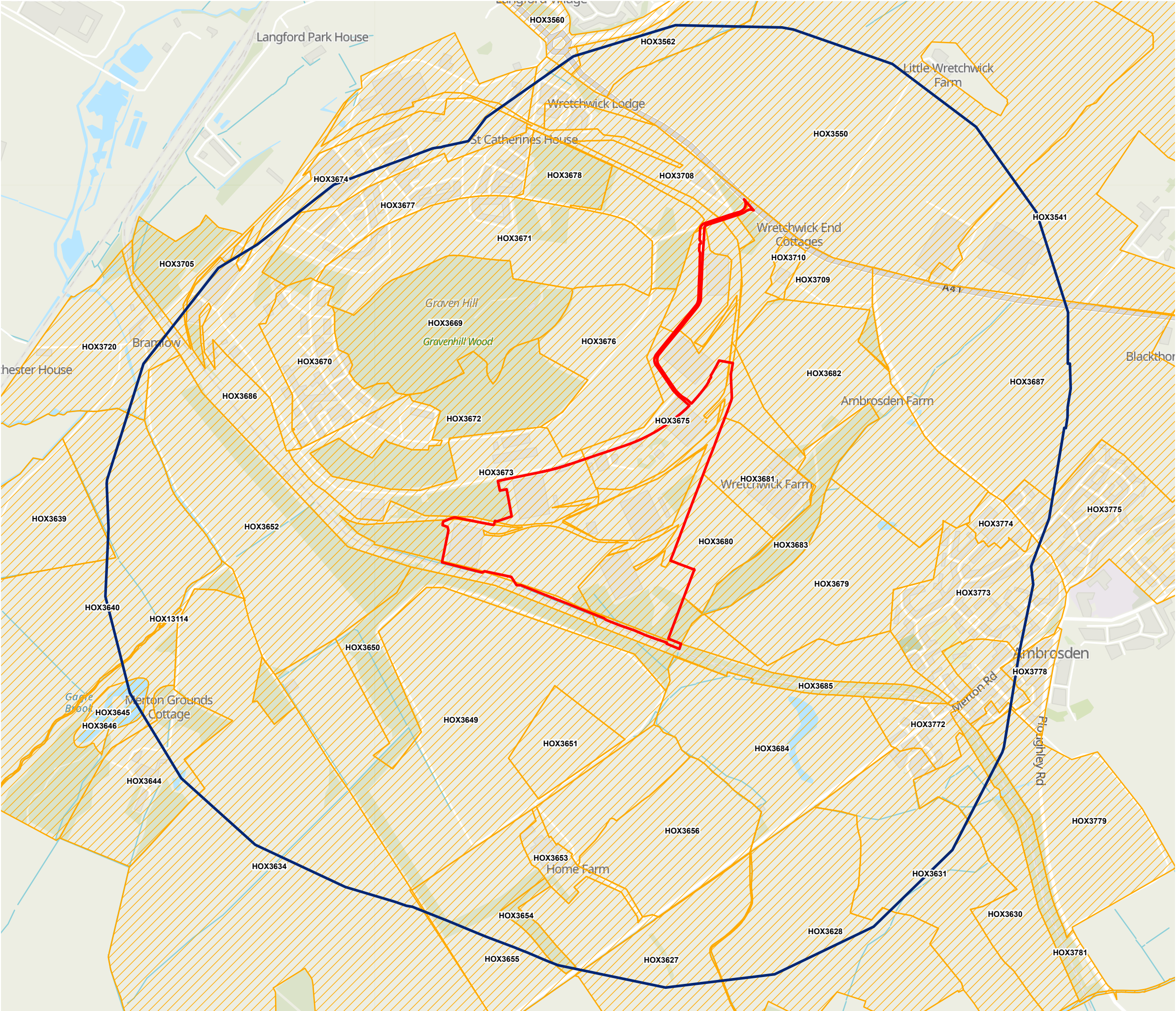
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- Site Boundary
- 1km Study Area
- Historic Landscape Characterisation (HLC) Areas



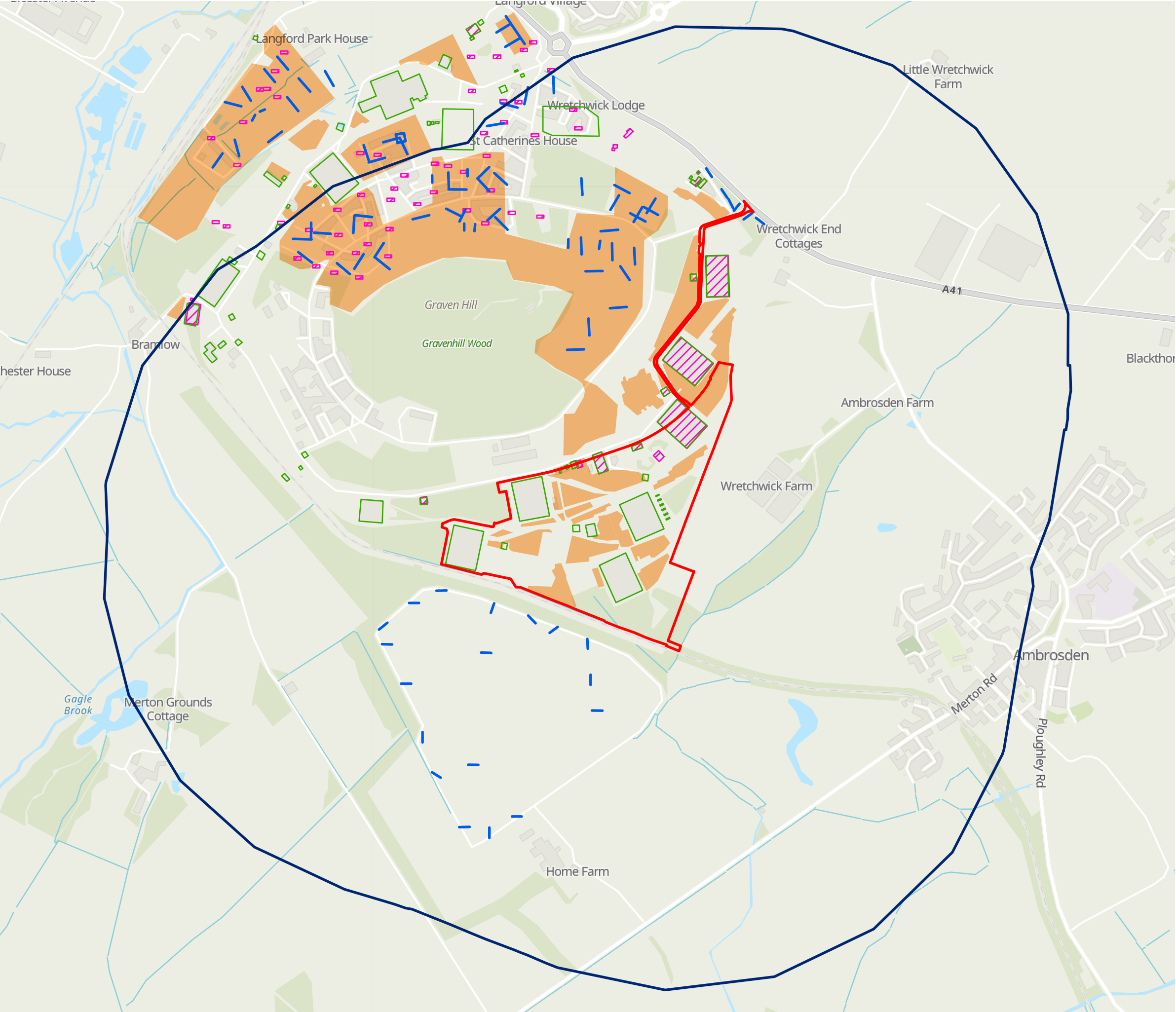
Project Details	WIE11386-177: Graven Hill
Figure Title	Appendix B (Part 4) – Historic Landscape Characterisation (HLC) Areas
Figure Ref	WIE11386-177_GIS_HEDBA_B4A
Date	June 2022
File Location	\\s-bm\WIEL\Projects\WIE11386_GH\0_LTA 2\#WO177_Project D1 Planning Support\9_GIS\WIE11386-177_GIS_HR\
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>

## **C. Extent of Previous Archaeological Investigations across Graven Hill**

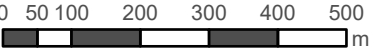
### **Appendices**

Graven Hill, D1 Site, Bicester  
Document Reference: WIE11386-177  
WIE11386-177-R-1-1-3-HEDBA





- Site Boundary
- 1km Study Area
- Geophysical Survey Areas
- Evaluation Locations
- Watching Brief
- Archaeological Building Recording



Project Details	WIE11386-177: Graven Hill
Figure Title	Appendix C – Extent of Previous Archaeological Investigations across Graven Hill
Figure Ref	WIE11386-177_GIS_HEDBA_CA
Date	June 2022
File Location	\\s-bm\WIEL\Projects\WIE11386_GH\0_LTA 2\#WO177_Project D1 Planning Support\9_GIS\WIE11386-177_GIS_HR\www.watermangroup.com



**D. Aerial Photograph Image of 1945 Bicester Central Ordnance Depot and Current Site Conditions Plan**

**Appendices**

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Document Reference: WIE11386-177  
WIE11386-177-R-1-1-3-HEDBA





Site Boundary



0 50 100 200 300 400 500 m

Project Details	WIE11386-177: Graven Hill
Figure Title	Appendix D – Aerial Photograph 1945, Graven Hill
Figure Ref	WIE11386-177_GIS_HEDBA_DA
Date	June 2022
File Location	\\s-bm\WIEL\Projects\WIE11386_GH\0_LTA 2\#WO177_Project D1 Planning Support\9_GIS\WIE11386-177_GIS_HR\
<a href="http://www.watermangroup.com">www.watermangroup.com</a>	

## E. Historic Landscape Characterisation (HLC) Areas Table

HLCUID	Name	Broad Type	Narrow Type	Year from	Year to	Period	Value	Magnitude of Impact	Significance of Impact
HOX13114	River Ray	Water and Valley Floor	Water - River	-500000	42	Prehistoric	n/a	n/a	n/a
HOX3541	-	Enclosure	Planned Enclosure	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3550	-	Enclosure	Reorganised Enclosures	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3560	-	Communication	Communication -Major Road Junction	1921	1999	Modern	n/a	n/a	n/a
HOX3562	Middle Wretchwick Farm	Rural Settlement	Rural - Farmstead	1540	1798	Post-Medieval	n/a	n/a	n/a
HOX3627	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3628	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3630	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3631	-	Enclosure	Reorganised Enclosures	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3634	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3639	-	Enclosure	Reorganised Enclosures	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3640	-	Enclosure	Reorganised Enclosures	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3644	-	Rural Settlement	Rural - Farmstead	1540	1797	Modern	n/a	n/a	n/a
HOX3645	-	Water and Valley Floor	Water - Fresh Water Body	2000	2012	Modern	n/a	n/a	n/a
HOX3646	-	Woodland	Woodland -Plantation	2000	2012	Modern	n/a	n/a	n/a
HOX3649	-	Enclosure	Prairie / Amalgamated Enclosure	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3650	-	Woodland	Woodland -Secondary Woodland	1921	1999	Modern	n/a	n/a	n/a
HOX3651	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3652	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a

### Appendices

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HLCUID	Name	Broad Type	Narrow Type	Year from	Year to	Period	Value	Magnitude of Impact	Significance of Impact
HOX3653	Home Farm	Rural Settlement	Rural - Farmstead	1921	1999	Modern	n/a	n/a	n/a
HOX3654	-	Woodland	Woodland - Plantation	1921	1999	Modern	n/a	n/a	n/a
HOX3655	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3656	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3669	Graven Hill	Woodland	Woodland - Ancient Woodland	1600	1797	Post-Medieval	n/a	n/a	n/a
HOX3670	-	Industry	Industry - Industrial Estate	1921	1999	Modern	n/a	n/a	n/a
HOX3671	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3672	-	Woodland	Woodland - Secondary Woodland	1921	1999	Modern	n/a	n/a	n/a
HOX3673	Military Depot at Graven Hill	Industry	Industry - Industrial Estate	1921	1999	Modern	Low	Major	Slight
HOX3674	-	Industry	Industry - Industrial Estate	1921	1999	Modern	n/a	n/a	n/a
HOX3675	-	Industry	Industry - Industrial Estate	1921	1999	Modern	Low	Major	Slight
HOX3676	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3677	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3678	-	Woodland	Woodland - Secondary Woodland	1921	1999	Modern	n/a	n/a	n/a
HOX3679	-	Enclosure	Prairie / Amalgamated Enclosure	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3680	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	Negligible	No Impact	n/a
HOX3681	Wretchwick Farm	Rural Settlement	Rural - Farmstead	1921	1999	Modern	Negligible	No Impact	n/a
HOX3682	-	Enclosure	Prairie / Amalgamated Enclosure	1921	1999	Modern	n/a	n/a	n/a
HOX3683	-	Woodland	Woodland - Secondary Woodland	1921	1999	Modern	Negligible	No Impact	n/a
HOX3684	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3685	-	Communication	Communication - Rail transport sites	1921	1999	Modern	Low	Major	Slight

#### Appendices

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HLCUID	Name	Broad Type	Narrow Type	Year from	Year to	Period	Value	Magnitude of Impact	Significance of Impact
HOX3686	-	Communication	Communication - Rail transport sites	1921	1999	Modern	Low	Major	Slight
HOX3687	-	Enclosure	Reorganised Enclosures	1811	1881	Post-Medieval	n/a	n/a	n/a
HOX3705	-	Woodland	Woodland - Secondary Woodland	1921	1999	Modern	n/a	n/a	n/a
HOX3708	-	Industry	Industry - Manufacturing	1921	1999	Modern	n/a	n/a	n/a
HOX3709	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3710	Wretchwick Farm	Rural Settlement	Rural - Farmstead	1921	1999	Modern	n/a	n/a	n/a
HOX3720	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3772	Ambrosden	Rural Settlement	Rural - Village	1066	1539	Medieval	n/a	n/a	n/a
HOX3773	-	Rural Settlement	Rural - Village	1921	1999	Modern	n/a	n/a	n/a
HOX3774	-	Recreation	Recreation - Community Centre	1921	1999	Modern	n/a	n/a	n/a
HOX3775	-	Rural Settlement	Rural - Village	1921	1999	Modern	n/a	n/a	n/a
HOX3778	-	Rural Settlement	Rural - Village	1921	1999	Modern	n/a	n/a	n/a
HOX3779	-	Enclosure	Reorganised Enclosures	1921	1999	Modern	n/a	n/a	n/a
HOX3781	-	Communication	Communication - Rail transport sites	1921	1999	Modern	n/a	n/a	n/a

#### Appendices

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Document Reference: WIE11386-177  
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## F. Site Visit Photographs - 17<sup>th</sup> May 2022

A site visit was conducted on 7<sup>th</sup> May 2022. The area contained within the Site was traversed and photographs taken of aspects of the Site, deemed relevant to discussion within this HEDBA. Relevant photographs showing the nature of the remaining altered WWII hangers (to be demolished), and the immediate setting of Wretchwick Farmhouse [1046521] and barn's [1046522] rural setting, are provided below for reference. The findings from the Site visit are discussed in **Section 7**.

Plate 1: Northeast corner of remaining Unit D2 [27973]



Source: Waterman

### Appendices

Graven Hill, D1 Site, Bicester  
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Plate 2: East side of remaining Unit D4



*Source: Waterman*

#### **Appendices**

Graven Hill, D1 Site, Bicester  
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Plate 3: Private road to Wretchwick Farm - approach from east of Listed Buildings



*Source: Waterman*

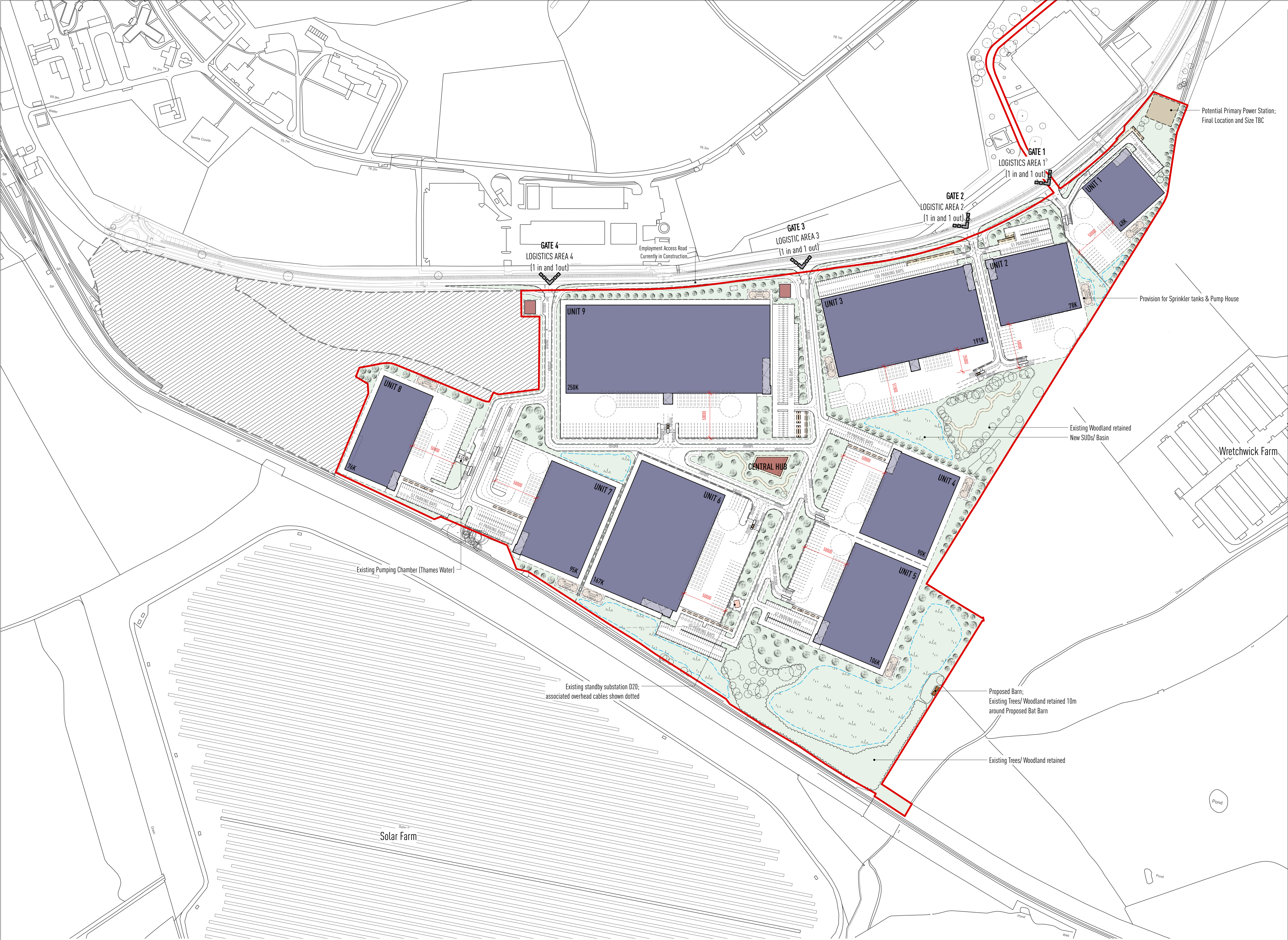
#### **Appendices**

Graven Hill, D1 Site, Bicester  
Document Reference: WIE11386-177  
WIE11386-177-R-1-1-3-HEDBA

**G. 'Parameter Plan' and 'Indicative Proposed Plan' for the Proposed Development**

**Appendices**





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## KEY

- Site Boundary
- Site by others
- Proposed Cafe / Plants / Bins
- Proposed Logistics Warehouse
- Proposed Logistics Office
- Existing D20 Substation
- Green spaces
- Proposed Basin
- Potential Primary Power Station
- Existing Trees
- Proposed Trees

P2 09/05/2022 DRAFT FOR PLANNING (OUTLINE)  
P1 28/04/2022 DRAFT FOR PLANNING (OUTLINE)

Revisions

**ateliergooch**

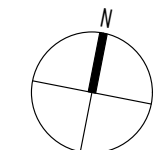
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Client  
**Graven Hill Purchaser Ltd**  
Project  
**Graven Hill D1 Site, Bicester**  
Project No.  
**410**

Drawing Title  
**INDICATIVE PROPOSED PLAN**

Status	Drawn	Checked
<b>PLANNING</b>	<b>JH</b>	<b>GO</b>
Scale	Date	Revision
<b>1:2000 @A1</b>	<b>APR 2022</b>	
Drawing Number		
<b>410_S-50</b>		<b>P2</b>





Status	Drawn	Checked
<b>PRELIMINARY</b>	<b>JH</b>	<b>GO</b>
Scale	Date	
<b>1:2000 @A1</b>	<b>MAY 2022</b>	
Drawing Number	Revision	
<b>410 S-51</b>	<b>P2</b>	



## UK and Ireland Office Locations

