



**Land east of Warwick  
Road, Banbury**

**Archaeological and  
Heritage Assessment**

Prepared by:  
**The Environmental Dimension  
Partnership**

On behalf of:  
**Vistry Homes Ltd**

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## Executive Summary

- S1 This Archaeological And Heritage Assessment report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Vistry Homes Ltd and presents the results of an Archaeological and Heritage Assessment of the Land east of Warwick Road, Banbury ('the site') to inform planning proposals for residential development.
- S2 This assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields, listed buildings or conservation areas.
- S3 Designated and non-designated heritage assets in the wider area have been considered with regards to change within their settings and their potential to receive an effect as a result of residential development of the site.
- S4 This assessment concludes that in regards to the Hanwell Conservation Area (HCA), the site makes a small positive contribution to its significance, by being a small part of its historic agricultural setting. However, the experience of the HCA from the site, and vice-versa is very limited, comprising at most glimpses or very long-distance views heavily screened by vegetation. The proposed development would change the character of site, from agricultural to residential and hence cause a change to a small part of the setting of the HCA. This change in character of a small part of the setting of the HCA would be somewhat mitigated by the proposed landscape scheme which includes the provision of comprehensive green infrastructure across the parts of the site closest to the conservation area. However, it is a change to the rural character of part of the setting of the HCA nonetheless, and as such, is assessed in terms of the National Planning Policy Framework (NPPF) at the level of less than substantial harm (Para 202: MHCLG 2021). This less than substantial harm is considered to fall at the lower end of the scale, since the main contributors to the character and appearance of the HCA itself, and its special interest, will remain unchanged.
- S5 Potential impacts upon the settings of any other designated heritage assets in the wider study area have been considered, namely on the Grade I Listed Church of St Peter and Grade II\* Listed Hanwell Castle, and this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical fabric or through changes to their setting.
- S6 A geophysical survey of the site was undertaken to inform this assessment, which revealed a presence of a number of magnetic anomalies of possible archaeological origin. These have tentatively been interpreted as a possible Iron Age to Roman settlement site, two possible banjo enclosures, medieval to post-medieval ridge and furrow as well as number of undetermined features, in discrete areas of the site. Based on these results as well as the analysis of the resource for the area this assessment has identified that the site has potential for prehistoric, Roman, medieval, and post-medieval deposits to survive within the site. Such remains would be of varying degrees of archaeological and historical interest, but it is unlikely that they would be of such significance that they would preclude development of the site, subject to the implementation of appropriate mitigation, if necessary.

- S7 Any below-ground deposits that are present are likely to be poorly preserved due to the extensive agricultural activity of the 19<sup>th</sup> and 20<sup>th</sup> century, clearly visible on aerial photographs, LiDAR and the geophysical survey results, thereby reducing their significance. Therefore, there is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation in situ and prejudice its delivery for the form of development proposed.
- S8 This assessment has been prepared as per the requirements of paragraph 194 of the NPPF (2021), which require that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. The assessment therefore demonstrates how the proposed development of the site is capable of according with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan.

## Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Vistry Homes Ltd and presents the results of an Archaeological and Heritage Assessment of the Land east of Warwick Road, Banbury (hereafter referred to as 'the site') to inform planning proposals for residential development.
- 1.2 The first aim of this assessment is to identify and assess the potential for development within the site to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological information for the site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the NPPF and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in January 2022. The Oxfordshire Historic Environment Record, Oxfordshire Archives, as well as the Historic England Archive, were also consulted.

### LOCATION, BOUNDARIES, TOPOGRAPHY AND GEOLOGY

- 1.5 The site is located on the eastern side of Warwick Road, c.2.6km to the north-west of Banbury town centre, and is centred on NGR: 443320, 243112 (**Plan EDP 1**).
- 1.6 The site comprises 2 agricultural fields under arable, measuring 12.6ha in area, and its boundaries are defined by existing hedgerows. To the north and east of the site is further agricultural land. To the south is a thick tree belt with a recent residential development beyond and to the west is Warwick Road, with further agricultural land beyond (**Appendix EDP 1, Image EDP A1.1 to A1.8**).
- 1.7 The site's topography generally forms slight depressions in each of the two parcels, with their boundaries rising to approximately 147m above ordnance datum (AOD) from approximately 144m AOD in their centres. Topography also slopes slightly toward the north-eastern corner of the eastern parcel, lying at approximately 142m AOD.
- 1.8 The bedrock geology of the site is mostly comprised of ferruginous limestone and ironstone of the Marlstone Rock Formation. No superficial deposits are recorded within the site<sup>1</sup>.

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<sup>1</sup> <http://mapapps.bgs.ac.uk/geologyofbritain3d/>

## **PROPOSED DEVELOPMENT**

- 1.9 The proposed development consists of an outline application for up to 170 residential homes (Use Class C3), new play facilities, public open space, landscaping and access. All matters reserved except for access.
- 1.10 It is proposed the development will consist of a mix of high and low-density dwellings with areas of green space and associated infrastructure. The maximum height of buildings on-site will be up to 2.5 storeys for the proposed dwellings at a net density of approximately 32 dwellings per hectare.
- 1.11 The residential development will be limited to the western field, which will include a comprehensive and dense tree and hedgerow belt to screen and buffer the developed area from the exterior to avoid encroaching towards Hanwell. The eastern field being used for a wildlife area and attenuation pond (SuDS).
- 1.12 Public open space will include a Natural Play Space in the site's eastern parcel, an 'Informal Kick-About Space' in the western parcel and Mown Grass Trails linking the two parcels to Gullicote Lane. These play spaces have been positioned to create distance from access roads and the built form to improve their safety. A Neighbourhood Green will be located in the south of the western parcel, adjacent to the retained and integrated Public Right of Way (PRoW) footpath Drayton (Banbury).

## Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

### **CURRENT LEGISLATION**

- 2.2 In terms of effects on the historic environment, the following paragraphs summarise the principal legislative instruments and planning policy framework.
- 2.3 The relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments although this is considered as a policy matter in Paragraph 194 of the NPPF.
- 2.4 Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act set out the duties of Local Planning Authorities in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.5 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act of 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.6 The ‘special regard’ duty of the 1990 Act has been tested in the Courts and confirmed to require that ‘considerable importance and weight’ is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.7 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:
- “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 2.8 Once again, it must be recognised that: (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable; and (2) the statutory duty only covers development that is within a conservation area –the ‘setting’ of a conservation area is addressed by planning policy.
- 2.9 Paragraph 200 of the NPPF (see MHCLG 2021) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.



- 2.10 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 200 and 201 of the NPPF.

### **NATIONAL PLANNING POLICY**

- 2.11 The revised NPPF was published in 2021 and Section 16 sets out the government’s approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 189 recognises that heritage 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.

- 2.12 Paragraph 194 concerns planning applications, stating that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

- 2.13 Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

- 2.14 Paragraph 200 considers the level of harmful effects on designated heritage assets and states that:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

2.15 With regard to the decision-making process, paragraphs 201 and 202 are of relevance. Paragraph 201 states that:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *The nature of the heritage asset prevents all reasonable uses of the site;*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.16 Paragraph 202 states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

2.17 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

*“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.”*

2.18 Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”

2.19 In other words, for the ‘harm’ to be ‘substantial’, and therefore require consideration against the more stringent requirements of paragraph 201 of the NPPF compared with paragraph 202, the proposal would need to result in the asset’s significance either being “*vitiated altogether or very much reduced.*”

2.20 Paragraph 203 refers to non-designated heritage assets identifying that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly*

*or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

### **LOCAL PLANNING POLICY**

2.21 The site is located within Cherwell District Council and its current planning policy is outlined on The Cherwell Local Plan 2011-2031 provides the strategic planning policy framework and sets out strategic site allocations for the district to 2031.

2.22 The adopted Local Plan contains Policy ESD 16 – The Character of the Built and Historic Environment, which states that:

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

2.23 The policy includes that “New development proposals should:

- *Conserve, sustain and enhance designated and non-designated ‘heritage assets’ (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage’s At Risk Register, into appropriate use will be encouraged; and*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.”*

2.24 Part 2 of the Local Plan is under preparation, this will contain detailed development management policies, including more detailed design and historic environment policies; and non-strategic site allocations. While this is under preparation the saved policies of the Cherwell Local Plan 1996 remain part of the Development Plan.

### **CHERWELL LOCAL PLAN 1996**

2.25 The saved polices of Cherwell Local Plan 1996 remain in place until their replacement by the Local Plan Part 2. Archaeological sites are considered under saved Policy C25, which is worded as follows:

*“In considering proposals for development which could affect the site or setting of a scheduled ancient monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate”.*

- 2.26 The plans and policies identified above have been considered in the preparation of this assessment.

### **CONSULTATION**

- 2.27 Consultation through email correspondence was undertaken with the Archaeological Advisors to the Cherwell District Council to establish the scope and methodology for investigation works considered necessary to inform the determination of an outline application for the site. A Written Scheme of Investigation establishing the scope and methodology for this assessment was not deemed necessary at this stage.
- 2.28 A geophysical survey to add to the findings of this assessment, as well as inform a targeted archaeological evaluation were also required by the Advisors to the Cherwell District Council. This survey was undertaken in May 2022 and its results discussed in **Section 4** and included as **Appendix EDP 2**.

## Section 3 Methodology

### ARCHAEOLOGICAL ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources derived from a search area extending up to 1km from the boundaries of the site to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. The major repositories of relevant information comprised:
- Information held by the Oxfordshire Historic Environment Record (OHER) on known archaeological sites, monuments and findspots, within and for a 1km study area around the site;
  - Maps and documents held by the Oxfordshire Archives;
  - The National Heritage List for England curated by Historic England;
  - Aerial photographs held by the Historic England Archive (HEA) and available online sources;
  - Analysis of LiDAR information held by the Environment Agency;
  - Previous assessments of the locality undertaken by EDP; and
  - Records made during a site visit in February of 2022.
- 3.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered. It should be noted that this assessment analysed all the data provided by the OHER and reproduces only what is deemed to be relevant for its scope.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 3.5 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the site; i.e. through potential changes to the settings of designated heritage assets, as defined in Annex 2 of the NPPF (see below).

- 3.6 In that regard, the site walkover (completed February 2022) also considered where appropriate, the contribution (if any) made by the land within the site to the settings of designated heritage assets situated within its wider zone of influence.
- 3.7 The report concludes with (1) an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an assessment of the likely effects of the proposed development upon designated assets, whether direct or indirect.

### **SETTING ASSESSMENT METHODOLOGY**

- 3.8 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.9 The significance of known and potential heritage assets within the environs of the site which may be affected by the principle of development has been assessed and described in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), *Historic Environment Good Practice Advice in Planning Note 2* (HE 2015) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HE 2019). Determination of significance has been undertaken according to the industry standard guidance on assessing heritage value provided within *Conservation Principles* (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others.
- 3.10 In terms of setting there are several designated heritage assets within the environs of the site, and any changes to their significance would be expressed in changes within their setting. When assessing the impact of proposals on designated heritage assets through changes within their 'setting', it is not a question of whether there would be a physical impact on that asset, but instead whether change within the 'setting' would lead to a loss of 'significance'.
- 3.11 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.
- 3.12 Historic England guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015).
- 3.13 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*"
- 3.14 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether

change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.

- 3.15 Set within this context, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.
- 3.16 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that: "*The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve.'*"
- 3.17 And that: "*Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.*"
- 3.18 The guidance states that the importance of setting "*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*"
- 3.19 It goes on to note:
- "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.20 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: "*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated*". It continues by adding that: "*Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive....*"
- 3.21 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting in relation to development management which is based on a five-step procedure; i.e.:
- Identify which heritage assets and their settings are affected;
  - Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  - Explore ways to maximise enhancement and avoid or minimise harm; and

- Make and document the decision and monitor outcomes.

3.22 As far as Step 2 is concerned, the guidance makes the following observations:

*“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc to significance, and*
- *The way views allow the significance of the asset to be appreciated.”*

3.23 Thereafter, the guidance notes that *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below”*.

3.24 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’; i.e.:

*“In general...the assessment should address the attributes of the proposed development in terms of its:*

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.25 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in February 2022 and concentrated on the following three main areas:

- Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected; and
- Defining the contribution made to their significance by their setting.

3.26 Assessing the likely impact upon their significance as a result of the form of development proposed being implemented.



- 3.27 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, this was determined in the first instance through desk-assessment; then verified during the subsequent field visits.
- 3.28 In light of the above, the heritage setting assessment at **Section 5** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

### **LIDAR ANALYSIS**

- 3.29 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.30 A Digital Terrain Model (DTM) for the site was acquired from the Environment Agency Data available online. Resolution of the data is at one data point for each 1m<sup>2</sup>, a low resolution which, for archaeological prospection, has fairly limited application, aside from in the identification of larger earthworks.
- 3.31 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques, multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment.

### **Multiple Direction Hill-shades**

- 3.32 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun and as such produces the most 'natural' and intuitively readable imagery. However, it is limited in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright or dark respectively) and little detail can be perceived plus, features that lie parallel to the light source can be imperceptible.
- 3.33 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the site's archaeological potential (see **Plan EDP 6**), and which was used for guiding the walkover survey.

## Section 4 Heritage Resource

### INTRODUCTION

- 4.1 The following section details and contextualises the known designated and non-designated heritage assets within and around the site.
- 4.2 The site does not contain any designated heritage assets, such as scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, and it does not extend within any conservation areas. However, several designated assets are located within the study area, which were mapped (**Plan EDP 2**) and are discussed in further detail below and on **Section 5** as appropriate.
- 4.3 In terms of archaeology, the OHER identified the projected route of a prehistoric trackway and the later Roman Portway Road crossing adjacent and along the site's eastern boundary (**MOX4831**) and several in the study area dating from the prehistoric to modern periods. The locations of these records and previous archaeological works are displayed on **Plans EDP 3** and **4**.
- 4.4 Extracts of LiDAR data, cartographic sources and aerial photographs are included as **Plans EDP 6** and **7**. In addition, the results of the geophysical survey within the site are discussed throughout this section, annotated in **Plan EDP 6** and included as **Appendix EDP 2**.

### DESIGNATED HERITAGE ASSETS

- 4.5 As noted above, there are no designated heritage assets within the Site. Within the study area there are two conservation areas and ten listed buildings as illustrated on **Plan EDP 2** and listed below:
- Hanwell Conservation Area c.100m to the north of the site;
  - Drayton Conservation Area c.860m to the south of the site;
  - Grade I Listed Church of St Peter (NHLE ref. **1216364**) c.320m to the north-east of the site;
  - Grade II\* Listed Hanwell Castle (NHLE ref. **1287674**) c.380m to the north-east of the site;
  - Grade II Listed Chest Tomb dated 1676 to Mrs Elizabeth Hidd, approximately 15m south-west of porch of Church of St Peter (NHLE ref. **1216365**) c.300m to the north-east of the site;
  - Grade II Listed Group of 5 chest tombs between 10 to 18m south of chancel of Church of St Peter (NHLE ref. **1216366**) c.320m to the north-east of the site;

- Grade II Listed Group of 4 17<sup>th</sup> century headstones approximately 10m south-east of south aisle of Church of St Peter (NHLE ref. **1287672**) c.320m to the north-east of the site;
- Grade II Listed Right Gatepier approximately 50m west of Hanwell Castle (NHLE ref. **1216370**) c.360m to the north-east of the site;
- Grade II Listed Left Gatepier approximately 50m west of Hanwell Castle (NHLE ref. **1216369**) c.360m to the north-east of the site;
- Grade II Listed 6 Main Street (NHLE ref. **1216368**) c.410m to the north-east of the site;
- Grade II Listed Heath Farmhouse (NHLE ref. **1287673**) c.500m to the north-east of the site; and
- Grade II Listed Spring Farmhouse (NHLE ref. **1216367**) c.550m to the north-east of the site.

4.6 There are no other types of designated heritage assets within the site or the study area, such as registered parks and gardens, battlefields or scheduled monuments.

4.7 The assets above are discussed chronologically in the Period sections below if relevant. Those subject to detailed assessment are identified and considered in relation to the potential of the site in relation to their setting and contribution to significance in **Section 5**.

#### **NON-DESIGNATED HERITAGE ASSETS**

4.8 Data from the Oxfordshire Historic Environment Record (OHER) records archaeological sites and artefact findspots within a 1km radius. These sites and artefact findspots are described below in chronological order and illustrated on **Plan EDP 4**.

4.9 In addition, information on locally listed buildings was included within the OHER data trawl. There is no local list of buildings for the area, but several buildings are recorded within the OHER, all located within the centre of Hanwell village, all c.320m to the north of the site, and comprising:

- Spring Farmhouse, Main Street (**MOX4216**);
- Former Wesleyan Methodist Chapel (**MOX4183**);
- Heath Farmhouse (**MOX14746**);
- No 6 Main Street (**MOX14713**);
- Right gatepier approximately 50m west of Hanwell Castle (**MOX13583**);
- Chest tomb dated 1676 to Mrs Elizabeth Hidd, approximately 15m south-west of porch of Church of St Peter, Church Lane (**MOX13581**);

- Group of 5 Chest Tombs between 10 to 18m south of Chancel, Church of St Peter, Church Lane (**MOX14492**);
- Left gatepier approximately 50m west of Hanwell Castle, Main Street (**MOX13582**); and
- Group of four 17<sup>th</sup> century Headstones approximately 10m south-east of south aisle, Church of St Peter, Church Lane (**MOX13787**).

4.10 The assets above are discussed chronologically in the Period sections below if relevant. Those subject to detailed assessment are considered relative to the potential of the site in relation to their setting and contribution to significance in **Section 5**.

## **ARCHAEOLOGY**

### **Previous Archaeological Investigation**

4.11 The OHER records no previous known archaeological investigation within the site prior to the geophysical survey undertaken in May 2022 (see below and **Appendix EDP 2**). The study area records substantial programs of investigation. These have been mapped (**Plan EDP 3**) and will be discussed below on the Period sections if of relevance.

### **Geophysical Survey Results**

4.12 The geophysical survey of the site was undertaken in May 2022 (AOC 2022) and revealed several possible archaeological features comprising:

- A possible Iron Age/Romano British settlement, with a large enclosure (**Plan EDP 6, 2A**) containing a curvilinear and a rectilinear feature (**Plan EDP 6, 2B** and **2D**), with possible pits and areas of potential industrial activity in the vicinity within the northern corner of the eastern field. However, a more recent date cannot be fully ruled out given the strength and shape of the responses on the XY trace plots;
- A rectilinear feature has been located to the west of the aforementioned main concentration (**Plan EDP 6, 1B**) as well as two elongated “U”-shaped features (**Plan EDP 6, 1A** and **2J**) that vaguely resemble either funerary or tentative banjo enclosures, but such interpretations are cautious as one response has been partially obscured;
- A number of linear trends (**Plan EDP 6, 1E-F**), which have varying magnetic signatures, have been detected in the west of the site and have an uncertain origin;
- A former field boundary (**Plan EDP 6, 1G**) in the west of the site; and
- Broad trends of ridge and furrow cultivation running east-west throughout the site and possibly also running north-south in the north-west of the site. Weaker parallel trends have also been noted which are associated with modern ploughing.

- 4.13 The background level of response is moderately high with a mottled appearance which is thought to be due to natural variations in the subsoil. An area of magnetic disturbance, most likely the result of modern activity due to the proximity of the farm buildings, was also detected (AOC 2022).

**Prehistoric (Palaeolithic - Iron Age, c.500,000 BC-AD 43) and Roman (AD43 – 410)**

- 4.14 The OHER records the projected route of a prehistoric trackway and the later Roman Portway Road crossing adjacent and along the site's eastern boundary (**MOX4831**). The Roman Portway Road is a minor road that leads off Akeman Street and trends towards north-west and Kings Sutton. This feature is visible on the LiDAR imagery (**Plan EDP 6**) simply as an established pathway. No investigation of this route is actually recorded within the site or the study area and hence its nature and dating remains tentative and based on antiquarian interpretations and investigations in other locations rather than any definitive archaeological evidence in the vicinity of the site.
- 4.15 As mentioned above the geophysical survey of the site identified a possible Iron Age/Romano British settlement, with a large enclosure and multiple other features within the eastern field of the site. It also includes three other features, and two elongated U-shaped putative banjo enclosures. These features are visible on LiDAR imagery (**Plan EDP 6**) but not clearly distinguishable on aerial photography.
- 4.16 Within the study area most of the evidence recorded for the prehistoric period relates to the later periods with the majority of sites investigated following a trend of continued occupation well into the Roman period. In most of the cases investigation has taken place to provide dating evidence but there are a few occasions where remains were attributed prehistoric dates tentatively.
- 4.17 A geophysical survey, located c.730m to the south-east of the site (**EOX7054**), recorded a possible prehistoric ring ditch (**MOX27996**). The dating and nature of the features has not been confirmed through trial trenching yet.
- 4.18 A geophysical survey (**EOX5636**) and later evaluation (**EOX6026**) and excavation (**EOX6397**) confirmed the existence of a multi-period site c.190m to the south of the site (**MOX26690, MOX27003**). The features recorded included a Bronze Age ring ditch, a middle to late Iron Age settlement, an early Roman driveway and late Roman industrial activity (MOLAN 2016a and b).
- 4.19 A geophysical survey (**EOX5869**) and later evaluation (**EOX6019**) and excavation (**EOX6025**), located c.270m to the south of the site, recorded a small and a large Iron Age ring ditches as well as a field system (**MOX26838, MOX26898**) (TVAS 2016).
- 4.20 A late Iron Age to Roman settlement and field system site is located c.260m to the south-west of the site (**MOX27058**). An archaeological evaluation (**EOX6214**) confirmed features found during the geophysical survey (**EOX6159**) and recorded multiple ditch enclosures with a possible defensive function, roundhouses, pit clusters, stock enclosures and a field system (MOLA 2017). A second similar site, with settlement activity spanning from the late Iron Age to the Roman period, was identified c.350m to the south of the site

(**MOX27882**), through geophysical survey and later evaluations (**EOX6878**, **EOX6963**, **EOX6984**). This site included two enclosures and a number of pits and ditches.

- 4.21 There is also cropmark evidence, which has not been investigated yet, that due to its characteristics has been recorded by the OHER and the National Mapping Programme as possibly relating to Iron Age or Roman settlement sites (GCC 2012). These are located c.630m to the north (**MOX24548**).
- 4.22 A second Roman road route is documented within the study area, running c.1km to the west of the site (**MOX28032**). This route was deduced from documentary evidence and field work undertaken elsewhere.
- 4.23 The remains of a villa and other buildings covering two fields called 'the Town Grounds'; and which included hypocaust chambers cut in rock, flues, stairs and heating furnace, are recorded c.560m to the north of the site (**MOX4170**).
- 4.24 Two findspots are also recorded within the study area: a pot containing a coin hoard, found in a field c.620m to the west of the site (**MOX4174**); and a Roman coin found c.280m to the north of the site (**MOX28030**).
- 4.25 Overall, the evidence discussed above is suggestive of a somewhat managed agricultural landscape spanning from at least the Bronze Age and well into the Roman period, within the hinterland of several settlement sites. The site includes the record of the putative route of a prehistoric trackway and later minor Roman road running adjacent to its eastern boundary, although not confirmed as yet by investigations. The geophysical survey results include a number of potential features that due to their characteristics, shape and general proximity to similar features can be tentatively dated from the Iron Age to the Roman period, meaning that the site has clear potential for features of these periods.

**Early Medieval (AD 410-1066), Medieval (AD 1066-1485) Post-Medieval (AD 1485 – 1837) and Modern (AD 1837 - present)**

- 4.26 There are no known remains relating to the early medieval, medieval, post-medieval and modern periods documented within the site. The geophysical survey has identified remains of ridge and furrow, field boundaries and other linear features whose origin is undetermined but that are most likely medieval to post-medieval in date due to their apparent characteristics.
- 4.27 The evidence for these periods within the study area is substantial and mostly relates to agricultural activities since the area remained mostly rural throughout these periods, with most of the settlement activity being focused around Hanwell to the north or in scattered farmsteads.
- 4.28 An early medieval boundary ditch, located c.600m to the north of the site (**MOX4249**) was identified during an evaluation (**EOX93**). This feature was datable due to the large concentrations of St Neots type ware (later 10<sup>th</sup>–11<sup>th</sup> century). Part of this site was impossible to investigate and the hence the location of the associated settlement is unknown (OAU 1995).

- 4.29 An area of early medieval activity was also recorded c.560m to the south of the site (**MOX12216**) during evaluation works (**EOX906** and **EOX910**) and consisting of linears and a pit. All features were sealed by post-medieval ridge and furrow and several unstratified post-medieval artifacts were also recorded (FA 2000).
- 4.30 The site of an early medieval to medieval shrunken village is recorded c.570m to the north of the site (**MOX4199**). This was recorded due to the presence of earthworks and pottery found by excavations undertaken in 1974. These earthworks included several building platforms with enclosures on south and east, all separated from the open fields by a large boundary bank and ditch. It was also suggested that clearance of structures and the establishment of grassland happened in late 17<sup>th</sup> or early 18<sup>th</sup> century (OAHs 1975; GCC 2012).
- 4.31 An archaeological evaluation undertaken c.390m to the north of the site, on the location of the current Hanwell Castle (**EOX3256** and **EOX3257**), identified evidence for a medieval great hall on the site of the present building and demolition deposits from the demolished Tudor castle as well as pleasure garden features (**MOX24082**).
- 4.32 The site of Moor Mill, c.790m to the west of the site (**MOX4161**), was first recorded in the 13<sup>th</sup> century and is recorded by the OHER as still in operation by 1895 when it closed down. No remaining structures are left.
- 4.33 The remaining evidence for the medieval period is believed to extend to the post-medieval period and is recorded from the analysis of aerial photographs and comprises:
- The site of a possible medieval to post-medieval shrunken village c.110m to the north of the site (**MOX28037**). There is no evidence this extends further south towards the site;
  - The site of possible medieval to post-medieval settlement, located c.500m to the north of the site (**MOX28033**), comprising a pair of substantial hollow ways which are defined by linear ditches and possible crofts;
  - A possible medieval to post-medieval building platform and associated boundary bank c.770m to the west of the site (**MOX24547**);
  - Site of possible medieval to post-medieval watermill, c.840m to the south-west of the site (**MOX4224**), identified due to the dog-leg in canalised stream, footpath crossing valley by a prominent dam, and traces of a pond up above;
  - The site of possible medieval to post-medieval stack stands located c.380m (**MOX28035**) and c.480m (**MOX28034**) to the east of the site; and
  - Possible medieval to post-medieval hollow ways c.700m to the north (**MOX24550**) and c.900m to the west (**MOX24546**) of the site.
- 4.34 The post-medieval Hanwell Castle Park (**MOX4228**) is located c.340m to the north of the site, albeit of earlier origin, as discussed above, the park at this time was extended several times with the total area emparked being recorded on the 1<sup>st</sup> Edition Ordnance Survey Map

(see below and **Plan EDP 6**) the extents of which did not include the site. Several of its features have now been lost with the alienation of the parkland and its use as agricultural land with the sole surviving feature relating to the fishponds.

- 4.35 Another example of post-medieval fishponds surviving within the landscape is recorded c.400m to the south-west of the site (**MOX4187**) at Drayton Lodge, a late 18<sup>th</sup> century house thought to have been a gentleman's residence (VCH 1969).
- 4.36 Other examples of evidence of the post-medieval period were recorded through the presence of earthworks or cropmarks visible on historical aerial photographs are:
- The dismantled mineral railway located c.800m to the south-west of the site (**MOX27122**) which somewhat survives as an earthwork; and
  - A post-medieval extractive pit and associated spoil heap located c.680m to the north of the site (**MOX24549**), an extractive pit or quarry located c.950m to the north (**MOX24552**) and c.910m to the south-west (**MOX28036**).
- 4.37 There is no recorded evidence for the modern period within the study area.
- 4.38 The site was located within the agricultural hinterland of the medieval and later village of Hanwell and formed part of the associated landholdings of a number of former farmsteads. LiDAR analysis as well as the geophysical survey (**Plan EDP 6**) show substantial modern ploughing activity on all of the site as well as some undated remains of ridge and furrow. Post-medieval settlement activity within the vicinity of the site was focused on known farmsteads (which either survive today or are recorded on cartographic sources), and the potential for hitherto unrecorded medieval to post-medieval settlement (or other non-agricultural activity) within the site is considered to be low. The extensive modern ploughing of the site, with the undeniable possibility of substantial disturbance of the higher archaeological horizons means that any previously unrecorded archaeological remains may have been affected or even truncated. However, the potential for medieval and post-medieval agricultural remains within the site has been attested by the results of the geophysical survey, with further research being required to establish their actual date and state of preservation.
- 4.39 The Historic Landscape Characterisation (**Plan EDP 5**) for the study area records the site within the category *Enclosure*, and more specifically *Prairie/Amalgamated Enclosure*, which is quite common within the locality, and is not considered to be of heritage significance in and of itself. This type represents reorganised enclosures through boundary loss during the early to late 20<sup>th</sup> century.

#### **Undated or Unknown**

- 4.40 Several features are recorded within the study area which are currently of unknown date and origin. These were mostly recorded through the analysis of historic aerial photographs or maps, correspond to cropmarks, earthworks or findspots and include:
- A lynchet aligned north/north-east south/south-west and a trackway, c.670m to the south-west of the site (**MOX4225**); and



- An oven found in c.1895 with undated pottery, possibly Roman, located c.710m to the north of the site (**MOX4201**) and for which there is not a lot of information on.

### **LiDAR Analysis**

- 4.41 As previously mentioned, and discussed throughout the period sections, LiDAR data for the site and study area was analysed for this assessment. The main feature visible comprises the modern ploughing clearly visible throughout the whole of the site (**Plan EDP 6**) and that in part obscures some of the other features. The geophysical survey (AOC 2022) made clear some of the more faint features visible which have been mapped and annotated for ease of reference (**Plan EDP 6**) and which seem to be slightly more concentrated within the north-west corner of the eastern field.

### **Site Walkover**

- 4.42 The site walkover was undertaken in February 2022. The weather conditions were clear and dry and there was sufficient visibility to assess the site and its surrounding landscape, and the entire site was visited. The site comprises agricultural fields under crop and bounded by hedgerows with a varying degree of coverage and maturity (see **Appendix EDP 1**).
- 4.43 The site visit did not identify any evidence of archaeological activity within the site with no earthworks being visible to the naked eye.

### **Aerial Photographs**

- 4.44 Aerial photographs held at Historic England were examined as part of this assessment in February 2022 with several of the prints being photographed for research purposes as part of the data trawl analysed. The search results included prints from between 1945 and the 1980s.
- 4.45 The aerial photographs show a complete record of the planting scheme within the site from the 1940s onwards which can account for some of the field boundary change recorded by the geophysical survey (AOC 2022). The site seems to have been in constant arable use, but some internal subdivision of crops is visible in some of the photographs. Although some shadows are visible, these are not clear enough to be positively correlated to any of the features recorded by both the LiDAR and the geophysical survey (**Plan EDP 6**).
- 4.46 To complement the above, a review of the Britain from Above and NCAP websites was undertaken (February 2022) which revealed no relevant photographs for the site's area.
- 4.47 Parts of the study area included within the South-East Warwickshire and Cotswold Hills Higher Level Stewardship (HLS) National Mapping Programme (GCC 2012) data trawl which is included within the OHER data provided. This data excludes the site but, where relevant for the discussion of the wider landscape baseline study, it is included within this assessment.

### **Cartographic Sources**

- 4.48 The site area was divided between the parishes of Hanwell and Drayton, and unfortunately there is no Tithe map coverage for these parishes. The first available cartographic record of

the site is then the 1<sup>st</sup> Edition Ordnance Survey Map of 1885/87 (**Plan EDP 7**) which shows the site divided into four plots and crossed by one footpath, Gulliwell Lane (which corresponds to the route of the Roman Portway) and one hedgerow field boundary. The map does not show any built form within the site and also shows the extent of Hanwell Park, a 19<sup>th</sup> century pleasure ground, which at the time extended just short of the site's northern boundary.

- 4.49 The site retains the same character and usage according to the 1899 (not illustrated) and 1922 maps (**Plan EDP 7**) with the only difference recorded being the boundary treatment, namely of the western boundary, from which the trees seem to have been removed. The map also shows that by this point Hanwell Park had been dissolved with most of the area now being given to agricultural land under the landholdings of a recently created farm on the southern edge of the village, named Park Farm.
- 4.50 There is no change on the following map of 1955 (**Plan EDP 7**) and the only change recorded thereafter on the 1995 map (**Plan EDP7**) is the removal of an internal field boundary on the western field. Historic aerial photography viewed at the Historic England archives document the site's usage between 1945 and 1988 and recorded no changes from the cartography but offers an insight to the modern agricultural practices within the site which mostly comprise arable farming with extensive ploughing.

## **SUMMARY**

- 4.51 Based on the above evidence, this assessment has identified that the site has potential for prehistoric, Roman, medieval, and post-medieval deposits to survive within the site. Such remains would be of varying archaeological and historic interest, but it is unlikely that they would be of such significance that they would preclude development of the site, subject to the implementation of appropriate mitigation, if necessary.
- 4.52 Any below-ground deposits that are present are likely to be poorly preserved due to the extensive agricultural activity of the 19<sup>th</sup> and 20<sup>th</sup> century, clearly visible on aerial photographs, LiDAR and the geophysical survey results, thereby reducing their significance. Therefore, there is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation in situ and prejudice its delivery for the form of development proposed.

## Section 5 Settings Assessment

- 5.1 This section considers the potential non-physical effects upon the significance of susceptible heritage assets within the site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development.
- 5.2 The assessment identified that there are no designated heritage assets within the site. All heritage assets included within the settings assessment are shown on **Plan EDP 2** and have been listed in **Section 4**. The following section will identify those assets that are potentially susceptible to non-physical impact and provide a detailed assessment of them.
- 5.3 Step 1 of the Second Edition of Historic England's 2017 *Good Practice Advice in Planning: Note 3 (GPA3)* is to 'identify which heritage assets and their settings are affected'. Of those beyond the boundary of the site, those selected for further assessment have been identified using a combination of GIS analysis and NHLE data. Examination during the walkover was also undertaken, which considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. These comprise:
- Hanwell Conservation Area;
  - Grade I Listed Church of St Peter (NHLE ref. **1216364**) c.320m to the north-east of the site; and
  - Grade II\* Listed Hanwell Castle (NHLE ref. **1287674**) c.380m to the north-east of the site.
- 5.4 Otherwise, the site visit and study area walkover identified that there is unlikely to be any other non-physical impacts upon the significance of any other heritage assets in the wider area, as a result of changes to the use and/or appearance of the site. The other unaffected assets are:
- Drayton Conservation Area (DCA) c.860m to the south of the site; first designated in 1969 the DCA includes the historical core of Drayton and extends to the hamlet of Sutton Wick. It was designated to protect the heritage significance of the village which includes historic, archaeological and aesthetic interest embodied by the built form, layout and buried archaeological remains present (VWHDC 2018). The setting of the DCA comprises Drayton village, Sutton Wick hamlet and the immediately adjacent agricultural land;
  - Grade II Listed Chest Tomb dated 1676 to Mrs Elizabeth Hidd, approximately 15m south-west of porch of Church of St Peter (NHLE ref. **1216365**<sup>2</sup>) c.300m to the north-east of the site; Grade II Listed Group of 5 chest tombs between 10 to 18m south of chancel of Church of St Peter (NHLE ref. **1216366**<sup>3</sup>) c.320m to the north-east of the

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<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216365?section=official-list-entry>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216366?section=official-list-entry>

site; Grade II Listed Group of four 17<sup>th</sup> century headstones approximately 10m south-east of south aisle of Church of St Peter (NHLE ref. **1287672**<sup>4</sup>) c.320m to the north-east of the site; Grade II Listed Right Gatepier approximately 50m west of Hanwell Castle (NHLE ref. **1216370**<sup>5</sup>) c.360m to the north-east of the site; and Grade II Listed Left Gatepier approximately 50m west of Hanwell Castle (NHLE ref. **1216369**<sup>6</sup>) c.360m to the north-east of the site. According to their Historic England's listings these assets comprise funerary monuments and the gatepiers to Hanwell Castle and are located within and adjoining the churchyard, within Hanwell village, which comprises their setting and derive most of its significance from their historic interest, embodied by their physical form and intrinsic relationship with each other, the Church and more broadly with the village and its residents; and

- Grade II Listed 6 Main Street (NHLE ref. **1216368**<sup>7</sup>) c.410m to the north-east of the site; Grade II Listed Heath Farmhouse (NHLE ref. **1287673**<sup>8</sup>) c.500m to the north-east of the site; and Grade II Listed Spring Farmhouse (NHLE ref. **1216367**<sup>9</sup>) c.550m to the north-east of the site. According to their Historic England's listings these assets comprise 17<sup>th</sup> century farmhouses and a village house (now two houses), located within the centre of Hanwell village which comprises their setting, and derive most of its significance from their historic interest, embodied by their physical form and relationship to the village itself.

5.5 Views of the surrounding landscape (including the site) from these assets are blocked/screened by vegetation, topography and modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the site (**Image EDP A1.1 to A1.9**).

5.6 As such, it is considered that the site does not form part of their setting, neither enhancing nor detracting their significance, and that the proposed development will not result in any harm to the significance of these assets and they have not been assessed further.

5.7 The remainder of this section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken regarding those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the site, might affect their significance.

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<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1287672?section=official-list-entry>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216370?section=official-list-entry>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216369?section=official-list-entry>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216368?section=official-list-entry>

<sup>8</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1287673?section=official-list-entry>

<sup>9</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216367?section=official-list-entry>

## HANWELL CONSERVATION AREA

### Special Character and Appearance

- 5.8 The HCA, was first designated in 1985 and has since been twice revised due to the expansion of the neighbouring Banbury settlement. The HCA was designated to protect the special architectural and historic character of Hanwell, which contains several Listed Buildings of varied grades (**Plan EDP 2**). The current Hanwell Conservation Area Appraisal (HCAA) document (CDC 2007), as well as observations during the walkover survey and QGIS and Google Earth analysis informs the below assessment.
- 5.9 The special character and appearance of the HCA derives from:
- The preservation of its historic layout (settlement focused around the Church and Hanwell Castle, which is dissected by interconnecting roads, small lanes and open spaces (**Image EDP A1.12** and **A1.13**);
  - The number of listed buildings, of varied grades, most somewhat connected historically, with some added value as groups and with shared architectural style, characteristics, uses and fabric;
  - Its rural setting, on the outskirts of Banbury, and accessed through roads off the main thoroughfares; and
  - The preservation of archaeological remains relating to earlier phases of the village, which shrunk due to variations in the population, as well as earthworks relating to the landscaping of the old Hanwell Castle Park.
- 5.10 The significance of the HCA primarily derives from its archaeological, historic and architectural interest embodied by the surface and subsurface physical remains of the historic village, its layout and its built form as tangible evidence of occupation, settlement patterns and socio-economical activities and conditions within the locality.

### Setting and Contribution to Significance

- 5.11 Hanwell village is located within a rural landscape, of small settlements situated on the outskirts of Banbury. The HCA includes almost all of the village (**Plan EDP 2**), encapsulating its historic core and area of possible preservation of the medieval settlement remains and extent, and excludes the area of modern development on the western edge of the village. The site is located c.100m to the south of the southern boundary of the HCA within the agricultural land separating the village from Banbury.
- 5.12 The study of historic maps and aerial photography indicates that the extents of the village have not changed greatly, and the only residential portion of the village not included within the HCA is the most recent area of the development, within the westernmost corner of the village. This integrity is still legible even with the development encroachment to the west and other modern built form elements being introduced within the HCA such as pylons and fencing, and other elements of public furniture (**Image EDP A1.13**).

- 5.13 The setting of the HCA includes not only the residential part of the village but also the former grounds of Hanwell park, in which remains of the medieval extent of the village are thought to be located. The site is located within its wider landscape which is characterised mainly by immediately adjacent agricultural land, albeit the appreciation of the village from it is somewhat limited due to the vegetation that surrounds and encloses it. This is only achieved through breaks in the hedgerows and tree line at some points along its boundaries (**Image EDP A1.11 to A1.16**).
- 5.14 In terms of the current experience of the HCA, this is better obtained by walking through the different lanes and streets within it to better appreciate its layout, built form and relationship between the spaces and buildings that are of special interest.
- 5.15 The HCAA documents a number of views of different characteristics comprising: positive view, negative view, view to positive landmark and view to horizon. Of these, the site is only included in views to horizon, towards the south and south-west from the edge of the HCA (HCAA, 2007, pp.18 and 24; **Appendix EDP 3**). In most cases these views are located at specific spots, at the edge of the HCA and are filtered towards the south and south-west through the sprawling agricultural countryside. However, during the walkover survey it was possible to ascertain that most of these views are actually not possible due to tree cover (**Image EDP A1.17**) and the topography (**Image EDP A1.10 and A1.11**). More specifically:
- The view westernmost of the southern edge of the HCA (HCAA, 2007, pp.18; **Appendix EDP 3**) which faces south and southwest is limited by the topography, which dips at the illustrated point and rises again towards the agricultural fields further south (and the site) (**Image EDP A1.10 and A1.11**). No elements of particular or special interest of the HCA, or that contribute to its significance are visible within this view;
  - The easternmost views of the southern edge of the HCA, which face towards the south (HCAA, 2007, pp.18; **Appendix EDP 3**). This edge of the HCA represents the limit of the area that once belonged to the pleasure grounds of Hanwell Castle and is currently woodland; the site is a part of this view, which simply includes the agricultural field, and its boundary hedgerows and trees (**Image EDP A1.8**). No elements of particular or special interest of the HCA, or that contribute to its significance are visible within this view; and
  - The horizon view from Gullicot Lane (HCAA, 2007, pp.24; **Appendix EDP 3**), which faces towards the south-west, from this point of the village end the wider agricultural land surrounding the village is screened by thick tree coverage, which only allow for some glimpses of the landscape beyond (**Image EDP A1.17**), even in winter. The site is not visible within this view. No elements of particular or special interest of the HCA, or that contribute to its significance are visible within this view.
- 5.16 The vegetation and the topography that line the boundaries of the HCA contain it from the exterior and one can barely experience it from main roads and fields outside of its boundary, with the exception of some minor glimpses of the tallest elements of built form available from the closest agricultural land, including from the site (**Image EDP A1.15 and A1.16**). It is, however, the case that, regardless of access, to best appreciate the conservation area, its appearance and historic interest one should be within the HCA to be able to closely

inspect the built form and appreciate the relationship between it and the spaces and how it evolved.

- 5.17 As such, the current setting of the HCA which makes a positive contribution to its significance is considered to be limited to the extents of the village itself and immediately adjacent agricultural land, which provide historically (and currently) associated areas from which the significance of the HCA can chiefly be appreciated. The site is considered to be a part of the of this setting by being historically connected to Park Farm, located on the southern Village Ends character area.

#### **Relationship to the Site**

- 5.18 The northern site boundary is c.100m to the south of the HCA, and when one stands at this point there is barely any intervisibility between them due to the intervening distance and flat topography, which diminish the range of view, but also due to the modern agricultural sheds on the western external edge of the HCA and very mature hedgerows and tree lines (**Image EDP A1.14, A1.15 and A1.16**). These effectively screen the HCA from the site and vice versa, and even in winter, when the vegetation is more bare, views are almost impossible with the exception of some glimpses of the Church tower (**Image EDP A1.14, A1.15 and A1.16**). From the eastern edge of the HCA the situation is similar, but in this case the views are blocked by the topography, which creates a small valley in this area, rising considerably, with the site being located just beyond a hedgerow at the top (**Image EDP A1.9 and A1.10**). This is also the case from the inside of the churchyard (**Image EDP A1.11**) from which the site is also not visible. As a consequence of the above, it is not possible to appreciate the special interest and character and appearance of the HCA from the site.
- 5.19 The site is located within agricultural land in the hinterland of the village, and according to historic maps it was not part of the 19<sup>th</sup> century pleasure ground area of Hanwell Castle (**Plan EDP 7**). It is, however, likely that it was part of the landholdings of one of the farms in the area, and from the establishment of Park Farm, in the early 20<sup>th</sup> century, it most likely belonged to its landholdings due to its physical proximity, however, it was not possible to ascertain direct or indirect historical associations between them. For this reason, and the likely historic associations of the site with the designated area, the site is considered to be a part of its setting. However, its contribution to the significance of the HCA is considered to be negligible by being a small portion of the agricultural land that surrounds the HCA on all sides. As discussed above, the visual connections are also limited to very specific locations and even in these cases are limited to glimpses through established vegetation.
- 5.20 As such, the site is considered to be a part of the setting of the HCA, making a small positive contribution to its significance by retaining its historical agricultural character. However, the site is not considered to be a location from whence the special appearance and historic interest of the HCA can be experienced and appreciated, due to the lack of intervisibility which limits the appreciation of the village's built form and layout, i.e. the main contributors to the HCA's significance.

## Impact Assessment

- 5.21 As per **Section 1** the proposed development comprises the construction of residential dwellings with associated infrastructure and green space.
- 5.22 The site lies wholly outside of the HCA, and therefore it has been determined that it possesses no special historic or architectural interest that is desirable to preserve or enhance, as per s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Therefore, the change brought about by the implementation of the proposed development would not result in any loss of significance from the conservation area in this respect.
- 5.23 As discussed above, the site is considered to make a limited positive contribution to the significance of the HCA through (1) historical and current functional links; and (2) a 'passive' contribution through being an area of undeveloped farmland that contributes to the broader and rural setting to the south of the HCA.
- 5.24 The assessment established that the contribution of the site to the setting of the HCA is limited to the small positive contribution to the agricultural character of views outwards from the southern edge of the HCA. The long-distance views discussed above include elements of the topography, agricultural land, glimpses of built form and vegetation and the changes expected to them and arising from the proposed development are expected to be negligible considering the only part of the site included within the horizon views will be left undeveloped as part of the green infrastructure, and hence will remain mostly unchanged. No other mentioned view will change or be blocked as these are focused within the centre/core of Hanwell, and do not include or extend towards the site. The existence of varied views, even if mostly contained within the village lanes, across the HCA makes a positive contribution to its significance as it allows to observe its diversity as well as all the elements that contribute to its special character. None of these views will be affected, changed, or blocked by the development of the site considering its location outside of the HCA as well as the presence of built form and vegetation in between it and the site which prevents any intervisibility (**Image EDP A1.11 to A1.17**).
- 5.25 However, the land within the site is considered to possess no notable historic or architectural interest in and of itself and does not contribute to the *special* interest or special character and appearance of the HCA nor make a positive contribution as an element of the setting of any of the historic buildings and spaces within it that are of special interest.
- 5.26 Even where the proposed development might be visible from the HCA, this would result in a very limited experience, since it would be experienced in combination with, and overwhelmingly screened by, well established tree belts and hedgerows (**Image EDP A1.15 and A1.16**).
- 5.27 In this context, the development proposals would introduce an element of built form into the setting of the HCA, which has mostly remained agricultural throughout its history. However, it is considered that the sympathetic siting of new dwellings within the site, utilising enhanced landscape planting and sensitive design to limit their prominence, in combination with sensitive materials and form that reference vernacular buildings typical of



the locality, would ensure that the special interest of the HCA and its character and appearance would be preserved.

5.28 In consideration of the above, the following considerations and principles have been implemented within the design of the development proposals in order to avoid or minimise adverse effects on the significance of the HCA (in-line with Step 4 of HE 2017):

- The restriction of residential building heights up to c.2.5 storeys across the western field of the site with designed ground level alterations to even out any possible dips and bumps and create a uniform roofscape;
- Planting of structure/shrubs and specimen trees and the reinforcing of the northern boundary with additional planting, in order to strengthen the sense of enclosure and screen and filter views of new built form in the site from the southern edges of the HCA; and
- The use of the eastern field as an open green space and wildlife area, which will somewhat maintain the historic character and appearance of this part of the site and, thus, of the only horizon view mentioned by the HCCA and that includes the site.

5.29 With the implementation of the above measures, the development proposals have been designed to ensure that the change and any resultant harm to the significance of the HCA have been minimised as far as it is possible.

5.30 In light of the above conclusion, the implementation of the proposed development would result in a limited loss of significance from the HCA, and its character and appearance due to a change to a part of its setting, and as such is assessed in terms of the NPPF at the level of less than substantial harm (Para 202: MHCLG 2021). To note also that given the fact that the HCA is an extensive asset and it has an expansive and varied setting, this change to a very limited portion of the its setting means that the harm is at the lower end of the less than substantial scale.

### **GRADE I LISTED CHURCH OF ST PETER**

5.31 The Grade I Listed Church of St Peter (NHLE ref. **1216364**), henceforth the Church, is, according to the Historic England's listing:

*“Church. Almost entirely rebuilt in the C14. North and south doorways of C13. Tracery in window in south aisle dates from the C13 and is probably re-sited. Clerestory added in late C14/early C15 and new roof constructed. Late C18 repairs. Ironstone ashlar. Stone slate roof laid to diminishing courses. Chancel, nave, north and south aisles, south porch, west tower. 5-window range. Chancel, 2-light Decorated windows and a blocked window. 5-light east window with intersecting tracery. Small 4-centred arched doorway on north now blocked. pointed arched hood moulds. Lively frieze of monsters and humans or a combination of both c.1340 by the north Oxfordshire group of masons (see churches at Horley, Adderbury, Bloxham). Nave has three 2-light Perpendicular clerestory windows on both north and south. North aisle. Three 4-light C16 windows and C13 east and west windows have flowing or reticulated tracery. South aisle has a 3-light Decorated west*

window, a 3-light geometrical east window and windows with; Intersecting tracery to left and right of porch. South porch. Gabled, Diagonal buttress. C13 doorway. Plank and batten door with inner door. Stone ledge seats. 2 blocked windows. Tower of 2 stages with crenelated parapet. Higher stair tower with slit windows. 2-light Perpendicular windows. Chancel. All windows have slender jamb shafts. Vault made under the chancel in 1776 and floor raised to the level of the Decorated piscina and sedilia. 3-bay butt-purlin, tie beam roof. Altar rails of 1686. 3-bay north and south nave arcades. On the north the capitals have crenelated cresting, on the south there are figures of minstrels playing musical instruments. (Similar carvings at Adderbury, Bloxham and Drayton). North aisle roof renewed. South aisle roof restored retaining original tie beams. South aisle. Piscina and credence table. In the south-east corner a stone angle fireplace with chimney vent in the form in a pinnacle with gabled crocketed openings. North aisle. Stone carved reredos and decorated piscina. 2 small square recesses. Tub shaped font of c.1200 with a finial intersecting arcading. Wooden Jacobean cover with 4 scrolls supporting a finial Alabaster tomb effigy to William Cope and wife in chancel wall. Memorials to Jonathan Cope d.1765, Mary d.1753, Jonathan d.1763. Cartouche commemorating Charles Cope 1781. Hatchment in south aisle and wall memorial to Harris family member. North aisle has marble wall memorial to Reverend Thomas Gill d.1771 South aisle. Tomb effigy Brass to Fitzherbert Potter, DD; 1749. Ironstone chest tomb commemorates George Ashwell, d.1693. Balusters at corners and decorated with cornucopia. Recess in chancel has funeral helms of the Cope family. Creed and the Lord's Prayer painted on the wall in the south aisle. Clock of 1671. Door to bell tower of plank and nail construction with strap hinges."<sup>10</sup>

- 5.32 The site visit, which included access to the churchyard, established the broad accuracy of the citation.
- 5.33 The significance of the church primarily derives from the archaeological, historic, artistic and architectural interests embodied by its built form, as tangible evidence of its history and development and as an example of religious building and its relation with the churchyard, the monuments within it and with the community in the Hanwell settlement that extends to the north, east and west of the church.

### **Setting and Contribution to Significance**

- 5.34 The Church is located on the southern edge of Hanwell Village, enclosed by a medium stone wall bounding a substantial churchyard adjacent to the south by agricultural land, to the east by Hanwell Castle, and to the north and west by the village.
- 5.35 Access to the churchyard and church can be gained through gates along Church Lane (**Image EDP A1.12**) but also through a public footpath from the agricultural land to the south and towards the village, which cuts through the churchyard in a south to north-west alignment. The public roads effectively finish at the church, with a small circular square (**Image EDP A1.12**), but pedestrian access to the north of the village through the side of Hanwell Castle, and along its stone wall is possible.
- 5.36 Historically, and currently, the setting of the church would include its churchyard, but also its village lanes and the Hanwell Castle, due to proximity but also due to the intrinsic

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<sup>10</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1216364?section=official-list-entry>

relationship between the two buildings (i.e. the Cope family was a benefactor). This setting makes a positive contribution to the significance of the church by preserving its historic surrounds and connections with the village and the castle, and providing its social background (i.e., its congregation), landscape and use context and legibility.

- 5.37 This historic setting is preserved, as well as its use, since the church is still functioning. Which makes a positive contribution to the significance of the church by preserving not only the built form but also the external built and physical elements that give the church legibility and strengthen its understanding.
- 5.38 More widely, the agricultural land adjacent to the southern wall of the churchyard makes a small positive contribution to the significance of the church, not only aesthetically, but also by emphasizing the isolation and tranquillity of the churchyard on the fringe of the settlement.
- 5.39 The site is located within agricultural land within the environs of the church and it is considered that it is part of its setting, albeit being too distant to effectively contribute to its significance, since the site is not visible from the churchyard (**Image EDP A1.11**) and hence, from the church itself. However, the site visit did not allow to inspect if views from the church tower are available. It is expected that some views of the site from the tower might be available due to its height, but in any case, these views will include the developed areas not only of Hanwell but also of Banbury to the south and possibly even Drayton and Sutton Wick to the south-west, meaning that built form will be an integral part of these views regardless.
- 5.40 It is believed that in any case, the views that will contribute the most to the church's significance will be the ones of the church itself, especially the ones from within the village, and the castle. This is not only due to the proximity, but also because they will allow for the appreciation of the special interest of its built form, and of its key relationships with the village and surrounding buildings and spaces. Views of the church from the site are very limited to a few glimpses through the thick and mature vegetation (**Image EDP A1.15** and **A1.16**) and only from the north-eastern most corner of the western field, and will not be at all available in summer time when the foliage coverage will be even thicker. As pictured, the views are also quite limited in terms of what built form is visible, mostly comprising the church's tower and no appreciation of the key relationships of the church with the village or the castle (**Image EDP A1.15** and **A1.16**) are available.

### **Relationship to the Site**

- 5.41 The church is located c.320m to the north-east of the site and as discussed intervisibility is almost inexistent, being limited to a few glimpses through the vegetation, and only along the northern boundary of the site. It was not possible to ascertain any direct or indirect relationship between the site and the church during this assessment. Historically the site was a field under arable that likely belonged to the landholdings of Hanwell Castle and later to Park Farm and there is no evidence that the church and the site were ever connected.
- 5.42 The site is not considered to be a location from whence the special architectural and historic interest of the church can or is best experienced. This is better achieved from the church's adjacent lanes and from its churchyard (**Image EDP A1.11** and **A.12**), as these will allow the proximity needed to inspect its built form and its relationship with other buildings and

spaces in the village. Better views are also achievable from those areas. As mentioned above, views from the site are very limited to a few glimpses of the church's tower through the thick and mature vegetation (**Image EDP A1.15** and **A1.16**) and only from the north-eastern most corner of the western field.

- 5.43 As discussed above, it is considered that the site is a part of the setting of the church by being a part of the wider agricultural land to the south, however, the distance between them is such that the site makes no contribution to the significance of the church, neither enhancing nor detracting from its appearance, experience and appreciation as well as due to very limited intervisibility.

### **Impact Assessment**

- 5.44 As per **Section 1** the proposed development comprises the construction of residential dwellings with associated infrastructure and green space.
- 5.45 The assessment established that the site makes no contribution to the significance of the church, and the land within the site is considered to possess no notable historic or architectural interest of direct relevance to the church.
- 5.46 Even where the proposed development might be visible from the church, this would result in a very limited experience, since it would be experienced in combination with, and overwhelmingly screened by, well established tree belts and hedgerows.
- 5.47 In this context, the development proposals would not introduce a discordant or unexpected element of built form into the setting of the church, which already includes residential built form in its wider surrounds to the south. It is considered that the sympathetic siting of new dwellings within the site, utilising enhanced landscape planting and sensitive design to limit their prominence, in combination with sensitive materials and form that reference vernacular buildings typical of the locality, would ensure that the special interest of the church and its character and appearance would be preserved.
- 5.48 It is acknowledged that buildings such as churches, which include towers or pinnacles which are visible from the surrounding wider landscape, include an element of interest as landscape markers. However, development within the site will not change this, the church will remain visible from the same landscape spots that is currently visible from and as mentioned, views of the church from the site are already almost non-existent.
- 5.49 In light of the above conclusion, the implementation of the proposed development would not result on a loss of significance from the church, and its special interest will remain unchanged, and as such is assessed in terms of the NPPF at the level of no harm.

### **GRADE II\* LISTED HANWELL CASTLE**

- 5.50 The Grade II\* Listed Hanwell Castle (NHLE ref. **1287674**), henceforth the castle, is according to the Historic England's listing:

*"Country house, now 3 dwellings. Former great house of which only the south-west tower and south range remains of a 2-storey house built round a courtyard with main entrance*

*on west. Begun c.1498 for William Cope, cofferer to Henry VII. Mostly demolished in C18. East wing and restorations c.1903. Left part. Complex range incorporating C15, C19 and C20 builds. Squared coursed ironstone. Steeply pitched stone slate roof laid to diminishing courses. Stone and brick ridge stacks. Double depth plan. 2 storeys. 2-window range. Entrance porch has plank door and 4-centred wood head. Front has C20 windows with wood lintels. Rear has Tudor windows some renewed. Central part: long rectangular south range. Diaper patterned blue and red brick. Limestone dressings. Steeply pitched stone slate roof laid to diminishing courses. Brick ridge and end stacks. 2 storeys. 5-window range. Gabled porch has entrance with 4-centred doorway. Ground floor has C20 windows with wood lintels. First floor has 2- 3- and 4-light C15/C16 windows, some with King mullions and an oriel window. Tower on right. Red brick with diaper patterns in blue brick and ironstone quoins. 3 storeys. 2 corner turrets. Crenelated parapets. South side has 4-light C15/C16 windows that are on ground floor transomed. Interior not inspected but south range is noted as having 2 large kitchen fireplaces placed back to back; plain moulded stone doorways; late marble fireplaces. Tower noted as having contemporary stone fireplaces on upper floors and newel stair in north-west turret. James I visited in 1605, 1612, and 1624 Leland records the castle as a very pleasant and gallant house in c.1540. The earliest example of C15 brickwork in north Oxfordshire. The C20 addition on east is not of special architectural interest. Photography and plans in NMR. Interior not inspected.”<sup>11</sup>*

- 5.51 The site visit, which included access only to the roadside, allowed for a limited inspection of the castle, however, due to its location on a lower level, good visibility was afforded and it was possible to establish the broad accuracy of the citation in relation to the descriptions of the exterior.
- 5.52 The significance of the castle primarily derives from the archaeological, historic, artistic and architectural interests embodied by its built form, as tangible evidence of its history and development and as an example of manor or country house/mansion and its relation with the village, the other monuments within it and with the community.

### **Setting and Contribution to Significance**

- 5.53 The castle is located on the southern edge of Hanwell Village, enclosed by a medium stone wall bounding its substantial grounds adjacent to the south and east by the remains of its park, to the west by the church and to the north by the village.
- 5.54 Access to the castle can be gained through gates along the pedestrian access to the north of the village through the western side of Hanwell Castle, and along its stone wall with its main access being through Main Street to the north.
- 5.55 Historically the setting of the castle would include its grounds, the park but also the adjacent village lanes and the church and churchyard, due to proximity but also due to the intrinsic relationship between the buildings mentioned above (i.e. the Cope family was a parishioner and main benefactor). The area that was part of the park included an area of woodland extending around and to the south and east of the castle, including also several fishponds thought to be of medieval to late post-medieval date. This setting makes a positive

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<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1287674?section=official-list-entry>

contribution to the significance of the castle by providing its historic development, landscape and use context and legibility.

- 5.56 This historic setting is mostly preserved, with the only portion of the historic setting affected by notable change being areas previously part of the pleasure grounds which were alienated and turned to agricultural land in the 20<sup>th</sup> century, namely the field south of the area of woodland (former park) and north of the site (**Plan EDP 7**). However, the parts of the setting that survive make a positive contribution to the significance of the castle by preserving not only its own built form but also the external built and physical elements that give the castle legibility and strengthen an understanding of its origins and historic development.
- 5.57 The castle is located within a dip in the terrain which means that its tower is almost to the same level as the ground along Church Lane (**Image EDP A1.12**). This will, in effect, mean that views from the castle will be very limited to its grounds and the immediate surrounds (namely Church Lane and the church).
- 5.58 It is believed that in any case, the views that will contribute the most to the castle's significance will be the ones of the castle itself, especially the ones from within the village, and the church (**Image EDP A1.12**). This is not only due to the proximity, but also because they will allow for the inspection of its built form, and of its relationship and connection with the village, its remaining grounds and outbuildings and more specifically the church and its churchyard.

#### **Relationship to the Site**

- 5.59 The castle is located c.380m to the north-east of the site and as discussed intervisibility is in-existent (**Image EDP A1.4, A1.6, A1.15 and A1.16**). Clear and direct historical associations between the castle and the site were not ascertained during this assessment, however, the land within the site may once have formed a part of the landholdings of one of the farms belonging to the castle. However, the site was never included within its pleasure grounds or park (as visible on the 1<sup>st</sup> Edition Ordnance Survey Map of 1885/87, **Plan EDP 7**, which shows that the park at the time extended just short of the site's northern boundary). Later with the area of the park being turned mostly to agricultural land and the alienation of most of the fields and the formation of Park Farm, in private ownership, in the 20<sup>th</sup> century the possible historical connections between the castle and the site was severed. For this reason it is considered that the site is not a part of the setting of the castle having no clear direct or indirect historical or physical connections to it. Similarly, the site makes no contribution to the significance of the castle since due to the intervening distance, topography and vegetation there is no appreciation of the castle from the site, and vice versa.
- 5.60 The site is not considered to be a location from whence the special architectural and historic interest of the castle can or is best experienced due to the lack of intervisibility, since the distance between them and the castle's location on a lower ground prevents it. As visible by the images of the site facing north which show no glimpses of the castle and only the vegetation that screens the old parkland around it (**Image EDP A1.4, A1.6, A1.15 and A1.16**). This is better achieved from the castle's adjacent lanes and from its grounds, as

these will allow the proximity needed to inspect its built form and its relationship with other key buildings and spaces in the village (**Image EDP A1.11**), namely with the church.

- 5.61 As discussed above, it is considered that the site is not a part of the setting of the castle by being a part of the unrelated wider agricultural land to the south. Also, the distance between them is such that the site makes no contribution to the significance of the castle, neither enhancing nor detracting from its appearance, experience and appreciation.

### **Impact Assessment**

- 5.62 As per **Section 1** the proposed development comprises the construction of residential dwellings with associated infrastructure and green space.
- 5.63 The assessment established that the site makes no contribution to the setting of the castle, and the land within the site is considered to possess no notable historic or architectural interest and does not contribute to the special interest or special character and appearance of the castle.
- 5.64 The proposed development will not be visible from or in combination with the castle due to the intervening topography, built form and vegetation.
- 5.65 In this context, the development proposals would not introduce a discordant or unexpected element of built form into the setting of the castle, which already includes residential built form.
- 5.66 In light of the above conclusion, the implementation of the proposed development would result not result in a loss of significance from the castle, and as such, is assessed in terms of the NPPF at the level of no harm.

## **Section 6**

### **Conclusions**

- 6.1 This archaeological and heritage assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation in situ and against development.
- 6.2 This assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings.
- 6.3 This assessment concludes that in regards to the Hanwell Conservation Area, the site makes a small positive contribution to its significance, by being a small part of its historical agricultural setting. However, the experience of the HCA from the site, and vice-versa is very limited, comprising most glimpses or very long-distance views heavily screened by vegetation. The proposed development would change the character of site, from agricultural to residential and hence cause a change to a small part of the setting of the HCA. This change in character of a small part of the setting of the HCA would be somewhat mitigated by the proposed landscape scheme which includes a comprehensive green infrastructure plan effectively screening and offsetting the development and retaining open land undeveloped. However, it is a change to the rural character of part of the setting of the HCA nonetheless, and as such, is assessed in terms of the NPPF at the level of less than substantial harm (Para 202: MHCLG 2021) at the lowest end of the scale, since the main contributors to the character and appearance of the HCA itself will remain unchanged.
- 6.4 Potential impacts upon the settings of any other designated heritage assets in the wider study area have been considered, namely on the Grade I Listed Church of St Peter and Grade II\* Listed Hanwell Castle, and this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical fabric or through changes to their setting.
- 6.5 A geophysical survey of the site was undertaken to inform this assessment, which revealed a presence of a number of magnetic anomalies of possible archaeological origin. These have tentatively been interpreted as a possible Iron Age to Roman settlement site, two possible banjo enclosures, medieval to post-medieval ridge and furrow as well as number of undetermined features. Based on these results as well as the analysis of the resource for the area this assessment has identified that the site has potential for prehistoric, Roman, medieval, and post-medieval deposits to survive within the site. Such remains would be of varying degrees of archaeological and historical interest, but it is unlikely that they would be of such significance that they would preclude development of the site, subject to the implementation of appropriate mitigation, if necessary.
- 6.6 Any below-ground deposits that are present are likely to be poorly preserved due to the extensive agricultural activity of the 19<sup>th</sup> and 20<sup>th</sup> century, clearly visible on aerial photographs, LiDAR and the geophysical survey results, thereby reducing their significance.



Therefore, there is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation in situ and prejudice its delivery for the form of development proposed.

- 6.7 This assessment has been prepared as per the requirements of paragraph 194 of the NPPF (2021), which require that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. The assessment therefore demonstrates how the proposed development of the site is capable of according with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan.

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Thames Valley Archaeological Services (TVAS), 2016. *Land Adjacent to Duke's Meadow Drive, Banbury, Oxfordshire: Archaeological Excavation.*

Vale of the White Horse District Council (VWHDC), 2018. *Drayton Conservation Area Appraisal*

#### **LIST OF CONSULTED MAPS**

1885/87 1<sup>st</sup> Edition Ordnance Survey Map (*Envirocheck*)

1900 2<sup>nd</sup> Edition Ordnance Survey Map (*Envirocheck*)

1923 Edition Ordnance Survey Map (*Envirocheck*)

1938 Edition Ordnance Survey Map (*Envirocheck*)

1955 Edition Ordnance Survey Map (*Envirocheck*)

1968 Edition Ordnance Survey Map (*Envirocheck*)

1980 Edition Ordnance Survey Map (*Envirocheck*)

1995 Edition Ordnance Survey Map (*Envirocheck*)

1999 Edition Ordnance Survey Map (*Envirocheck*)Plans

## Appendix EDP 1 Images



**Image EDP A1.1:** View of the eastern field, from its boundary, facing north, with central and boundary hedgerows visible in the background and western field beyond.



**Image EDP A1.2:** View of the site's western field, from its boundary, facing south, with boundary hedgerows and new residential development at the edge of Banbury visible through breaks in tree corridor in the background.



**Image EDP A1.3:** View of the site from the road side of Warwick Road, facing south, with Banbury's northern approach and some new residential development at the edge of Banbury visible through breaks in tree corridor in the background.



**Image EDP A1.4:** View from the site facing north/north-west with the modern dwellings on the edge of Hanwell (outside of the HCA) being visible beyond the hedgerow of the site's northern boundary. Agricultural sheds just visible on the right of the image are within the HCA and have been identified as negative buildings. No features of special interest in the HCA are visible in these views.



**Image EDP A1.5:** View of the site facing north, from gap on the tree line beyond the southern boundary of the site. Agricultural shed is visible just outside of the site's boundary along Gulliwell Lane. This shed is adjacent to the HCA boundary line (which is behind the tree lined hedgerow on the left of the image) and is considered in the appraisal document as a negative south/north orientated view. No features of special interest in the HCA are visible in these views.



**Image EDP A1.6:** View of the site's eastern field, facing north with edge of HCA and some of Park Farm's outbuildings on the background, beyond the field boundary visible across the centre of the image. vegetation. No features of special interest in the HCA are visible in these views and its special character and appearance are not appreciable, nor its built form or layout.



**Image EDP A1.7:** View of the site from the south-easternmost corner, facing west, with tree lined boundary and central hedgerows on the background. Banbury's built form is not discernible through/beyond the vegetation.



**Image EDP A1.8:** View of the site facing south, towards Banbury. The hedgerow boundary is in the background and the line of residential development is just about discernible beyond the tree line. This view broadly corresponds to the views to the horizon (HCAA 2007, pp.18; **Appendix EDP 3**) being located slightly further to the east. No features of special interest are visible in these views and the special character and appearance of the HCA are not appreciable, nor its built form or layout.



**Image EDP A1.9:** View from the southern edge of the HCA towards the south and the site. This view corresponds to the views to the horizon (HCAA 2007, pp.18; **Appendix EDP 3**). This area is at the bottom of the hill, whereas the site is on the other side of the hill, and hence it is not visible from this edge of the conservation area.



**Image EDP A1.10:** View from the edge of the HCA south of the church and immediately west of the grounds of the castle, further to the west, facing the site, which is beyond the hill, and hence not visible. This view corresponds to the views to the horizon (HCAA 2007, pp.18; **Appendix EDP 3**). The tree lined hedgerow on the background is the site's boundary. As the image shows, the site does not form part of the surroundings in which the HCA is experienced from this southern edge south of the church.





**Image EDP A1.11:** View from the inside of the HCA, namely the churchyard, facing south, with the site beyond the hedgerow and tree line on the background on the centre of the image (site boundary). The site is not visible.



**Image EDP A1.12:** View from the inside of the HCA, from Church Lane, with Hanwell Castle and the church. No views of the site are available from here.



**Image EDP A1.13:** View from the inside of the HCA, namely the centre of the village, with historic dwellings and modern public furniture. No views of the site are available from here.



**Image EDP A1.14:** View from the edge of the HCA, near Park Farm, facing south towards the site, which is not visible and is located beyond the modern agricultural shed pictured.



**Image EDP A1.15:** View from the site and towards the HCA, facing north-east, from Gulliwel Lane, with glimpses of the church beyond the vegetation.



**Image EDP A1.16:** View of the site towards the HCA, from further south on Gulliwel Lane, with no glimpses of any built form being visible through the winter vegetation.



**Image EDP A1.17:** View to the horizon from Gullicott Lane, within the HCA, facing south-west (HCAA 2007, pp.24; **Appendix EDP 3**). The site is not a part of this view and the tree coverage effectively screens most of the landscape, with only a few glimpses being available.

**Appendix EDP 2**  
**Geophysical Survey Report**  
**(AOC Archaeology Group, June 2022)**

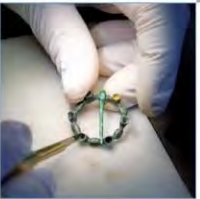
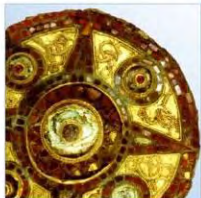
# Land East of Warwick Road, Banbury

## Archaeological Geophysical Survey

National Grid Reference: SP 43300 43118 (centre)

AOC Project No: 40324

Date: June 2022



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

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# Land East of Warwick Road

## Banbury

### Archaeological Geophysical Survey

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**On Behalf of:** Environmental Dimension Partnership  
Tithe Barn  
Barnsley Park Estate  
Cirencester  
GL7 5EG

**National Grid Reference (NGR):** SP 43300 43118 (centre)

**AOC Project No:** 40324

**Prepared by:** Alistair Galt

**Illustrations by:** Chris Sykes

**Date of survey:** 9<sup>th</sup> & 10<sup>th</sup> May 2022

**Surveyors:** A. Galt, M. Hall, K. Hall

This document has been prepared in accordance with AOC standard operating procedures.

**Author:** Alistair Galt & Chris Sykes

**Date:** 23<sup>rd</sup> May 2022

**Quality Checked by:** Susan Ovenden & James Lawton

**Date:** 16<sup>th</sup> June 2022

**Report Stage:** Final Version 1

**Date:** 16<sup>th</sup> June 2022

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## Non-Technical Summary

AOC Archaeology Group was commissioned by Environmental Dimension Partnership to undertake an archaeological geophysical gradiometer survey on the 9<sup>th</sup> and 10<sup>th</sup> May 2022 to investigate the potential for buried archaeological remains ahead of a proposed development at Hanwell, Oxfordshire (centred at SP 43300 43118).

A total of 13 hectares were surveyed and the results of the survey have identified the following.

A possible Iron Age/Romano British settlement has been detected, with a large enclosure containing a curvilinear and a rectilinear feature, with possible pits and areas of potential industrial activity in the vicinity. However, a more recent date cannot be fully ruled out given the strength and shape of the responses on the XY trace plots.

Another rectilinear feature has been located to the west of this main concentration, as well as two elongated “U”-shaped features that vaguely resemble either funerary or tentative banjo enclosures, but such interpretations are cautious as one response has been partially obscured.

A number of linear trends, which have varying magnetic signatures, have been detected in the west of the Site and have an uncertain origin.

A former field boundary has been detected in the west of the Site.

Broad trends of ridge and furrow cultivation can be seen running east-west throughout the entire dataset and possibly also running north-south in the northwest of the Site. Weaker parallel trends have also been noted which are associated with modern ploughing.

The background level of response is moderately high with a mottled appearance which is thought to be due to natural variations in the subsoil.

An area of magnetic disturbance, most likely the result of modern activity due to the proximity of the farm buildings, were also detected.

## 1 Introduction

- 1.1 AOC Archaeology Group was commissioned by Environmental Dimension Partnership, on behalf of their client (Hollins Strategic Land) to undertake an archaeological geophysical gradiometer survey of a site at land to the east of Warwick Road, Banbury. The survey was conducted during the 9<sup>th</sup> and 10<sup>th</sup> May 2022 as part of a wider scheme of archaeological assessment in advance of the proposed development of the site.
- 1.2 Archaeological geophysical survey uses non-intrusive and non-destructive techniques to determine the presence or absence of anomalies likely to be caused by archaeological features, structures or deposits, as far as is reasonably possible (ClfA, 2014).
- 1.3 The survey was carried out to provide information on the extent and significance of potential buried archaeological remains within the proposed development site.

## 2 Site Location and Description

- 2.1 The Site is located on land East of Warwick Road, Banbury, Oxfordshire, approximately half a kilometre south of Hanwell (NGR SP 43300 43118) and half a kilometre north of Banbury. The Site is situated across agricultural land which is located east of Warwick Road (see Figure 1).
- 2.2 The Site totals approximately 20.4 ha and consists of three fields. Only two of the fields (13 ha) have been surveyed as the most easterly field was unsuitable for survey due to the area in the east being removed from the scope of the survey (see Figure 2).
- 2.3 The ground level within the site is gently undulating and level, situated at around 108m above Ordnance Datum (aOD), sloping to 105m aOD in the southwest corner.
- 2.4 The site is underlain by bedrocks of the Marlstone Rock Formation – Ferruginous Limestone and Ironstone in the west of the Site and Charmouth Mudstone Formation to the east of the Site. No superficial deposits are recorded within the Site boundary (BGS, 2022).
- 2.5 The soils within the Site are classed as freely draining slightly acid but base-rich soils (Soilscapes, 2022).
- 2.6 Gradiometer survey is suggested to provide a variable response over sedimentary rocks; for example the results can be good over certain sandstones and average over mudstones and the drift / alluvium deposits may also have an effect (David *et al.* 2008, 15).

## 3 Archaeological Background

- 3.1 The archaeological background is summarised from records derived from the Heritage Gateway (Heritage Gateway, 2022) using a 500 metre search radius from the Site boundary. All references to NHLE and HER (MOX) numbers can be found on the Heritage Gateway. No Scheduled Monuments are located on the Site.
- 3.2 Scheduled Monuments No Scheduled Monuments are located on the Site or within the study area.

### Undated Monuments

- 3.3 An undated lynchet aligned NNE-SSW about 500 metres to the southwest of the Site (MOX4225).

### Prehistoric and Roman (8000BC-AD 410)

- 3.4 There are no recorded assets within the Site dating to the prehistoric period.

- 3.5 Approximately 100 metres to the south of the Site boundary is a series of monuments that relate to a Bronze Age ring ditch, Middle to Late Iron Age settlement, with an Early Roman driveway and late Roman industrial activity. This was confirmed with geophysics and evaluation trenching (MOX 26690). 100 metres to the south east of MOX26690 is another field system with a group of ring ditches, which may also have been used for a post medieval windmill (MOX26838). These are directly next to other later prehistoric and other modern features (MOX26898).
- 3.6 Approximately 150 metres to the south west of the Site is a series of features found with a geophysics survey. A large multiple ditch enclosure of a possible defensive function, as well as roundhouses, pit clusters, stock enclosures and field systems (MOX27058). Just to the south of this are a series of rectilinear field enclosures with industrial activity including 3 kiln types (MOX27003).

### **Early Historic and Medieval (AD 410- 1600)**

- 3.7 No remains or artefacts from the Early Historic or medieval period have previously been identified on the Site.
- 3.8 50 metres to the south west of MOX26898 are a series of linear features and pit anomalies at Hanwell fields, with a mix of undated features and post-medieval finds around the area, covered by post medieval ridge and furrow (MOX12216).
- 3.9 200 metres to the north of the Site is Hanwell Castle park, which was described in the 17<sup>th</sup> century but otherwise has unknown origins (MOX4228). This could be related to Hanwell Castle and its associated Great Hall and other structures (MOX24082, MOX4185, NHLE 1216370,1216369).The church of St Peter is about 50 metres to the west of Hanwell Castle (MOX 4186). Medieval or post-medieval fishponds are also known to the north of Hanwell Castle (MOX4184).
- 3.10 To the north of Hanwell village are the remnants of Hanwell Medieval Shrunken Village (MOX4199), where earthwork platforms, house sites and linear bank indicating the site of part of the village.
- 3.11 A Saxon boundary ditch is recorded at Spring Farm, 500 metres to the north of the Site (MOX4249).

### **Post-Medieval and Modern (1600 – present)**

- 3.12 No remains dating to the post-medieval or modern period are present within the Site.
- 3.13 Directly to the north of the Site is a series of earthworks that have been identified as pair of Post Medieval or 20<sup>th</sup> century quarries (MOX24553)
- 3.14 Near to MOX27003 is a post medieval fishpond near to Drayton Lodge, 200 metres to the southwest of the Site (MOX4187).
- 3.15 Number 6 Main Street Hanwell has 18<sup>th</sup> century origins, with a datestone of 1749 (MOX18533).
- 3.16 500 metres to the north of the Site boundary is a former Wesleyan Methodist Chapel, last used in 1963 (MOX4183).

## **4 Aims**

- 4.1 The aim of the geophysical survey was to identify any potential archaeological anomalies that would enhance the current understanding of the archaeological resource within the proposed survey area.
- 4.2 Specifically, the aims of the gradiometer survey were;
- To locate, record and characterise any surviving sub-surface archaeological remains within the survey area,
  - To help determine the next stage of works as per the client's instruction,

- To provide an assessment of the potential significance of any identified archaeological remains in a local, regional and (if relevant) national context,
- To produce a comprehensive site archive (Appendix 2) and report.

## 5 Methodology

- 5.1 The geophysical survey was undertaken between 9<sup>th</sup> and 10<sup>th</sup> May 2022.
- 5.2 All geophysical survey work was carried out in accordance with recommended good practice specified in the EAC guideline documents published by Historic England (Schmidt et al. 2016) and the Chartered Institute for Archaeologists Standard and Guidance for archaeological geophysical survey (2014).
- 5.3 Parameters and survey methods were selected that were suitable for the prospective aims of the survey and in accordance with recommended professional good practice (Schmidt et al. 2016).
- 5.4 Digital photographs of every survey parcel were taken before, during and after geophysical survey to show any changes to field conditions following the programme of works. The photos were downloaded and stored off site
- 5.5 The gradiometer survey was carried out using a Bartington Non-Magnetic Cart. The cart system utilises six Grad-01 fluxgate gradiometer sensors mounted upon a carbon fibre frame one metre apart, along with data logging equipment and batteries (see Appendix 3). Before each session of use, the cart system was balanced around a single set up point within the Site specifically chosen for being magnetically quiet. In balancing the machine around this point, it produces a more uniform dataset throughout and allows all data to be plotted with ease.
- 5.6 Data was collected using zig-zag traverses alongside a constant stream of GPS data collected through a Trimble R10 GPS, enabling the collected data to be spatially georeferenced without the need for a pre-determined grid system. The data was collected through a laptop mounted to the cart using Geomar MLGrad601 software.
- 5.7 A total of 13ha were surveyed using the Bartington cart.
- 5.8 Care was taken to attempt to avoid metal obstacles present within the survey area, such as metal fencing around hedge boundaries as gradiometer survey is affected by 'above-ground noise' and avoiding these improves the overall data quality and results obtained.
- 5.9 The data was downloaded from MLGrad601 and converted into a .xyz file in Geomar MultiGrad601 before being processed along with the GPS data in TerraSurveyor v3.0.34.10. The details of these processed can be found in Appendices 3 and 4.
- 5.10 Interpretations of the data were created in ArcGIS Pro and the technical terminology used to describe the identified features can be found in Appendix 5.

## 6 Results and Interpretation

- 6.1 The gradiometer survey results have been visualised as XY trace plots and greyscale images. A summary greyscale image of the processed gradiometer data is provided in Figure 3 with an accompanying summary interpretation provided in Figure 4, both at a scale of 1:2000. Archive processed greyscale plots are displayed at a scale of 1:1000, visualised at -2nT to 5nT, in Figures 5.1 to 5.3. Interpretation of the archive plots at the same scale can be found in Figures 6.1 to 6.3. A collection of minimally processed XY trace plots at a scale of 50nT per cm can be seen in Figures 7.1 to 7.3. Finally, a Figure 8 at a scale of 1:2000 shows an overview of the interpretation overlaid on the grayscale plot.

- 6.2 For the most part, only trends of a possible archaeological or historical origin have been assigned an anomaly number on the interpretation figures.
- 6.3 Anomalies that are integral to the discussion have been assigned anomaly letters which are prefixed with the area number which is detailed in Figure 2.

### Archaeology

- 6.4 No anomalies indicating the presence of definitive archaeological remains have been identified in the dataset.

### Possible Archaeology

- 6.5 Several strong positive linear trends have been identified in both Areas. The best defined of these is in the northwest of Area 2 (**2A**). These form what appears to be a large, roughly rectilinear enclosure of approximately 50 by 55m. Within this enclosure are possible smaller features, namely the curvilinear anomaly in the northwest (**2B**) and the rectilinear feature to the southeast (**2C**). **2A** and **2B** could be contemporary but it is impossible to ascertain this from the geophysics data alone. **2B** has a possible entrance facing east and is without interior features, although an area of magnetic disturbance (**2C**) can be seen immediately to the southwest of **2B**; as the magnetic disturbance appears to respect the shape of **2B** it seems likely to be related in some way. The square enclosure **2D** has a clear western facing entrance, a possible pit-like anomaly in the northern half, and may be bisected by **2A**. Evidence of structures cutting across each other are known from other Iron Age/Romano British sites across England and is well documented (cf. Gregory, Daniel and Brown 2013:101). However, the relative dating of these features cannot be ascertained from this dataset alone. Their shape and form suggest a tentative prehistoric or Romano-British origin, which could also relate to the site known from the HER data to the south of the Site (MOX 26690).
- 6.6 Linear anomalies run from **2A** to the north and south and are likely to be associated with **2A**. One of these runs directly northwards (**2E**) and is relatively short in this dataset, but it is likely to continue north into the adjacent field. The linear anomaly (**2F**) that runs southwards dog-legs to the southwest almost immediately after passing **2D**. This appears to terminate near the field boundary, but may be associated with weaker linear trends (**2G** and **2H**). Trends **2G** and **2H** appear to be associated with **2A** and **2E** leading to its southwestern corner, although this is obscured by an area of highly magnetic disturbance (**2I**). **2G** could be a potential trackway, as it respects the topography of the Site and stays on a relatively flat section within Area 2, located on the plateau of the slope.
- 6.7 The origin of the areas of strong magnetic enhancement **2C** and **2I** is unclear as it could relate to the features described above as possible archaeology. Their location would support a theory that it was an area of ground related to one of these features, perhaps for example an area of burning, a different kind of building or platform, or industrial activity. However, it could also be unrelated to these features, although the way these areas respect the delineation of space by **2B** and **2D** suggest a likely relationship. While the context does not immediately suggest a modern origin for these areas of disturbance, it cannot be ruled out.
- 6.8 Two different forms of linear monuments of a similar shape have been located in both Areas 1 and 2, shaped like a “U”-shape/paperclip. Whether these two monuments are the same form and date is difficult to distinguish through geophysics alone but they would appear very similar.
- 6.9 The first of these can be located in the southeast of Area 2 (**2J**). This forms a rough “U”-shape/paperclip facing northeast and is roughly 20 by 10 metres long, although it is obscured to the north by some possible geological features, so the actual length of the feature could be longer. The

provenance of this feature is difficult to ascertain as a result, although it seems unlikely to be a result of natural causes. It is tentatively thought to be similar to funerary monuments of the prehistoric period.

- 6.10 A second better defined “U”-shaped/paperclip anomaly is present in Area 1, with a clear termination (**1A**). It measures roughly 15 by 85 metres in length, facing southeast. This anomaly is slightly more reminiscent of a funerary monument of a prehistoric date or tentatively part of a “banjo enclosure”, although the bulb at the far end of the feature is not as large as would be expected for such an enclosure. The bulb is slightly more pronounced in **1A** than it is in **2J**, although the long length and similar shape of these features suggests that these two could be contemporary, although this is difficult to ascertain from a geophysical survey. Nonetheless the origin of these features is unlikely to be natural.
- 6.11 A slightly curving linear feature (**1B**) is present in the southeast of Area 1, and might connect to 2A, 2F or 2G in Area 2, although this is obscured by the field boundary. The similar characteristics of the magnetic signals of features 2A, 2F and 1B suggests a possible additional relationship between these features.
- 6.12 A possible rectilinear archaeological enclosure has been identified in the centre of Area 1 (**1C**). The enclosure measures approximately 17 by 26 metres and consists of strong positive responses with a possible entranceway facing towards the northwest and southwest. The eastern end of the enclosure appears to have been ploughed out, although this might also represent the true extent of the original feature.

### Unclear Origins

- 6.13 A negatively enhanced linear trend runs north-south from the southern end of Area 1 and dog legs towards the northwest (**1D**). This linear feature appears to be cut by the ridge and furrow ploughing regime, suggesting a significant antiquity, but it may have an agricultural origin and hence its designation as unclear in origin.
- 6.14 A weak linear trend runs roughly north-south in the centre of Area 1 (**1E**). This does not appear to be related to the other linear anomalies already discussed above although at the southern end it tentatively forms a square shaped feature. It may have an archaeological origin, of a feature which is weakly magnetised, but a more recent agricultural or modern origin is as likely.
- 6.15 A broad trend that is weakly positively enhanced (**1F**) can be discerned in Area 1. It could have a natural origin as it is roughly in line with the bottom of the small valley that is present in this part of Area 1 although other origins cannot be ruled out.
- 6.16 A well-defined area of magnetic enhancement has been detected along the southern edge of Area 2 (**2K**). This does not correspond with an historic feature, but its location along the edge of the field could suggest a modern origin. However, an archaeological origin cannot be dismissed given the anomalies recorded elsewhere within this area.
- 6.17 Across both areas additional weak trends have been noted. These are likely to have natural or agricultural origins, although an archaeological origin for some of these cannot be wholly excluded.

### Agricultural

- 6.18 The linear trend (**1G**) in the west of Area 1 corresponds with a former field boundary indicated on the OS Six Inch map of 1888-1913 and is still apparent on the OS 1:25000 mapping from 1937 - 61 (NLS, 2022).
- 6.19 Several strongly magnetically positive, parallel long curving linear trends running east-west are present throughout the survey area and their shape suggest a medieval origin, as the linear trends form a rough, broad “S” shape which is indicative of the ploughing regime of the time. These contribute to the

high background values of the dataset. They have been partially ploughed out, particular in Area 1. Some fainter linear trends run north-south in the north-western portion of Area 1. As these don't appear to overlie the ploughing trends running east-west, these could be contemporary, although their shape suggests a different origin.

- 6.20 Weaker parallel trends have also been noted which are associated with modern ploughing.

#### **Non - Archaeology**

- 6.21 A series of dipolar discrete areas cover the whole Site and don't conform to conventional pit-like features or other known archaeological features. They contribute to the overall high background readings of the dataset, and it seems more likely these anomalies are geological in origin, although an archaeological reason, cannot be ruled out either.
- 6.22 Magnetic disturbance is visible on the northern edge of the dataset in Area 1 due to the proximity of the farm buildings.
- 6.23 A moderate level of isolated dipolar anomalies (ferrous / iron spikes) are visible throughout the dataset which are likely modern in origin. Only the most prominent of these are noted on the interpretation.

## **7 Conclusion**

- 7.1 The gradiometer survey has not identified any anomalies or features of a definitive archaeological nature.
- 7.2 Several linear trends forming possible enclosures have identified which are likely to be archaeological in origin. However, without the support of additional techniques such as LiDAR, aerial photographic evidence or HER data, they cannot be definitively confirmed as being archaeological in nature.
- 7.3 Given the shaping of the anomalies, it is suggested they could relate to Prehistoric, Iron Age or possibly Romano-British settlement.
- 7.4 The data suggests a large enclosure containing a curvilinear and a rectilinear feature, with possible pits and areas of industrial activity in the vicinity.
- 7.5 Another rectilinear feature has been located to the west of this main concentration, as well as two elongated "U"-shaped/paperclip shaped features that vaguely resemble funerary or banjo enclosures, but such interpretations are cautious as some responses are being partially obscured.
- 7.6 Numerous agricultural ploughing trends have also been identified. Strong parallel trends are consistent with medieval ridge and furrow cultivation have been detected throughout the Site. A former field boundary has also been detected.
- 7.7 The background level of response is moderately high with a mottled appearance which is thought to be due to natural variations in the subsoil.
- 7.8 In assessing the results of the geophysical survey against the specific aims set out in Section 4;
- The survey has succeeded in locating, recording and characterising surviving sub-surface remains within the Site, though more remains may be present that are not suitable for detection through magnetometry;
  - The survey will help in determining the next stage of works as it has provided evidence that remains of an Prehistoric Iron Age Romano British or Medieval origin are most likely present on site, and has provided a number of targets for further investigation;



- It is not possible to provide an assessment of the potential significance of the identified remains in a local, regional or national context as it has not been possible to definitively characterise the nature of the anomalies identified through survey alone;
- The survey has resulted in a comprehensive report and archive.

7.9 The geophysical survey has produced good quality gradiometer results which have successfully helped to clarify whether archaeological or uncertain remains are present across the Site. There is a high confidence level that the methodology and survey strategy chosen were appropriate to assess the archaeological potential across the Site.

## **8 Statement of Indemnity**

8.1 Although the results and interpretation detailed in this report have been produced as accurately as possible, it should be noted that the conclusions offered are a subjective assessment of collected data sets.

8.2 The success of a geophysical survey in identifying archaeological remains can be heavily influenced by several factors, including geology, seasonality, field conditions and the properties of the features being detected. Therefore, the geophysical interpretation may only reveal certain archaeological features and not produce a complete plan of all the archaeological remains within a survey area.

## **9 Archive Deposition**

9.1 In accordance professional standard practice an 'Online Access to the Index of archaeological investigations' ('OASIS') record will be completed for submission to the HER and Archaeological Data Service (ADS) (Appendix 2).

9.2 One digital and hard copy of the report and data will be submitted to the relevant Historic Environment Record (HER) at the Client's discretion.

9.3 A digital copy of the report and data will also be submitted to the ADS at the Client's discretion.

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## 11 Plates



Plate 1. Area 1 - Taken from west facing east before survey



Plate 2. Area 1 - Taken from east facing north after survey



Plate 3. Area 2 - Taken from north facing south before survey



Plate 4. Area 2 - Taken facing east from west facing after survey

## 12 Figures

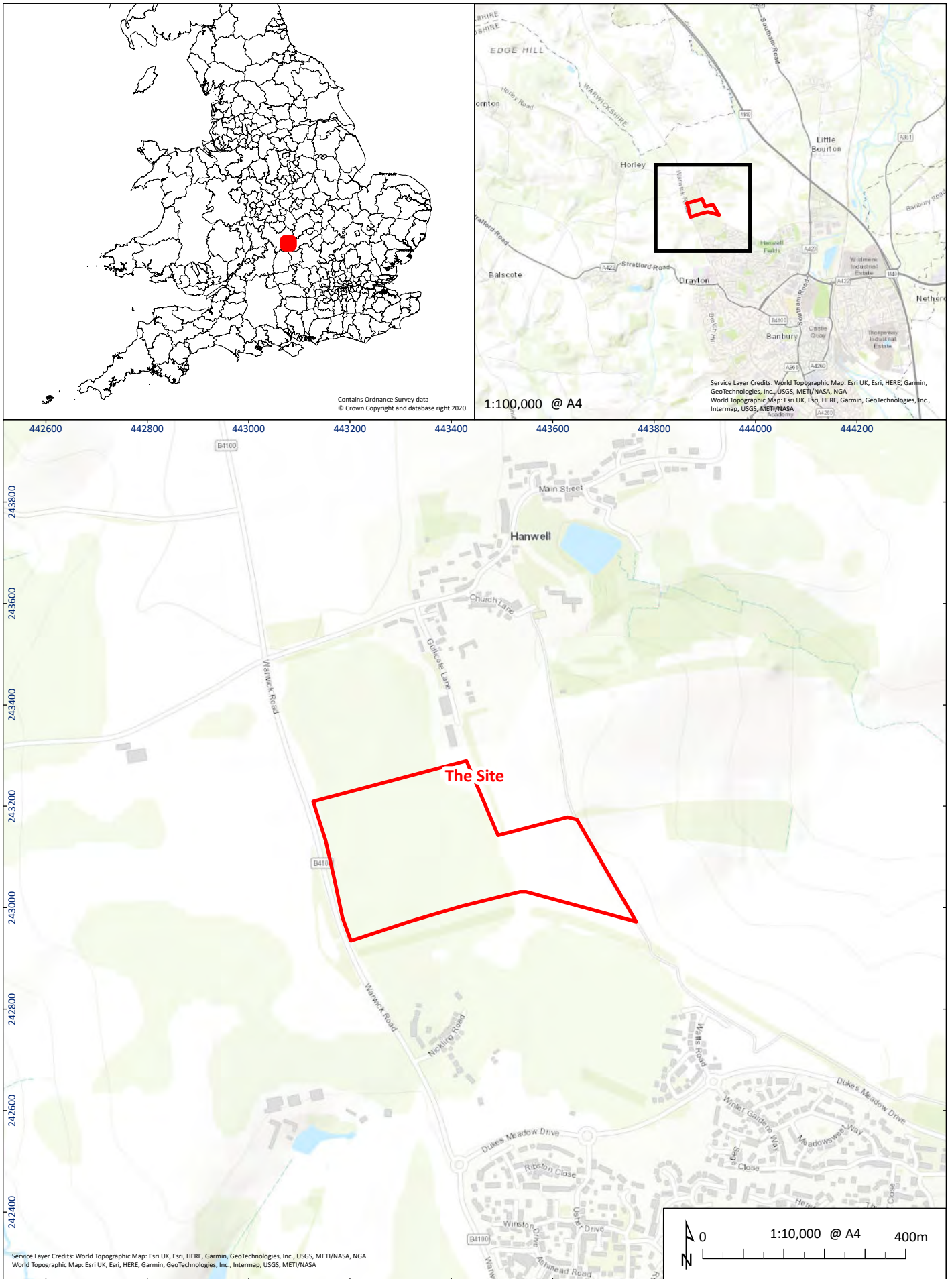


Figure 1: Site Location

05/40324/GEO/01/02

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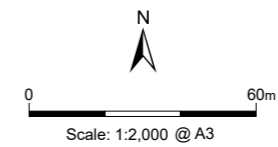


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Survey Areas

- Red Line Boundary
- Bartington Cart Survey



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Checked by: AG	Date: 22/06/2022
Approved by: JL	Date: 22/06/2022



Figure  
02

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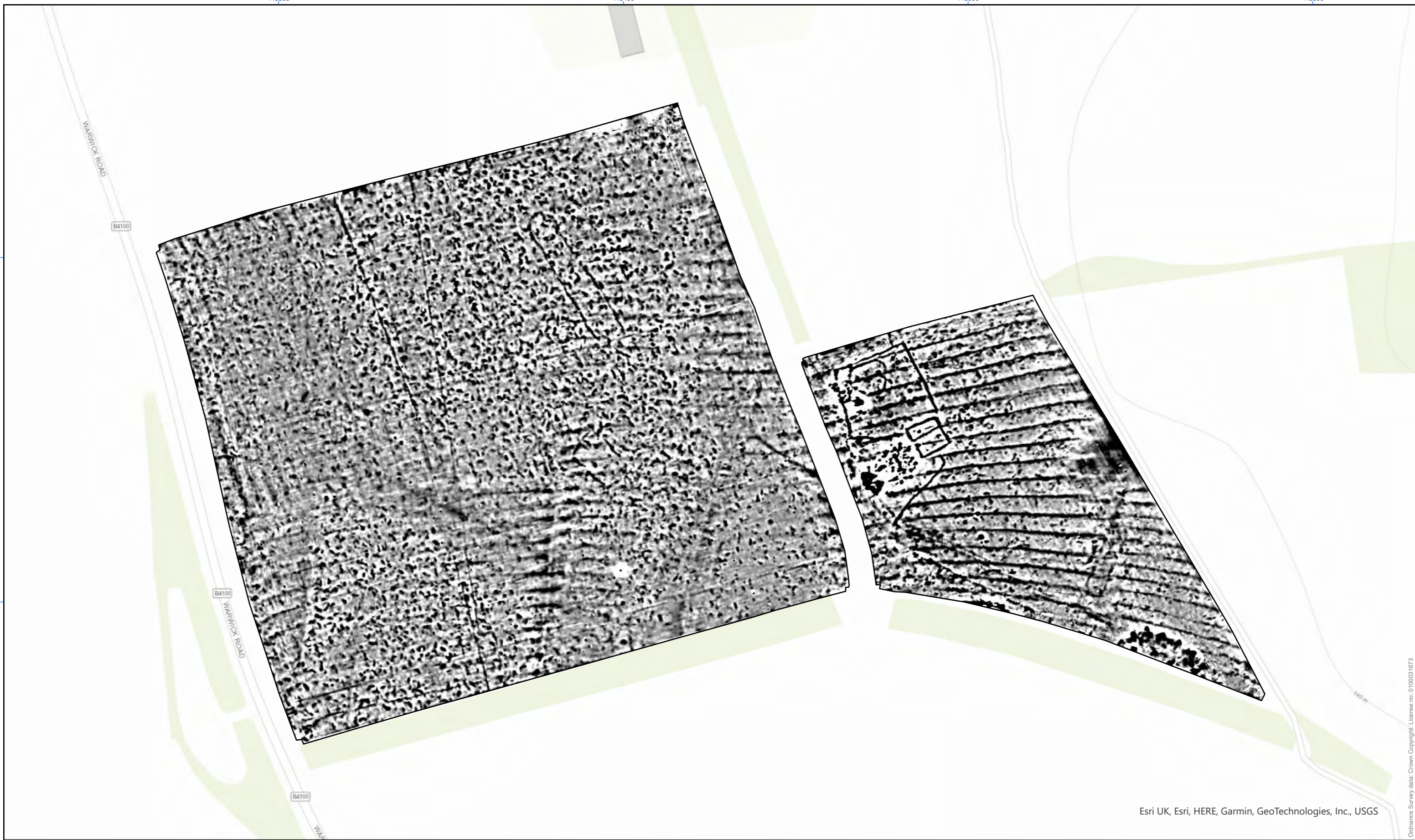
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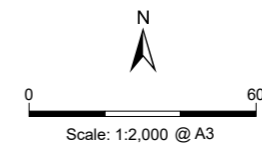
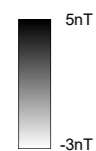
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Summary Greyscale Image

Figure  
03



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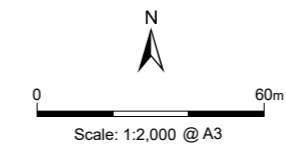
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Summary Interpretation

- |   |                                     |                                 |
|---|-------------------------------------|---------------------------------|
| Geology/Natural                           | Ferrous/Iron Spike                  | Linear Trend (Historic Feature) |
| Enhanced Magnetism (Modern)               | Enhanced Magnetism (Unclear Origin) | Trend (Possible Archaeology)    |
| Linear Trend (Possible Archaeology)       | Linear Trend (Unclear Origin)       | Linear Trend (Ridge and Furrow) |
| Enhanced Magnetism (Possible Archaeology) | Trend (Archaeology)                 | Trend (Unclear Origin)          |



Drawing Number: 05/40324/GEO/04/01	
Created by: SO	Date: 15/06/2022
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Approved by: JL	Date: 17/06/2022

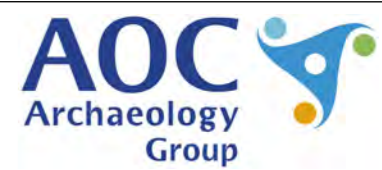
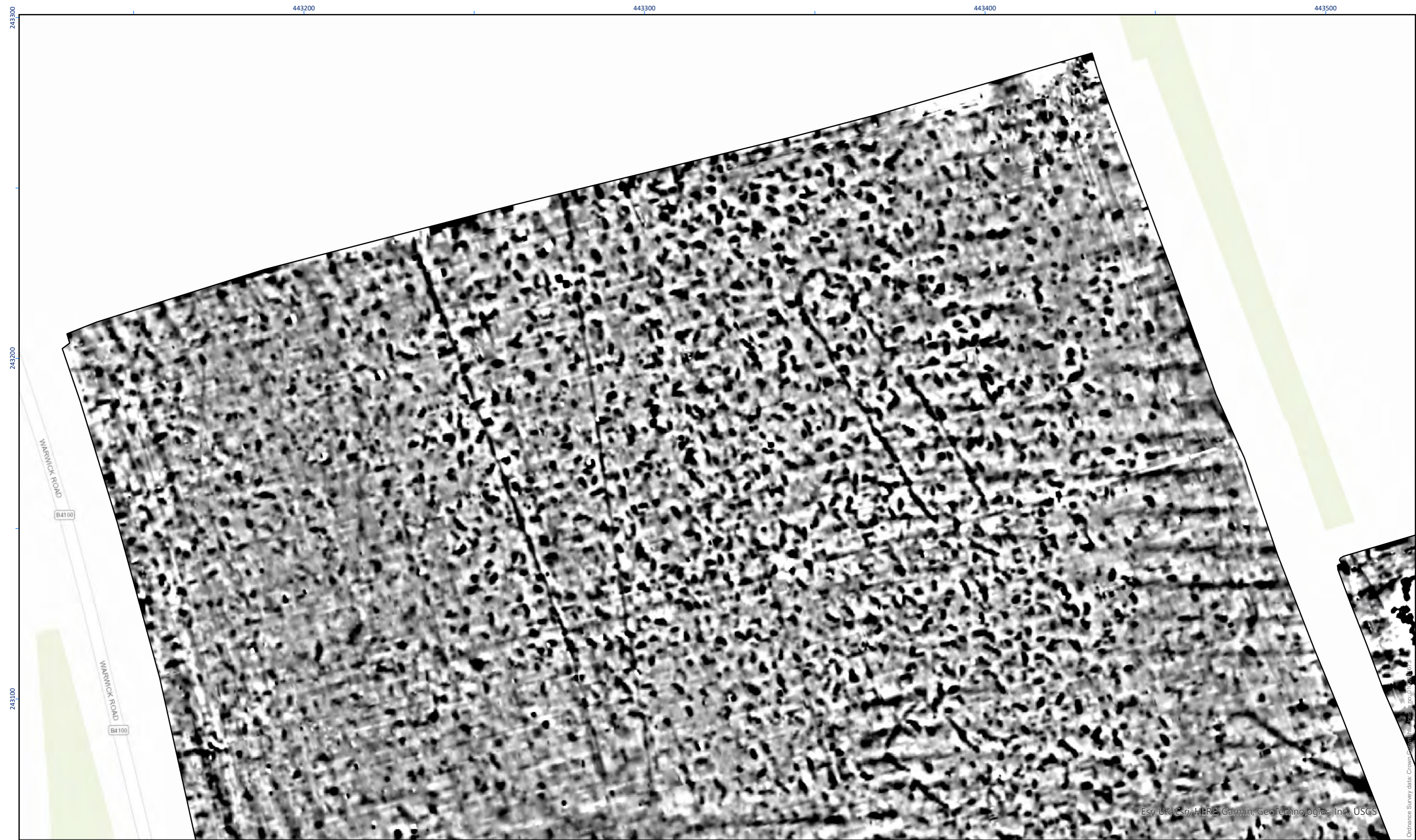


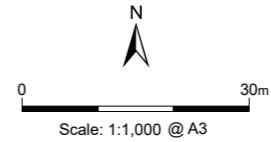
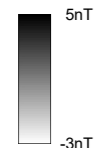
Figure 04

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Processed Gradiometer Data - Greyscale Image

Figure 5.1



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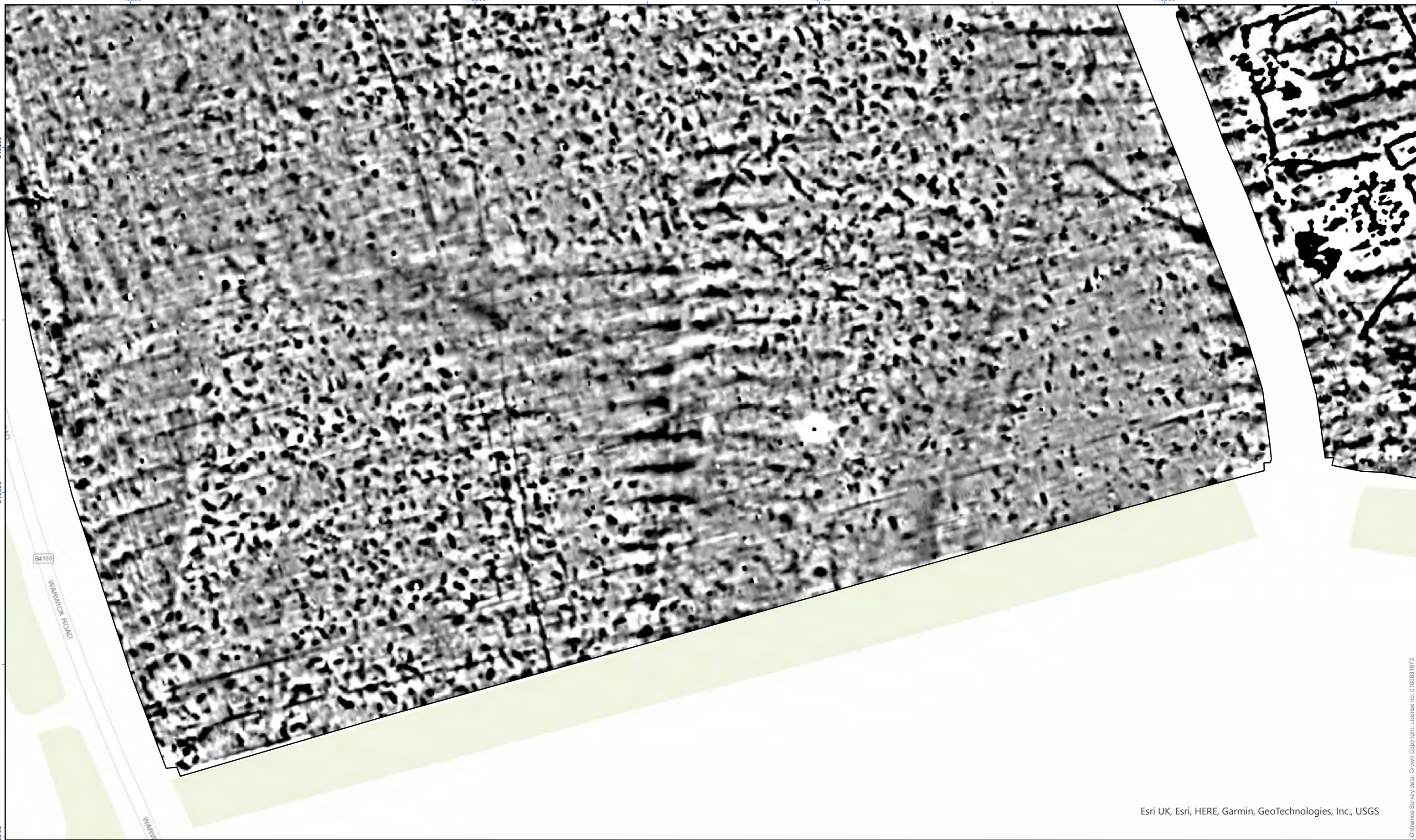
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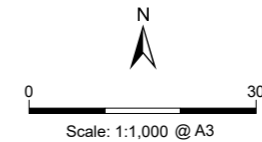
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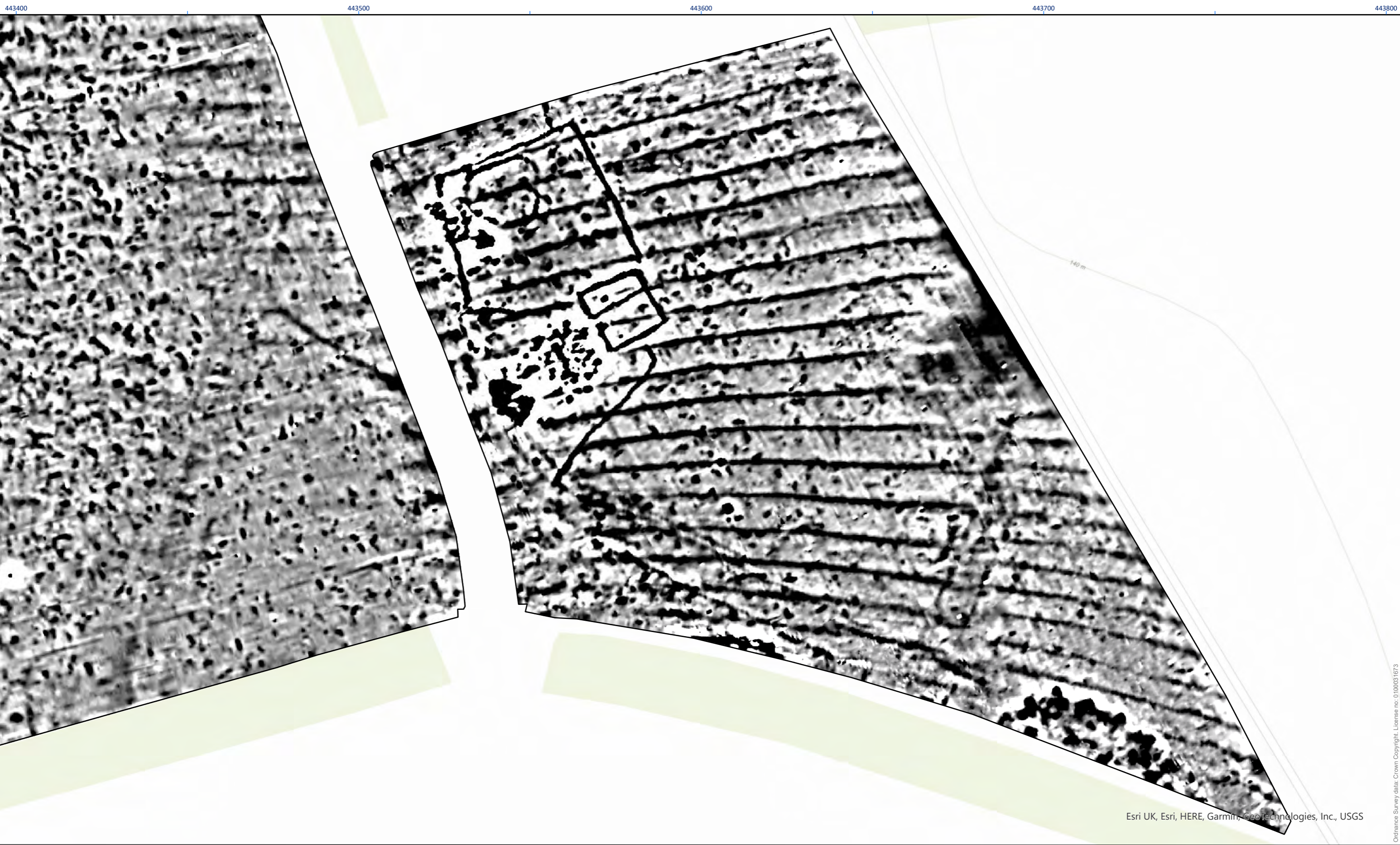
Processed Gradiometer Data - Greyscale Image

Figure 5.2



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Approved by: JL	Date: 16/06/2022





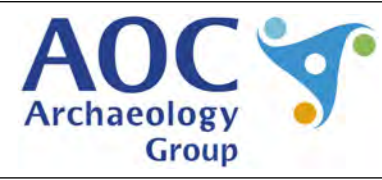
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Processed Gradiometer Data - Greyscale Image

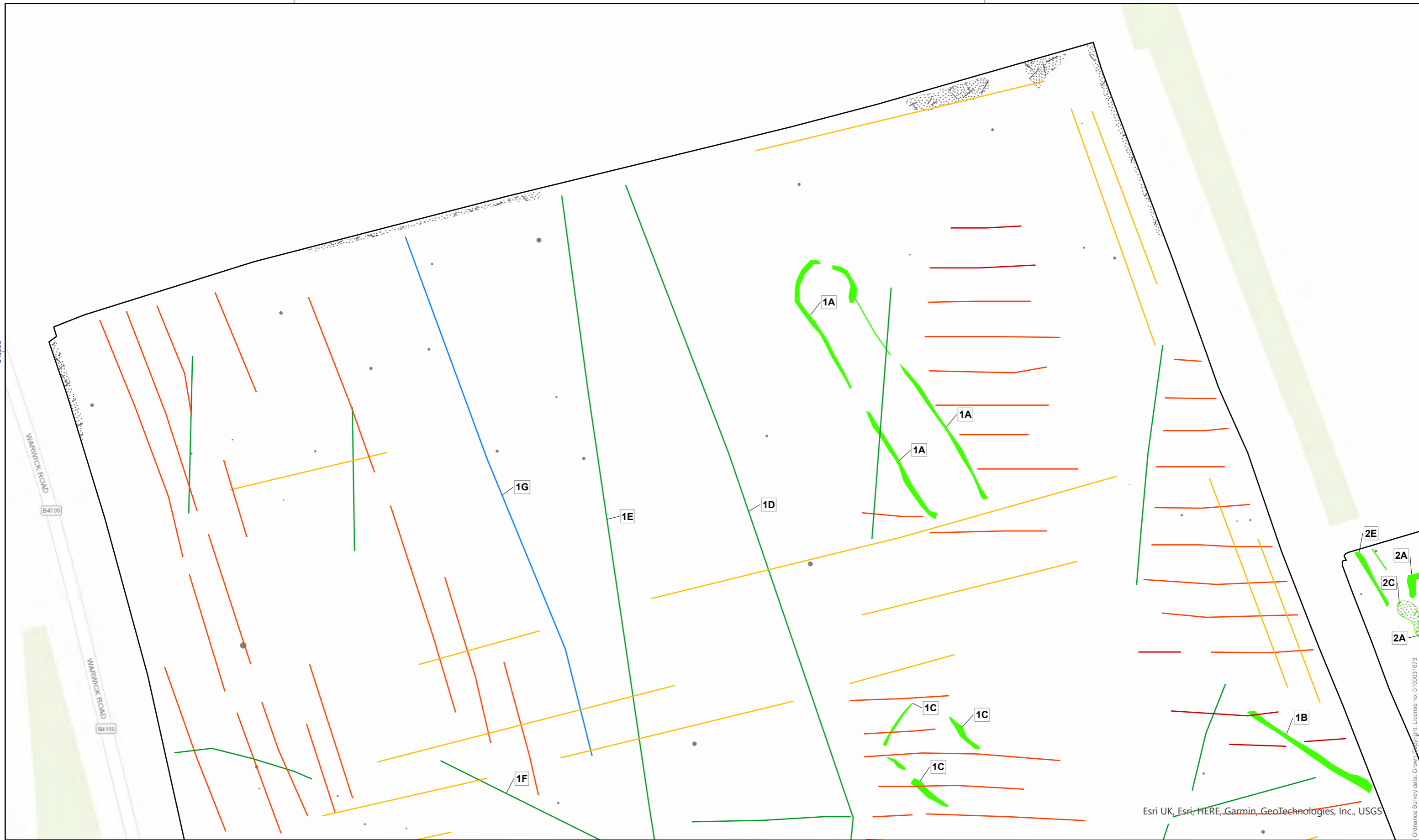
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**5.3**

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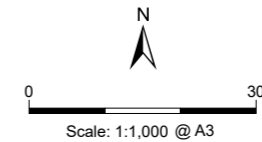
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Interpretation of Processed Gradiometer Data

Figure 6.1

- |   |                                 |                                 |
|---|---------------------------------|---------------------------------|
| Enhanced Magnetism (Modern)               | Trend (Archaeology)             | Linear Trend (Ridge and Furrow) |
| Linear Trend (Possible Archaeology)       | Linear Trend (Historic Feature) | Trend (Unclear Origin)          |
| Enhanced Magnetism (Possible Archaeology) | Linear Trend (Ploughing)        | Trend (Possible Archaeology)    |
| Ferrous/Iron Spike                        |                                 |                                 |

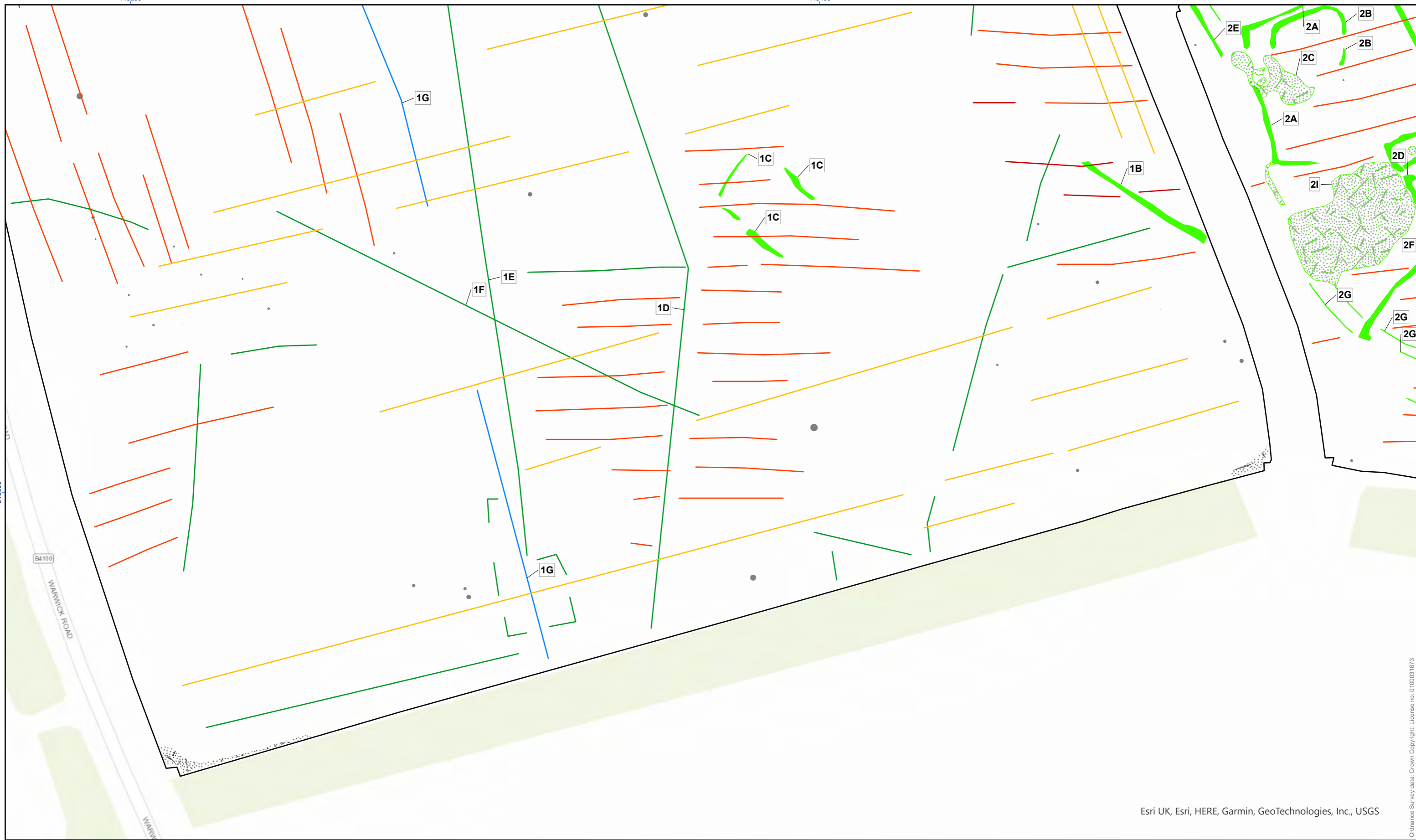


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 Checked by: AG Date: 17/06/2022  
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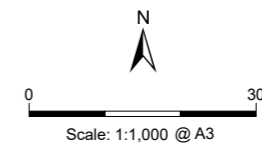
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Interpretation of Processed Gradiometer Data

-  Enhanced Magnetism (Modern)
-  Trend (Archaeology)
-  Linear Trend (Ridge and Furrow)
-  Linear Trend (Possible Archaeology)
-  Linear Trend (Historic Feature)
-  Trend (Unclear Origin)
-  Enhanced Magnetism (Possible Archaeology)
-  Linear Trend (Ploughing)
-  Ferrous/Iron Spike
-  Trend (Possible Archaeology)



Drawing Number: 05/40324/GEO/6.2/01	
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Approved by: JL	Date: 17/06/2022



Figure  
6.2



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Interpretation of Processed Gradiometer Data

<p>Figure <b>6.3</b></p>	Geology/Natural	Ferrous/Iron Spike	Linear Trend (Ploughing)
	Enhanced Magnetism (Modern)	Enhanced Magnetism (Unclear Origin)	Trend (Possible Archaeology)
	Linear Trend (Possible Archaeology)	Linear Trend (Unclear Origin)	Linear Trend (Ridge and Furrow)
	Enhanced Magnetism (Possible Archaeology)	Trend (Archaeology)	Trend (Unclear Origin)

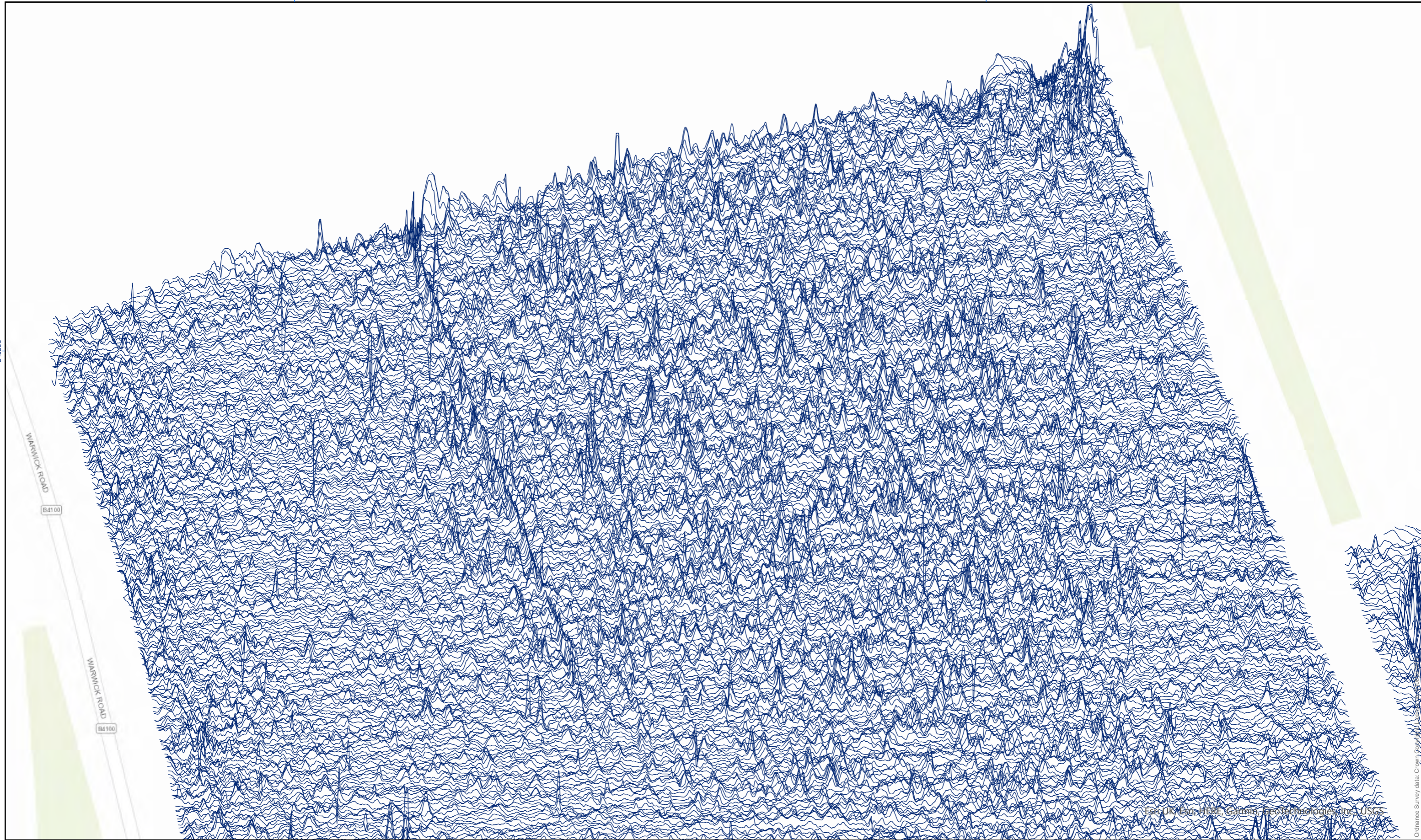
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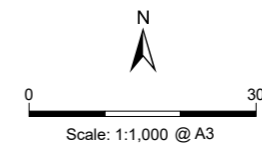
Checked by: AG      Date: 17/06/2022

Approved by: JL      Date: 17/06/2022



Minimally Processed Gradiometer Data - XY Trace

Figure 7.1



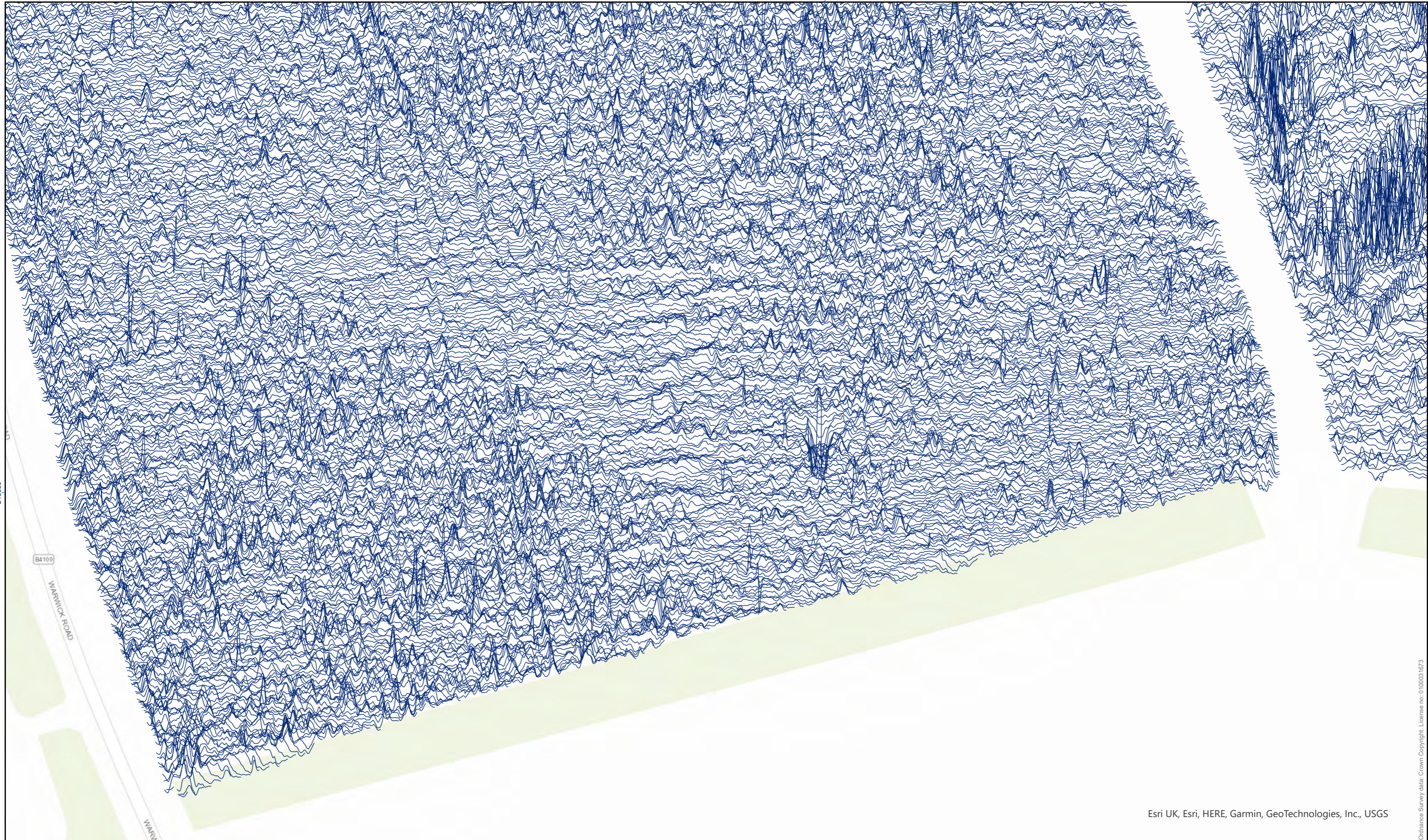
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Approved by: JL	Date: 16/06/2022





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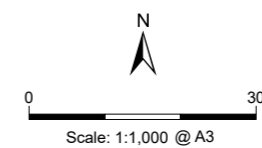
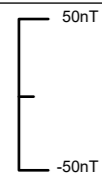
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Minimally Processed Gradiometer Data - XY Trace

Figure  
7.2



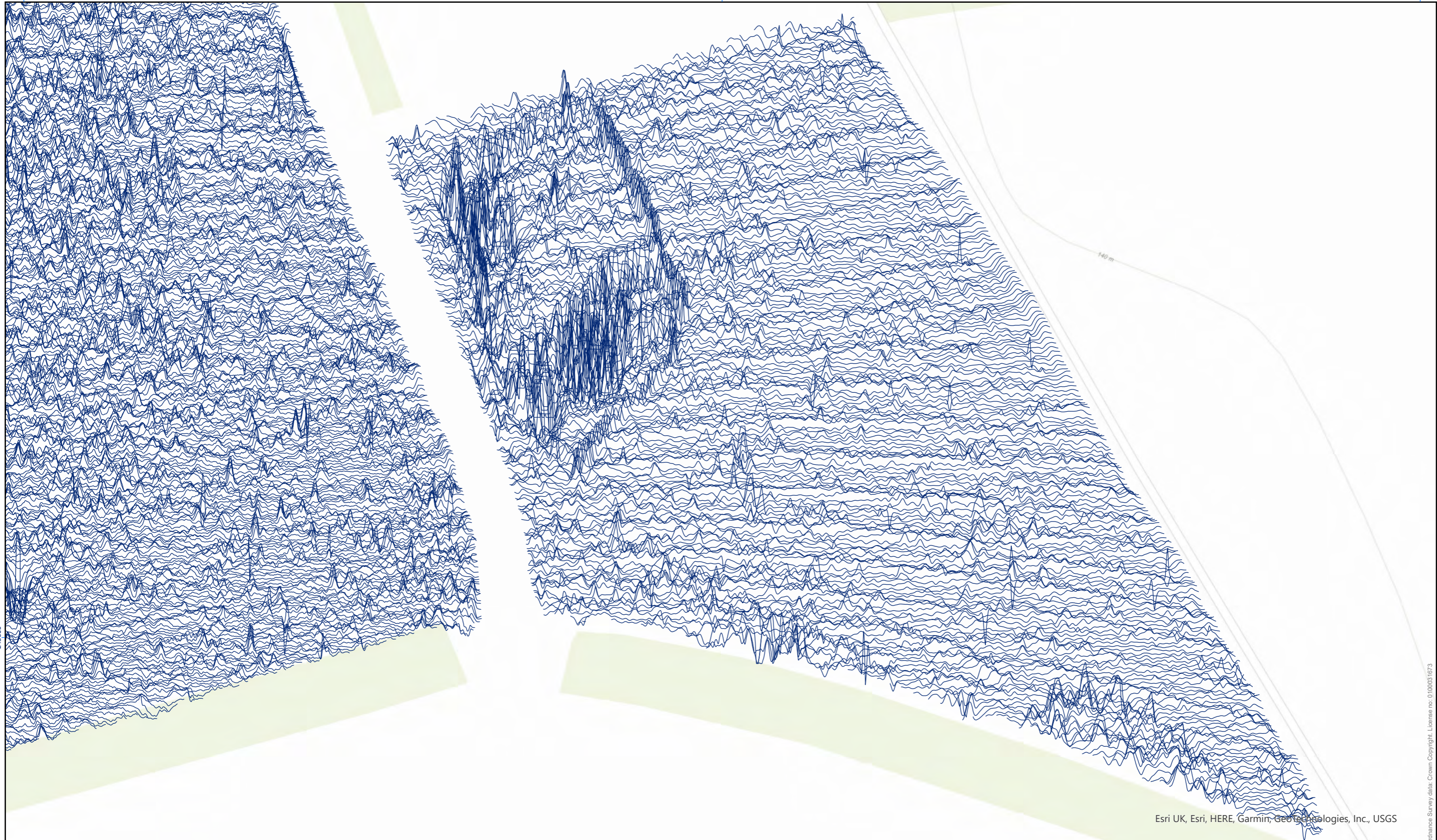
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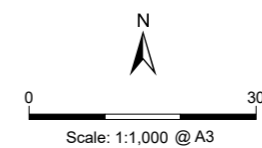
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Minimally Processed Gradiometer Data - XY Trace

Figure  
7.3



Drawing Number: 05/40324/GEO/7.3/01	
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Checked by: AG	Date: 16/06/2022
Approved by: JL	Date: 16/06/2022



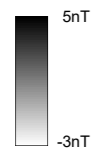
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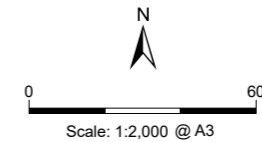
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Summary Interpretation with Greyscale Underlay

Figure 08



- |   |                                     |                                 |
|---|-------------------------------------|---------------------------------|
| Geology/Natural                           | Ferrous/Iron Spike                  | Linear Trend (Historic Feature) |
| Enhanced Magnetism (Modern)               | Enhanced Magnetism (Unclear Origin) | Trend (Possible Archaeology)    |
| Linear Trend (Possible Archaeology)       | Linear Trend (Unclear Origin)       | Linear Trend (Ridge and Furrow) |
| Enhanced Magnetism (Possible Archaeology) | Trend (Archaeology)                 | Trend (Unclear Origin)          |



Drawing Number: 05/40324/GEO/08/01	
Created by: SO	Date: 17/06/2022
Checked by: AG	Date: 17/06/2022
Approved by: JL	Date: 17/06/2022



## Appendix 1: Characterisation of Anomalies

Gradiometer survey

Anomaly	Type of Anomaly
1A	Linear trend - Possible Archaeology
1B	Linear trend - Possible Archaeology
1C	Linear trend - Possible Archaeology
1D	Linear trend - Unclear
1E	Linear trend - Unclear
1F	Linear trend - Unclear
1G	Linear trend – Historic Feature
2A	Linear trend – Possible Archaeology
2B	Linear trend – Possible Archaeology
2C	Enhanced Magnetism – Possible Archaeology
2D	Linear trend – Possible Archaeology
2E	Linear trend – Possible Archaeology
2F	Linear trend – Possible Archaeology
2G	Linear trend – Possible Archaeology
2H	Linear trend – Possible Archaeology
2I	Enhanced Magnetism – Possible Archaeology
2J	Linear trend – Possible Archaeology
2K	Enhanced Magnetism – Unclear Origin

**Appendix 2: Survey Metadata****Oasis ID: aocarcha1-505821**

<b>Field</b>	<b>Description</b>
Surveying Company	AOC Archaeology
Data collection staff	Alistair Galt, Marguerite Hall, Kris Hall
Client	AXIS PED
Site name	Land to the East of Warwick Road, Banbury
County	Oxfordshire
NGR	SP 43300 43118
Land use/ field condition	Wheat crop
Duration	09/5/22 - 10/5/22
Weather	Sunny
Survey type	Gradiometer Survey
Instrumentation	Bartington cart survey: Bartington Non-Magnetic Cart, three Bartington Grad 601-2, Trimble R10 GNSS System
Area covered	Approx 13ha
Download software	MLGrad601
Processing software	Geomar, MultiGrad601 and TerraSurveyor
Visualisation software	ArcGIS Pro
Geology	Marlstone Rock Formation – Ferruginous Limestone and Ironstone , Charmouth Mudstone Formation (BGS, 2022)
Soils	Freely draining slightly acid but base-rich soils (Soilscapes, 2022)
Scheduled Ancient Monument	No
Known archaeology on site	None
Historical documentation/ mapping on site	None
Report title	Land East of Warwick Road, Banbury: Archaeological Geophysical Survey
Project number	40324
Report Author	Alistair Galt
Quality Checked by	James Lawton

## Appendix 3: Archaeological Prospection Techniques, Instrumentation and Software Utilised

### Gradiometer Survey

Gradiometer surveys measure small changes in the earth's magnetic field. Archaeological materials and activity can be detected by identifying changes to the magnetic values caused by the presence of weakly magnetised iron oxides in the soil (Aspinall et al., 2008, 23; Sharma, 1997, 105). Human inhabitation often causes alterations to the magnetic properties of the ground (Aspinall et al, 2008, 21). There are two physical transformations that produce a significant contrast between the magnetic properties of archaeological features and the surrounding soil: the enhancement of magnetic susceptibility and thermoremanent magnetization (Aspinall et al., 2008, 21; Heron and Gaffney 1987, 72).

Ditches and pits can be easily detected through gradiometer survey as the topsoil is generally suggested to have a greater magnetisation than the subsoil caused by human habitation. Areas of burning or materials which have been subjected to heat commonly also have high magnetic signatures, such as hearths, kilns, fired clay and mudbricks (Clark 1996, 65; Lowe and Fogel 2010, 24).

It should be noted that negative anomalies can also be useful for characterising archaeological features. If the buried remains are composed of a material with a lower magnetisation compared to the surrounding soil, the surrounding soil will consequently have a greater magnetization, resulting in the feature in question displaying a negative signature. For example, stone materials of a structural nature that are composed of sedimentary rocks are considered non-magnetic and so will appear as negative features within the dataset.

Ferrous objects – i.e. iron and its alloys - are strongly magnetic and are typically detected as high-value peaks in gradiometer survey data, though it is not usually possible to determine whether these relate to archaeological or modern objects.

Although gradiometer surveys have been successfully carried out in all areas of the United Kingdom, the effectiveness of the technique is lessened in areas with complex geology, particularly where igneous and metamorphic bedrock is present or thick layers of alluvium or till. All magnetic geophysical surveys must therefore take the effects of background geological and geomorphological conditions into account.

### Bartington Non-Magnetic Cart Instrumentation and Software

AOC Archaeology's cart-based surveys are carried out using a Bartington Non-Magnetic Cart. The cart enables multiple traverses of data to be collected at the same time, increasing the speed at which surveys may be carried out and offers the benefits of reduced random measurement noise and rapid area coverage (Schmidt et al 2015, 60-62, David et al. 2008, 21).

The cart uses a configuration of six Grad-01-1000L sensors mounted upon a carbon fibre frame along with three DL601 dataloggers and two BC601 battery cassettes. The sensors are normally positioned at 1m intervals on a horizontal bar, with the datalogger taking readings at 10Hz along each traverse, though this can be altered to increase / reduce resolution if required. The data is georeferenced via a Trimble R10 Real Time Kinematic (RTK) VRS Now GNSS GPS which streams data throughout survey and allows the data to be recorded relative to a WGS1984 UTM coordinate system.

The gradiometer data is collected through Geomar MLGrad601 software on a laptop in real-time during the survey. The data is downloaded and converted into a .xyz file in Geomar MultiGrad601 before being processed along with the GPS data in TerraSurveyor v3.0.34.10 (see Appendix 4 for a summary of the processes used in Geoplot to create final data plots).

## Appendix 4: Summary of Data Processing

Process	Effect
Clip	Limits data values to within a specified range
De-spike	Removes exceptionally high readings in the data that can obscure the visibility of archaeological features. In resistivity survey, these can be caused by poor contact of the mobile probes with the ground. In gradiometer survey, these can be caused by highly magnetic items such as buried ferrous objects.
De-stagger	Corrects a misalignment of data when the survey is conducted in a zig-zag traverse pattern.
Discard Overlap (TerraSurveyor)	Removes datapoints which occur too closely together and can cause digital artefacts in the data which are caused by the overlapping of parallel traverses.
Edge Match	Counteracts edge effects in grid composites by subtracting the difference between mean values in the two lines either side of the grid edge.
Filter (MAGNETO)	Much like a zero mean traverse, it resets the median value of each point to zero, in order to address the effect of striping in the data and counteract edge effects. In MAGNETO the individual values take into account the value of all uncorrected points within a certain distance to create its own median.
GPS Filter (MAGNETO)	Used to either remove or reduce the appearance of constant and reoccurring features that are not consistent with the GPS signal in use by the cart system.
High pass filter	Removes low-frequency, large scale detail in order to remove background trends in the data, such as variations in geology.
Interpolate	Increases the resolution of a survey by interpolating new values between surveyed data points, creating a smoother overall effect.
Low Pass filter	Uses a Gaussian filter to remove high-frequency, small scale detail, typically for smoothing the data.
Periodic Filter	Used to either remove or reduce the appearance of constant and reoccurring features that distort other anomalies, such as plough lines.
Remove Turns (TerraSurveyor)	Uses analysis of the direction of travel derived from the GNSS data to break continuous streams of data into individual traverses.
Zero Mean Grid	Resets the mean value of each grid to zero, in order to counteract grid edge discontinuities in composite assemblies.
Zero Mean Traverse	Resets the mean value of each traverse to zero, in order to address the effect of striping in the data and counteract edge effects.

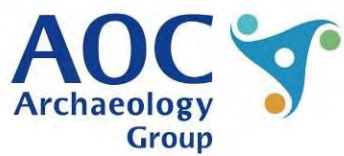
## Processing Steps

Bartington Cart survey	
Process	Extent
Base Settings	Interval 0.121m, Track Radius 1.06m
Discard Overlap	Threshold Distance 0.4m, Minimum Track 5, Newest
Despike	Mean Diameter 7 Threshold 3
Destripe	Median Traverse absolute -10 to 10
Clip	-30/30

## Appendix 5: Technical Terminology

Type of Anomaly	Description
<b>Archaeology</b>	<i>Interpretation is supported by the presence of known archaeological remains or by other forms of evidence such as HER records, LiDAR data or cropmarks identified through aerial photography.</i>
Trend	Linear / curvilinear / rectilinear anomalies either characterised by an increase or decrease in values compared to the magnetic background.
Area of enhanced magnetism	A zone of enhanced magnetic responses over a localised area. These anomalies do not have the high dipolar response which are manifested in an 'iron spike' anomaly and likely have a relationship with nearby archaeological trends.
Pit	An anomaly composed of an increase in magnetic values with a patterning on the XY trace plot that is pit-like in appearance.
<b>Possible Archaeology</b>	<i>Trends are likely to have an archaeological origin, however without supporting evidence from known archaeological remains, HER records, LiDAR or aerial photography, they can only be classed as having a possible archaeological origin.</i>
Trend	Linear / curvilinear / rectilinear anomalies either characterised by an increase or decrease in values compared to the magnetic background.
Area of enhanced magnetism	A zone of enhanced magnetic responses over a localised area. These anomalies do not have the high dipolar response which are manifested in an 'iron spike' anomaly but lacks definitive records to be classed as being archaeological.
Pit-like anomaly	An anomaly composed of an increase in magnetic values with a patterning on the XY trace plot that is pit-like in appearance.
Burnt area	An anomaly with a patterning on the XY trace plot that is suggestive of industrial activity such as a kiln or hearth.
<b>Unclear Origin</b>	<i>Trends are magnetically weak, fractured or isolated and their context is difficult to ascertain. Whilst an archaeological origin is possible, an agricultural, geological or modern origin is also likely.</i>
Trend	Linear / curvilinear / rectilinear anomalies which are composed of a weak or different change in magnetic values. The trends do not appear to form a patterning that is suggestive of archaeological remains, such as enclosures or trackways.
Area of enhanced magnetism	A zone of enhanced magnetic responses which lack context for a conclusive interpretation. They do not appear to have a relationship with nearby trends of an archaeological origin. Can often be caused by areas of former woodland, geological variations or agricultural activity.
<b>Agricultural</b>	<i>Trends associated with agricultural activity, either historical or modern.</i>
Old Field Boundary	These isolated long linear anomalies, most often represented as a negative or fractured magnetic trend, relate to former field boundaries when their positioning is cross referenced with historical mapping.
Historical Features	Features observed on historical mapping that correspond with anomalies or trends in the data. Areas of enhanced magnetism could relate to former buildings, trackways, quarries or ponds.
Ridge and Furrow / Rig and Furrow	A series of regular linear or curvilinear anomalies either composed of an increased or decreased magnetic response compared to background values. The wide regular spacing between the anomalies is consistent with that of a ridge and furrow / rig and furrow ploughing regime. The anomalies often present as a positive 'ridge' trend adjacent to a negative 'furrow' trend.
Ploughing Trends	A series of regular linear anomalies either composed of an increased or decreased magnetic response compared to background values. Anomalies seen parallel to field edges are representative of headlands caused by ploughing.
Field Drainage	A series of magnetic linear anomalies of an indeterminate date, usually with a regular or herringbone patterning.
<b>Non - Archaeology</b>	<i>Trends which are likely to have derived from non-archaeological processes or activities.</i>
Geology / Natural	An area of enhanced magnetism that is composed of irregular weak increases or decreases in magnetic values compared with background readings. It is likely to indicate natural variations in soil composition or reflect variations in the bedrock or superficial geology.
Possible Modern Service	Anomalies of a linear form often composed of contrasting high positive and negative dipolar values. Such anomalies usually signify a feature with a high level of magnetisation and are likely to belong to modern activity such as pipes or modern services.
Magnetic Disturbance	A zone of highly magnetic disturbance that has been caused by or is a reflection of modern activity, such as metallic boundary fencing, gateways, roads, boreholes, adjacent buildings, rubbish at field edges or a spread of green waste material.
Isolated Dipolar Anomalies / Ferrous (iron spikes) and Ferrous Zones	A response caused by ferrous materials on the ground surface or within the subsoil, which causes a 'spike' in the data representing a rapid variation in the magnetic response. These generally represent modern material often re-deposited during manuring.





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## **Appendix EDP 3 Hanwell Conservation Area Appraisal**

# HANWELL



Conservation Area Appraisal  
August 2007



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# 1 Introduction

1.1 This document is an appraisal of the character and appearance of Hanwell Conservation Area. This village was designated as a Conservation Area in 1985 and revised with a brief written appraisal in 1995. Since its designation the proximity of Banbury has affected the village character leading to the need for an updated appraisal. This second appraisal follows the guidance that has been published in the intervening years by English Heritage and includes a section on management of the Conservation Area. It is important to establish the key qualities of Hanwell's character and appearance as well as the village's setting. No changes are proposed to the existing Conservation Area boundary in this appraisal.

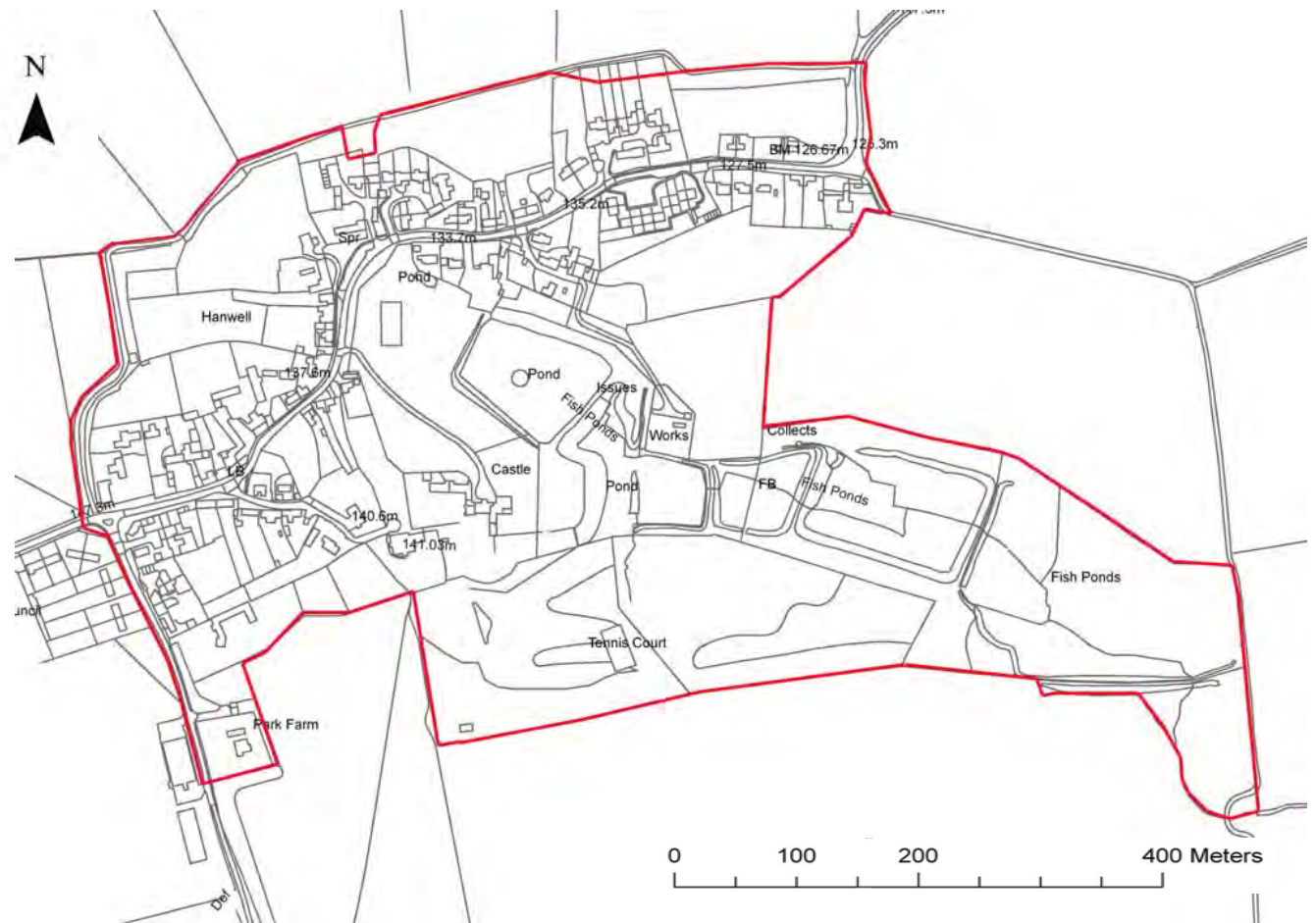
1.2 Originally an Anglo-Saxon Village based around a spring, Hanwell is recorded in the medieval period as a medium sized settlement. From the 14th century the village has been dominated by Hanwell Castle which has dictated the form of development in the village. The grounds of the castle were extensive and contained many attractions.

1.3 Towards the end of the 16th century a few small farmers in the village began to prosper and the Hanwell Yeomen were considered wealthy for the area. As a result there are a number of impressive vernacular farmhouses within the village.

1.4 The Church of St Peter's is 14th century with earlier foundations. The interior boasts some fine carving by local masons dating from 1340.

1.5 During the 17th century the rectors of Hanwell were outspoken Puritans and the rectory became the centre for Puritanism throughout Oxfordshire.

Figure 1: Conservation Area boundary



## 2 Planning Policy context

### 2.1 Conservation area designation

2.1.1 The planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

2.1.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Areas. Since 1967 some 8,000 conservation areas have been designated in England, including 54 in Cherwell District.

2.1.3 Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'.

2.1.4 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005a). By updating and expanding the Conservation Area appraisal for Hanwell, the special character and appearance of the area can continue to be identified and protected by ensuring that any future development preserves or enhances that identified special character.

2.1.5 This appraisal was the subject of public consultation. A public exhibition and meeting were held on 20th June in Hanwell Village Hall. These events were attended by over 25 people and the appraisal amended as a result. It was approved by the Council's Executive on 6th August 2007 and will be a material consideration in the determination of planning applications within the conservation area and its setting.

Figure 2: Area Designations

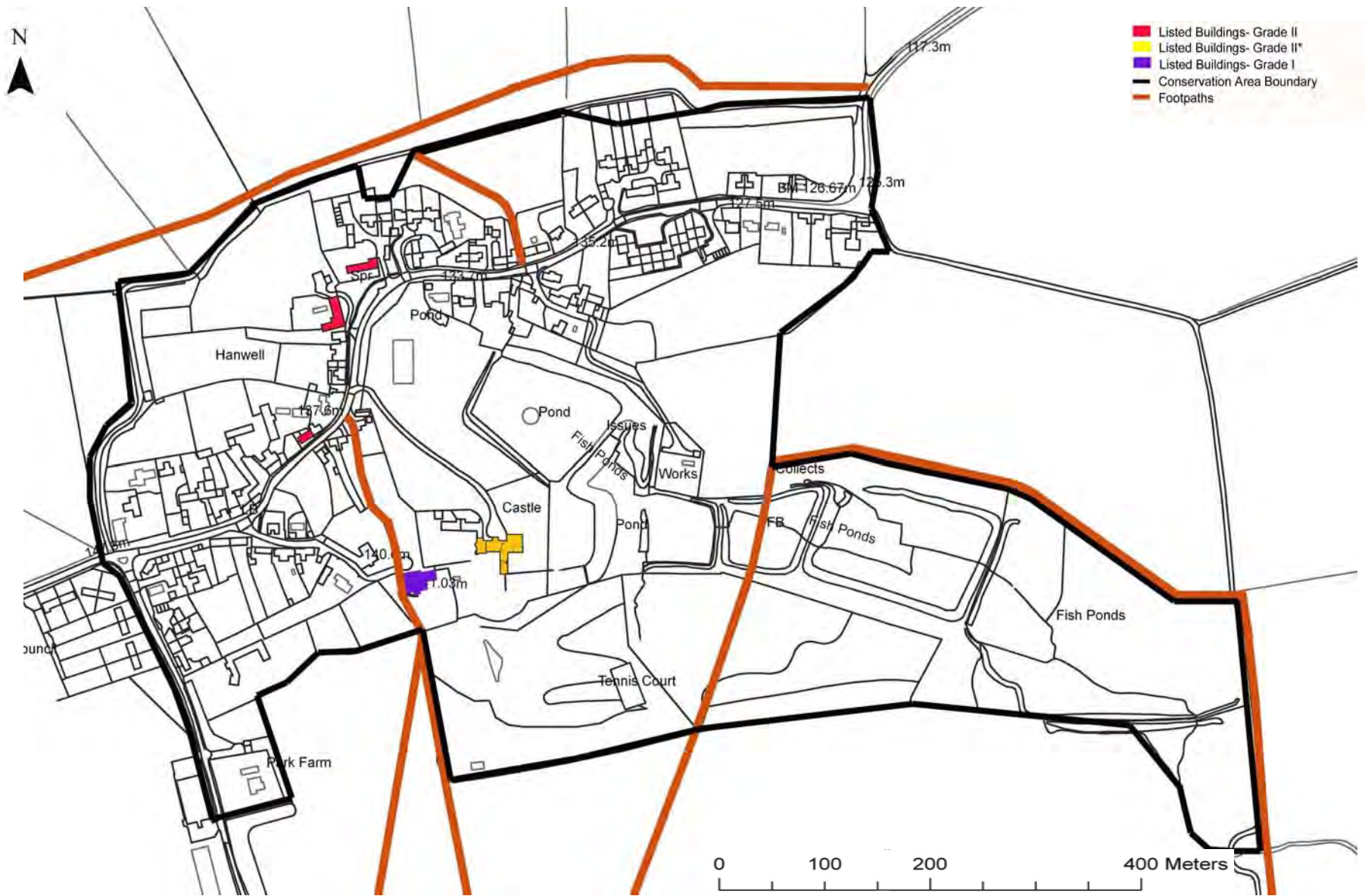




Figure 3: Area Topography



### 3 Location and Topography

3.1 Hanwell is located 3.5 miles (5.6Km) to the north west of the centre of Banbury and roughly 800 metres from the most recent development. The village lies within the landscape character area described as Incised Ironstone Plateau by Cobham Resource Consultants(1995). The area type is described as “exposed with rough grazing predominating, with some level and gently sloping areas under arable cultivation. The fields tend to be large and lacking in enclosure while the hedges are low and closely trimmed. The upland landscape is very open with long views down the valleys.” The area is also known for its rich coloured Hornton Stone which is the main building material in Hanwell.

3.2 Hanwell is a linear village following the winding route of the Main Street with the church off set and Hanwell Castle adjacent in extensive grounds comprising of over half the Conservation Area.

The stream that fed the fish ponds falls away to Hanwell Brook marking the striking topography that gives Hanwell its distinct character.

3.3 The network of footpaths from the village provide ancient links to neighbouring settlements, including Banbury to the south. These footpath links have been retained in new developments on Banbury’s northern fringe.

Figure 4: Location of Conservation Area

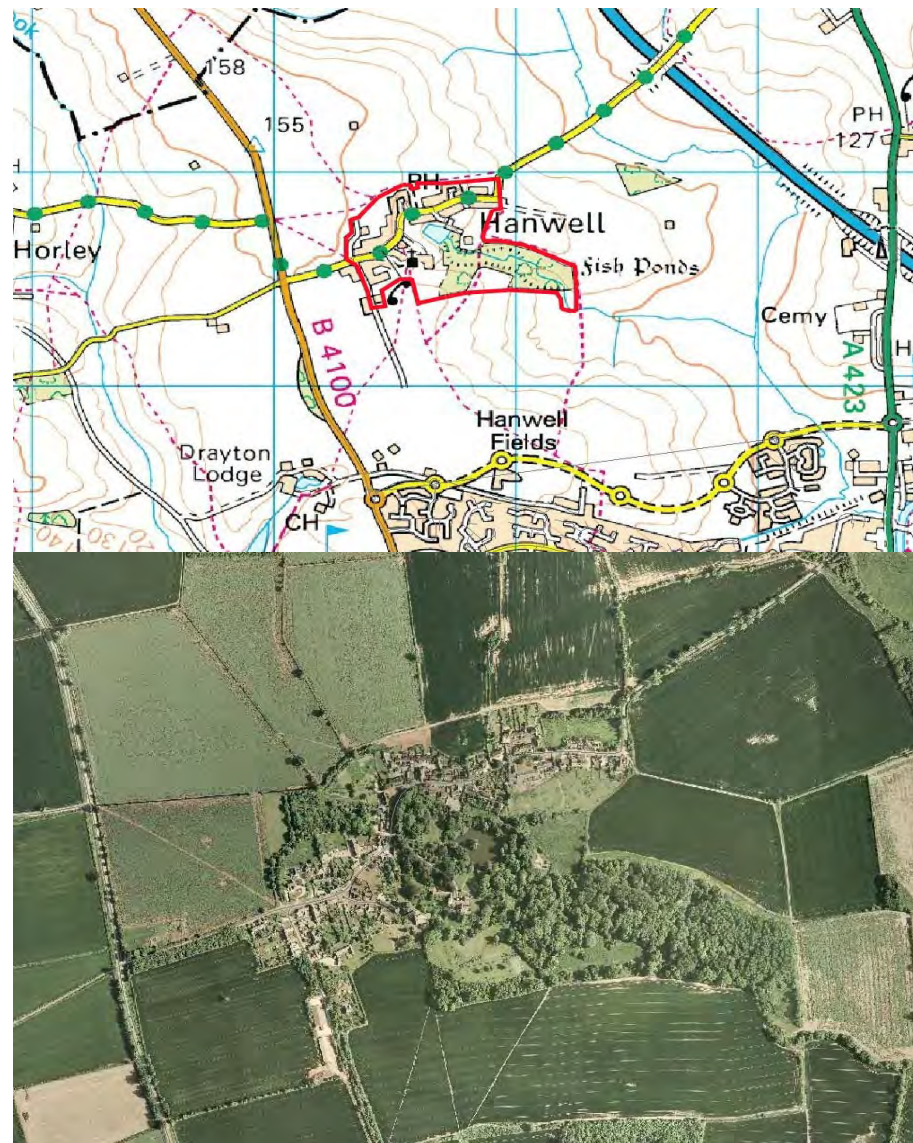
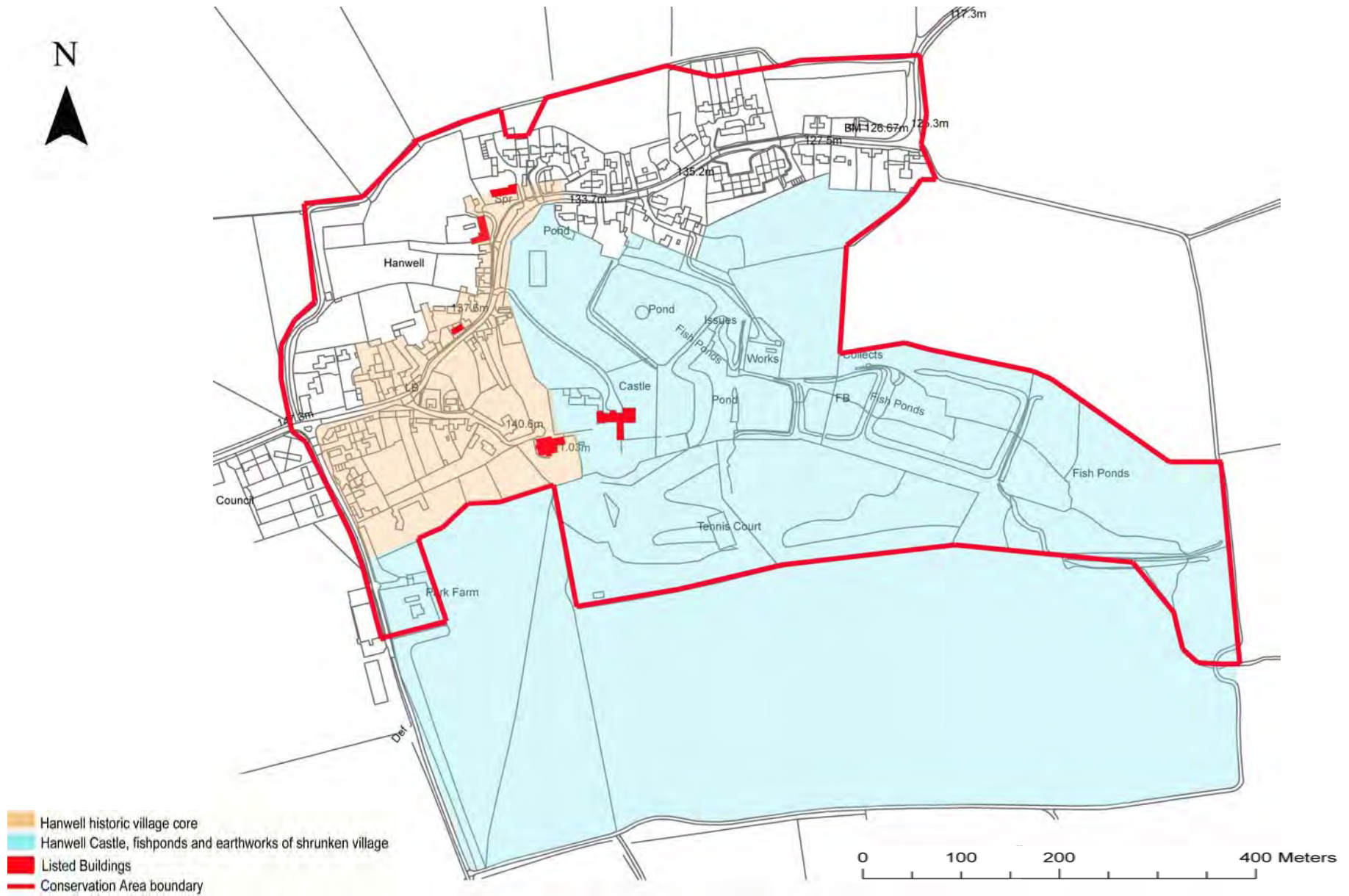


Figure 5: Archaeological map



## 4 History—Hanwell

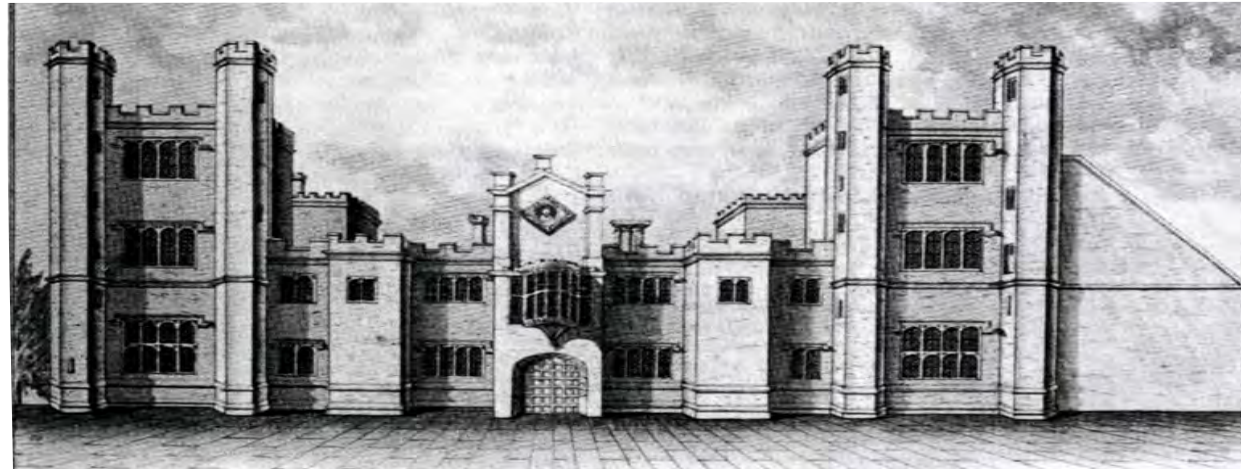
### 4.1 Origins

Despite the remnants of a Roman Villa near the Warwick to Banbury Road there is no evidence of a settlement at Hanwell until the Anglo-Saxon period. The name originating from this time was Hana's "Weg", meaning "beside a never failing spring". The weg was later replaced by Welle.

### 4.2 History

4.2.1 Medieval records indicate a village of a medium size in the area, with the centre almost certainly being the spring near Spring Farm. The spring supplied water for the village and for the fishponds of Hanwell Castle. A pound, smithy and green were located at the spring, with the church and Hanwell Castle located apart from the rest of the village, the church on high ground overlooking the village. In later centuries the village expanded both to the south-west and east, its cottages lying mostly on the north side of a winding street stretching from below the Public House, westwards up the hill to the church.

4.2.2 In the 14th century only the Lord and his daughters were reputed to be wealthy, but by the 16th century several small farmers were beginning to prosper. Wealth continued to be accumulated by a few yeoman and Hanwell yeomen were considered wealthy for the area. Several local family names emerged during the 17th century which remain in the area today including the Bullers, the Bortons and the Haineses.



Hanwell Castle, from A. Beesley's History of Banbury

4.2.3 Hanwell Castle dates from 1498, when the manor previously held by the de Vernon Family was granted to William Cope, treasurer to Henry VII. William started building the castle leaving it to his son Anthony to finish. It was built of brick with stone dressings, and is the earliest known example of the use of brick in North Oxfordshire. The use of brick in a stone belt is unusual and indicates the influence of fashion derived from Court circles and the comparative wealth of the Cope family. The Castle was lived in by four generations of Copes until 1714. Sometime later, probably after the death of Sir Charles Cope of Bruern in 1781, it was converted into a farmhouse. By 1902 much of the original building had been demolished and the materials used for farm buildings. What remained was dilapidated. The remaining south wing and south-west tower were restored in 1902 by Caroline Berkeley, who also added the east wing, which was built in the same style as the surviving Tudor wing. The house has since been subdivided.

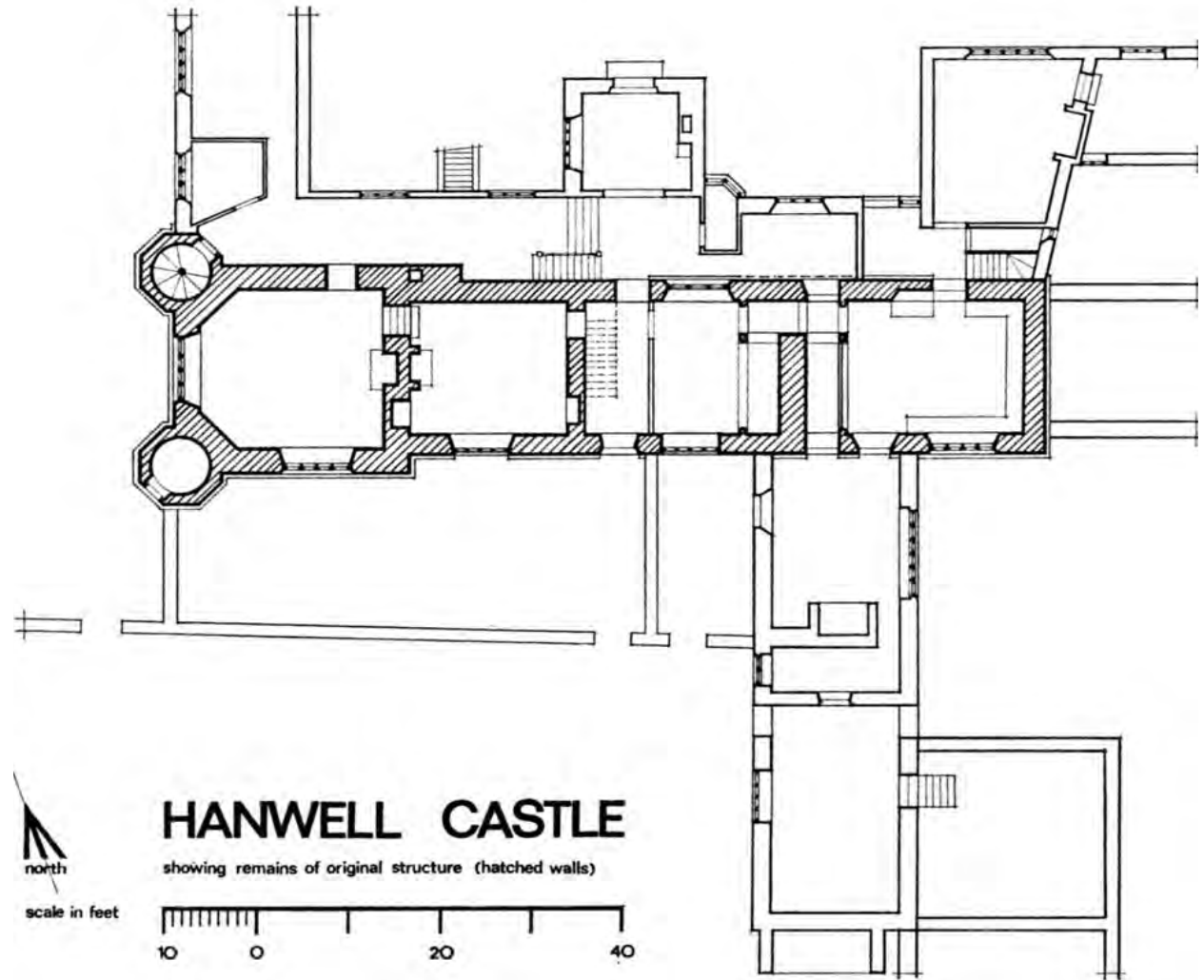
4.2.4 The grounds of the castle were extensive and contained many attractions. Robert Plot in his book *The Natural History of Oxfordshire* in the 17th century describes a number of elaborate features. These included a waterworks in a 'House of Diversion' on an island in a fishpond to the north east of the house, including an artificial shower and a ball tossed by a column of water; a corn mill which also turned a large engine for cutting stone and another for boring guns: a water clock with gilded sun moving in a wooden hemisphere. The O.S. map of 1833 defines the original extent of the grounds to the south of the castle, but by 1904 they had been reduced to 17.5 acres (7 Hectares).

4.2.5 Both Charles I and James I slept at the castle and, during the Civil War, Hanwell was visited by both sides. The Royalists occupied Hanwell Castle in August 1642, and the Parliamentarian General William Walker used the castle in June 1644. The General also quartered his troops in the village and used the church for the stabling of horses.

4.2.6 The two-field agricultural system was replaced in 1680 by a four-field system. Crops grown included wheat, peas, barley and oats, with at least 100 acres under woad (a plant grown as source of blue dye) at the end of the 16th century. Arable farming continued to be the mainstay of the parish until well after enclosure, the only pasture at this time being along the brook in the east of the parish. Sir Charles Cope bought out the common rights of copyholders and enclosed the parish in 1768, with all farmers becoming his tenants. Farm holdings increase in size throughout the late 18th and 19th centuries so that by 1904 there were six farms including Spring Farm, the house of which stands in the village centre. By 1904 mixed farming had become the rule with some 51% of land in permanent pasture.

4.2.7 The Moon and Sixpence dates from the 17th century, and is first mentioned as the Red Lion in 1792. Several of the farm-houses also date from the 17th century, with later enlargement.

4.2.8 Despite its close proximity to Banbury, Hanwell was largely self-sufficient in the 18th century with its own craftsmen. By 1811 some 52 out of 56 families were engaged in agriculture.



Hanwell Castle plan from (VCH vol. IX, p. 115)

4.2.9 The earliest indication of a church at Hanwell is a reference to its rector in 1154. The present Church of St Peter was almost entirely rebuilt in the 14th century.

4.2.10 Since the 13th century a high proportion of rectors of Hanwell have been university graduates, including Gilbert de Arden, a pluralist and prominent royal servant (1295-1317) and John Danvers (1390-1406) a fellow of New College Oxford. Rectors have for the most part been appointed by the lord of the manor, which in the 17th century led to several incumbents having Puritan leanings. Sir Anthony Cope (d 1614) was responsible for introducing a Puritan version of the Prayer Book into the House of Commons and a bill for abrogating the existing ecclesiastical law. He was imprisoned in 1587. Sir Anthony appointed John Dod to the living at Hanwell in 1584 and for twenty years of his stay in the village Dod's house became the centre of Puritanism, for an area far wider than North Oxfordshire. Dod's successor Robert Harris enjoyed similar success as a preacher and leading Puritan until 1642 when he was driven from his house by Royalist soldiers. He briefly returned but was succeeded in 1658 by George Ashwell. A strong supporter of the Established Church, Ashwell did much to preserve church unity against the rising nonconformist movement in Banbury.



The Old Rectory

4.2.11 A succession of learned men followed Ashwell at Hanwell and in 1813 the living was given to the Pearse family who were to be rectors or curates for a century. Since 1946 Hanwell has been held in plurality with Horley and Hornton. The rector lives in Horley.

4.2.12 The Methodist Chapel was built in the late 19th century, before which time the house of William Gunn had been licensed for meetings.

4.2.13 The School was built in Gothic style in 1868, mainly through the efforts of the rector. It replaced a cottage given in 1848 by George, Earl de la Warr for use by the day school which was founded in 1834. The school closed in 1961.

## 5—Architectural History

5.1 Most cottages and houses in Hanwell which pre-date the 20th century are of two storeys with coursed ironstone, originally timber casement windows and brick chimney stacks. Records indicate that in 1904 thatch was almost universal. Although there is a significant proportion of mid to late 20th century development in the village the majority is sympathetic to the conservation area and uses local materials.

5.2 Apart from the grade II\* listed Castle and grade I listed Church the only other buildings on the Statutory List, all Grade II are Spring Farmhouse, Heath Farmhouse and 6 Main Street, all dating from the 17th century.



St Peter's Church



The Dell, Main Street

5.3 There are also a number of un-listed properties which make a positive contribution towards the character of the conservation area. These include:

- The two pairs of 19th century cottages (Rose Cottage, New Cottage, Nethercott and The Dell) at the east end of the village on the north of Main Street, are unusual in Hanwell for the use of clay, brick and tile in association with the local ironstone. Distinctive detailing includes tile-hung gabled half-dormers, original windows with black timber frames, casements with white painted diagonally patterned leaded-lights, stone lintels and brick dressings and red brick ridge stacks.
- School House, unusual in Hanwell for its Gothic style. This 18th century ironstone building has a gabled tiled roof with ornate chimneys.
- The thatched properties in Main Street, numbers one and two Hazelwood Cottages are notable for the survival of their thatched roofs, once the main roofing material in the village. Both have plank doors and wooden casement windows with wooden lintels.
- Numbers one and two Rose Cottages (formally Spring Farm Cottage) in Main Street are notable for their leaded casement windows.
- Homeleigh and Sunnyside opposite are important for their prominent location in general views of Main Street. Homeleigh is unusual for having a brick gable and chimneys while the main structure is of ironstone.

- Terraces worthy of note for their group value and contribution to the character of the conservation area are numbers 1 and 2 Main Street and numbers 9 and 10 Main Street, together with The Holt and Mount Pleasant. All are of ironstone construction with wooden casement windows and either Welsh slate or tiled roofs. Number two has leaded lights and a stone mullion window and the Holt has a panelled front door.

5.4 St Peter's church was almost entirely rebuilt in the early 14th century. Pevsner notes the fine carvings of 1340 by some masons whose work is found around Oxfordshire's churches. Those around the chancel show monsters and humans while the carvings around the nave capitals within the church depict figures linking arms. The chancel is early Decorated style, probably dating from about 1300, while many of the interior details illustrate the transition from Early English to Decorated Early English, for example the north and south doorways.

5.5 Hanwell Castle was begun in 1498 by William Cope although it was never intended as a defensive structure, its battlements being merely decorative. Originally known as Hanwell Hall it was formerly two storeys high with four corner turrets around a central courtyard. Only the south west tower and the stone gate piers of the entrance remain after the house was mostly demolished in the late 18th century. The use of brick in this building is the first of its kind in north Oxfordshire. The castle was restored in 1902 when several additions were made in stone.

Figure 6: Unlisted buildings which make a positive contribution to the Conservation Area.

The Holt, part of the Historic Core of the village, probably dating from the 17th century and of group value with other listed properties in this area.



The Dell, Nethercott, New Cottage and Rose Cottage old farm workers houses once associated with Spring Farmhouse. An important part of Hanwell's character these distinct cottages are a positive addition to the streetscape.



The Dairy Farmhouse, a high quality building at an important point in Hanwell.



Holly Cottage, marked as dating from 1825 this building is pivotal in the streetscape.



The Old School House, a building of social importance for the village the school house displays unique built details.



The Moon and Sixpence, A freehold public house dating from the 17th century a key building in the village.



Hazelwood Cottages, a pivotal set of buildings in Hanwell the cottages are some of the few remaining thatched properties in the village.



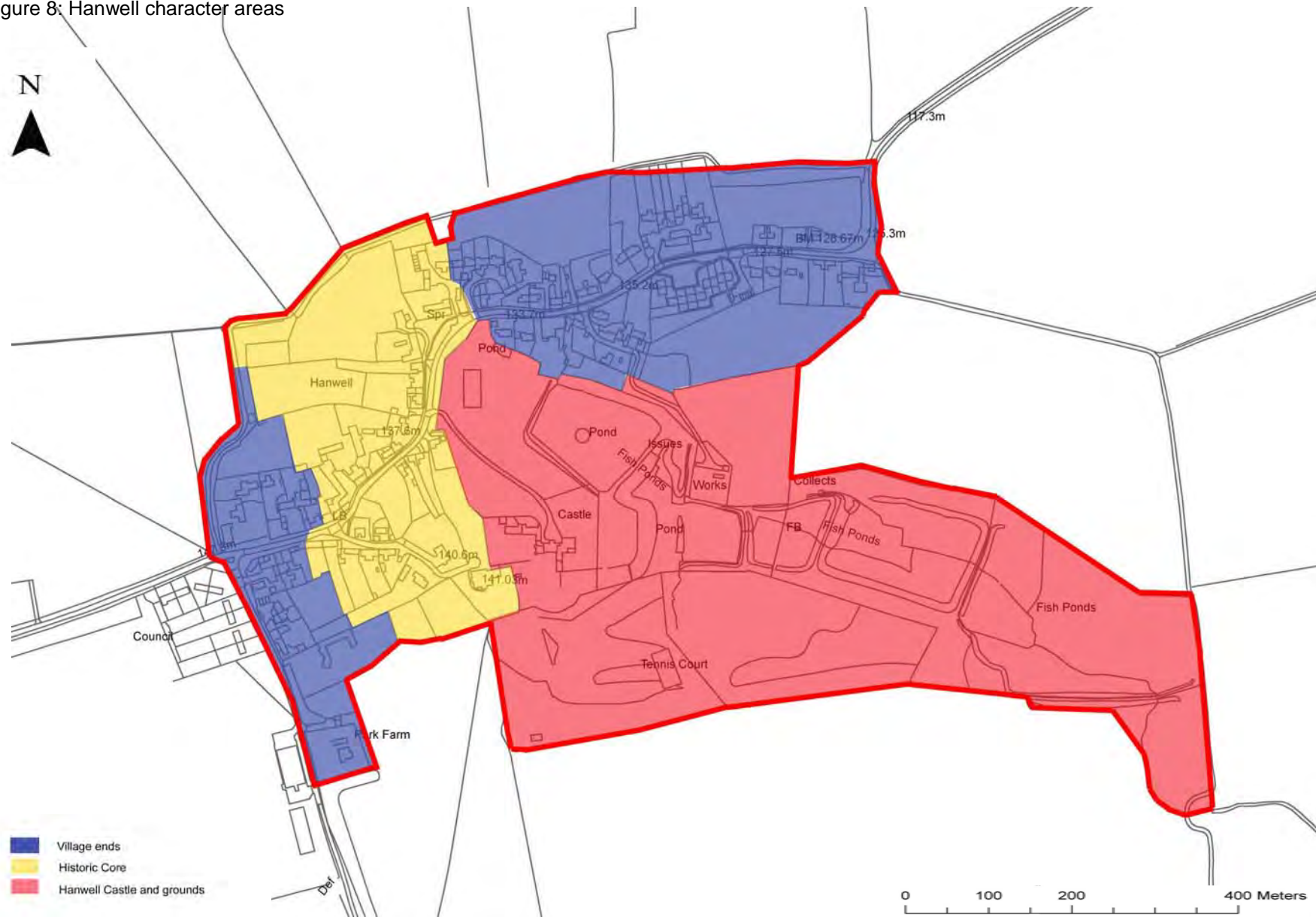
The Old Rectory, historically a Puritan stronghold the rectory is an impressive building with a close visual relationship with the church and castle.



Figure 7: Paving that makes a positive contribution to the Conservation Area.



Figure 8: Hanwell character areas



## 6—Hanwell Castle character area

### 6.1 Land Use

The only building within this character area is Hanwell Castle itself, the majority of the land within this character area is occupied by the castle's landscaped grounds. The castle and its grounds have dictated the shape of village growth, forcing expansion to the west and east. The castle is accessed from the village centre by a private drive although in the past the entrance was through the 17th century gate piers that stand overgrown to the west of the castle. The Castle stands close to St Peter's Church, neither building is visible from the main village due to their location on slightly lower ground. The Castle has no impact on Hanwell's street scene.

### 6.2 Building type, style and scale

Hanwell Castle is dominated by the remaining three storey brick Tudor tower that was once the south west tower of a courtyard plan house. The south wing also survives. The earliest part of Hanwell Castle has stone mullioned windows with arched lights; there is an oriel window on the north elevation of the south wing. The majority of the building that is currently visible dates from an extensive renovation in 1902.

### 6.3 Construction and Materials

The building is one of the first brick buildings in Oxfordshire. The south wing displays a diaper pattern of blue bricks. Later additions are of squared coursed ironstone, and have stone slate roofs.



Hanwell Castle

### 6.4 Means of enclosure

The castle grounds are surrounded by an ironstone ashlar wall of up to 2 metres in height. In the centre of the village the wall has a triangular stone coping. In some places, for example at the edge of the churchyard there is a drop into the castle grounds.



Entrance gates from village centre



Castle grounds from the churchyard

### 6.5 Trees, hedges, verges, open spaces

The majority of this character area is open ground which has been landscaped in different styles for several hundred years. The grounds include four separate ponds, a spring and the remains of many fishponds, now covered in woodland and no longer visible. The site of the fishponds has been identified by Oxfordshire County Council as a general area of ecological interest. There are also the remnants of more extensive broad-leaved woodland which cover much of the castle grounds to the east. Some of trees within the grounds have a strong impact on the character of the village centre due to their dominance of the east of the main street.

## 6.6 Carriageway, pavements, footpaths

The main driveway from the village centre to the castle is tarmac, and grass edged. There is a footpath that crosses the grounds to the east of the main building and one that runs alongside the boundary to the west, both are unsurfaced.

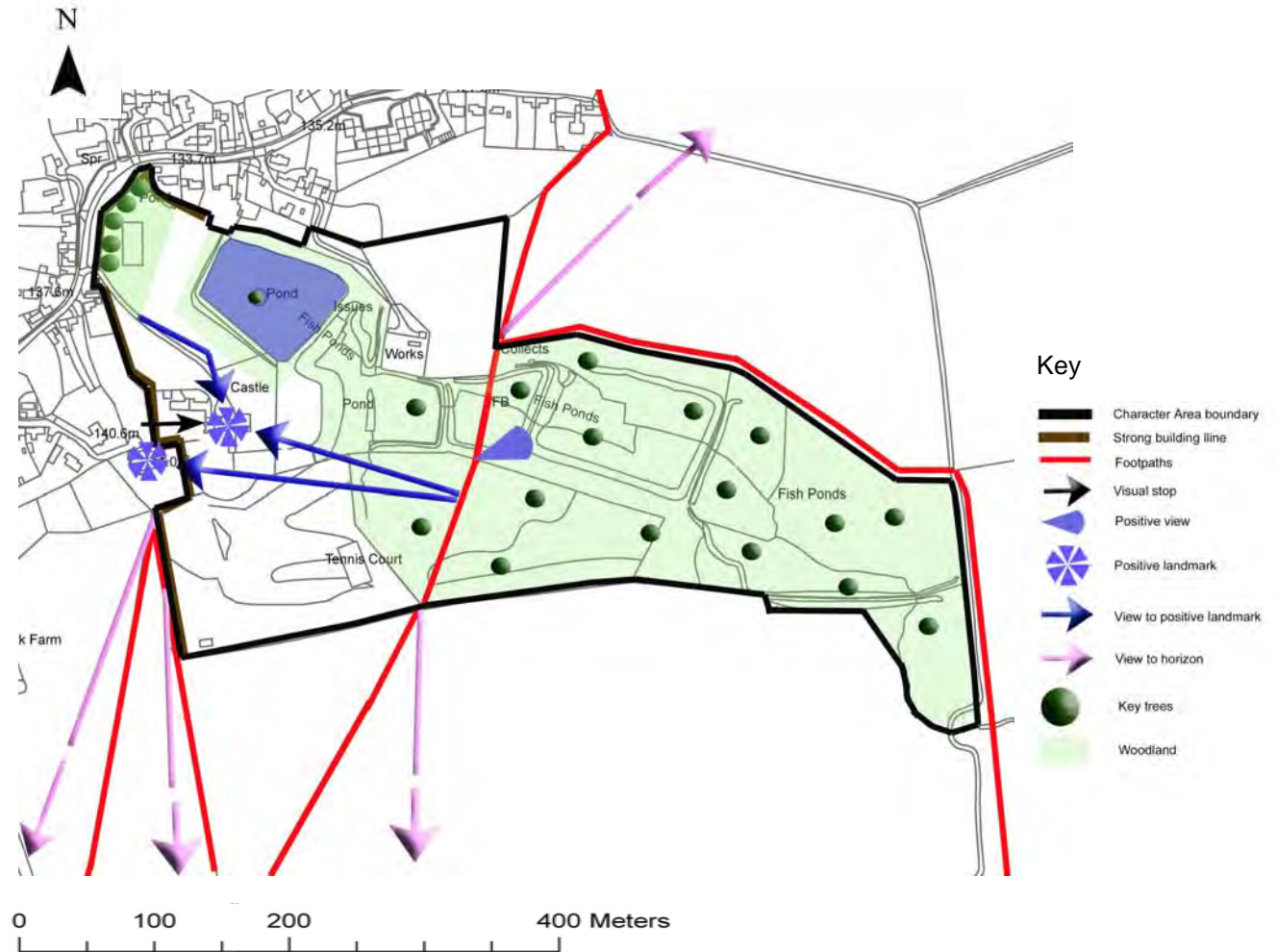
## 6.7 Threats

- As with any large estate that has in the past dominated village life there is a threat of unsympathetic management. Any changes can have a serious impact on the village.
- Similarly the upkeep of the boundary and the footpaths within the grounds are key to the character of village and pedestrian movement around the surrounding countryside.

## 6.8 Key Views

The Old Rectory and St Peters Church overlook the Castle and views towards them are impressive. Although together with the Castle these buildings are some of the oldest in the village the character is very different with the Castle standing distinctly apart historically and socially. The views across the landscaped grounds are picturesque and there are also deflected views down the driveway from the village centre towards the Castle, however any public views are restricted by walls. From the southern boundary of the Conservation Area there are clear views to the industrial development in the North East of Banbury and due south to the most recent urban extension along the northern fringe of the town.

Figure 9: Hanwell Castle and grounds visual analysis



## 7—Historic Core character area

### 7.1 Land Use

The land use in this character area is entirely residential with the exception of the church.

### 7.2 Street pattern

The Main Street bends around the castle grounds in this area making you aware of the estate that is otherwise unseen from the road. In the west of the character area Church Lane branches to the south east.

### 7.3 Building age, type and style

This area includes most of the oldest buildings in the village which are predominantly vernacular dwellings dating from the 17th and 18th century. All the listed buildings with the exception of the castle fall within this character area. St Peter's Church which is Grade I listed is an important medieval building and is described in greater detail in section 5.6. The other listed buildings are 17th century with the most prominent being Spring Farmhouse and Heath Farmhouse which dominate the centre of the village. This main concentration of older properties in the centre is a result of the village probably being historically based around the central spring after which Spring Farmhouse is named.

### 7.4 Scale and massing

The majority of buildings in this area are of 2 or 2<sup>1/2</sup> storeys although some appear taller as a result of their raised position. The houses are mostly large and detached with sizeable private gardens, however there are examples of semi-detached and some short terraces.

### 7.5 Construction and Materials

The building material is predominantly coursed ironstone. The more important buildings such as St Peter's and the Old Rectory are constructed with ironstone ashlar while on Spring Farmhouse and Heath Farmhouse the ironstone has been squared. Wooden lintels are also found on these houses and on the Old Rectory there is an impressive wood panelled door. These details along with the sash windows visible in this area show the gentrification of elevations common with old houses in such a dominant position within the village. There is also use of red brick especially in the outbuildings of the larger houses. Park Farm is the only important dwelling to be built entirely of red brick with a Welsh slate roof. Although the roofing material is mostly old red clay tile and Welsh slate some thatch remains, in this area on 6 Main Street and 1 and 2 Hazlewood. Other features include swept or eyebrow dormers. An exception in this area is the Old School which has a gabled tiled roof with ornate chimneys. Elsewhere the chimneys are stone based, with brick often replacing stone stacks.

### 7.6 Means of enclosure

The main form of enclosure is stone walling, predominantly mortared and about a metre in height. Many of these are retaining walls, where the level of the road is somewhat lower than that of the garden, for example at Spring Farmhouse. Some small front gardens are colourful and well tended which contribute significantly to the character of the village street scene.



Village centre

### 7.7 Trees, hedges, verges, open spaces

The central green bank creates the focus for this area and in some respects for Hanwell itself. There is some planting beneath the low walls that retain the access to Heath Farmhouse as well as a number of young trees. The area around the open spring also has understated planting. The grass verges are un-edged with the exception of wooden bollards installed to prevent vehicles eroding the green. Although there are no Tree Preservation Orders in Hanwell there are a number of important trees. Those in the garden of The Old Rectory are impressive and dominate surrounding views. The churchyard also contains trees which contribute to the character of the area. The trees within the castle grounds overshadow the road and give a feeling of enclosure. Such a large number of mature trees adds to the historic atmosphere of this area.

## 7.8 Features of Special interest

This area includes the spring which is a central feature for the village. The juxtaposition of the historic core, castle grounds and spring give an impression of the form of the original village. There are also a number of small intriguing details within this area, for example the stone within the Old School's wall with a carved cross, probably removed from an earlier building.

## 7.9 Carriageway, pavements, footpaths

The main road is tarmacadam with some concrete kerbing, there is also a tarmacadam path that runs across the crescent shaped green raised above the road. Stone kerbs are found to the west of the character area. Hornton stone paving is found outside the church and there are remnants of a stone path outside The Old Rectory. There is also an old stone stile constructed from gravestones in the Churchyard. In some areas blue stable block brick steps are found across verges.



## 7.10 Threats

- As such an important focus for the village any erosion of the green or unsympathetic alterations to the surrounding properties would be very damaging.
- The two farmhouses are particularly visible and their elevations dominant on the street scene, any extension or inappropriate replacements to the frontage would have serious implications on the character of the village.
- The trees within the castle grounds are also key to the character of this area, their removal or any major pruning would alter the feel of the village centre.
- The unkerbed grassed verges are key to the character of this area and should be maintained. Their erosion or the introduction of urban features such as kerbs would be a threat.

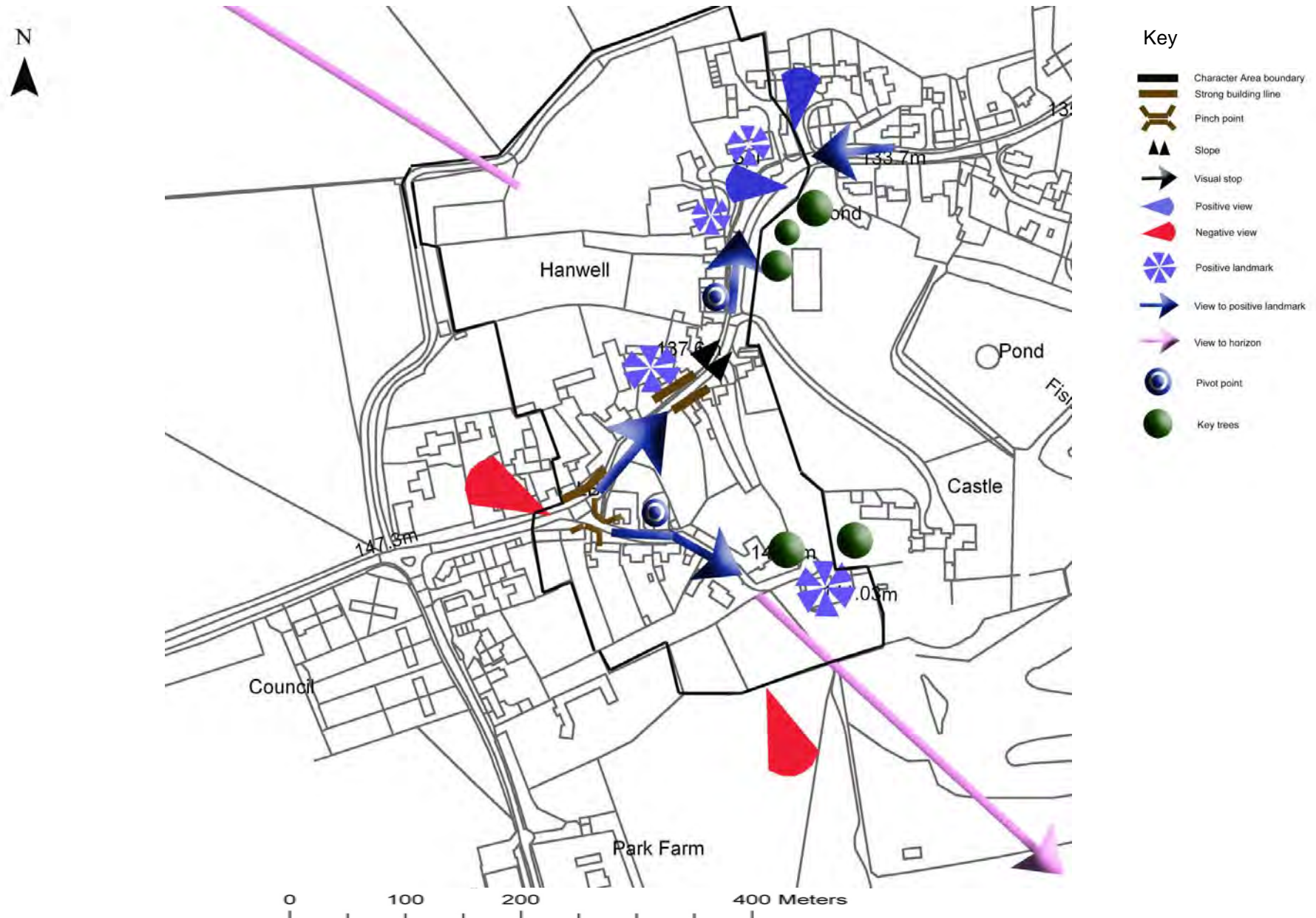


- The footways within this area are generally well maintained and not over formal. Any change in this state would be a threat to character.
- The land around the boundary to the north and south is important to the character of the village, providing the setting for the Conservation Area, and as such should be protected from any unsympathetic development

## 7.11 Key Views

The undulating ground on which Hanwell is built and the winding route of the Main Street inhibit long distance views within the village. However, both these factors provide additional interest to several short distance views. For example from the properties which front the spring and wall into the grounds of the castle and down the Main Street looking towards Spring Farmhouse. Church Lane has a strong building line and leads the eye round the corners towards St Peter's in a series of aesthetically pleasing views. From the Churchyard there are views towards the castle and out across open countryside.

Figure 10: Historic Core visual analysis



## 8—Village Ends character area

### 8.1 Land Use

The east and west ends of the Village are entirely residential with the exception of The Moon and Sixpence pub and Village Hall.

### 8.2 Street pattern

The road falls and winds as it leaves the village eastwards towards Southam road. The development is linear with houses lining the road. The majority of the houses are set back from the road generally being closer to the main route near the centre of the village. There is also the small cul-de-sac of Park Close to the south and Hanwell Court to the north which are set back from the road. In the west end is a track Park Farm and another to the north crossing the Main Street.

### 8.3 Building age, type and style

The buildings within this area are the most varied in age, style and type. Near the centre of Hanwell the properties are generally older with the Moon and Sixpence free house probably dating from the 18th century. The properties on the western part of Main Street are predominantly 19th and 20th century with Hanwell Court and Park Close dating from the late 20th century. Both areas include conversions of former farm buildings. Most new building, particularly more recent display a vernacular character and materials



The Moon and Sixpence

### 8.4 Scale and massing

The buildings vary from two storey to one with most being semi-detached or detached. In the west end the houses are predominantly detached and stand within large gardens. There are also a few terraced houses most notably in Park Close.

### 8.5 Construction and Materials

The materials within this area are predominantly ironstone rubble as used for the Moon and Sixpence and in Hanwell Court. To the north of the Main Street there are ironstone houses clad with terracotta tiles on the upper storey façade. These properties and many others within the East end of the village have concrete tile roofs. Some dwellings retain a more traditional Welsh slate roof. Hanwell Village Hall has recently been refurbished and the exterior clad in wood. In the more modern Springfields development there is an example of thatch as well as the Welsh Slate which predominates as the roofing material in this character area.

### 8.6 Means of enclosure

The main boundary treatments within this area are stone walls and high hedges. Near the centre of the village and again at the eastern end of Hanwell ironstone walls form the main boundary treatment, often with mature shrubs and roses above. Hedges are used as a means of enclosure to the edges of the character area where the Main Street is bordered by set back houses with large gardens. There are also examples of picket fencing.



Park Close

### 8.7 Trees, hedges, verges, open spaces

Where Main Street slopes downhill the gardens to the north are above road height with banks of grass topped with hedging obscuring the houses from view. At this point to the south there are a number of mature trees some of which overhang the road.



Looking east down Main Street at the entrance to the



### 8.8 Features of Special interest

This area has a social history interest but little of note in terms of architectural or historical importance.

### 8.9 Carriageway, pavements, footpaths

No historic paving is retained in this area of the village. The footways are all tarmacadam with concrete kerbs. The roads are also tarmacadam with a small area of gravel at the eastern end of the village by the farm track entrance.

### 8.10 Threats

- On Street parking can be visually intrusive.
- In areas where the trees overhang the road care should be taken to maintain the vegetation to prevent the likelihood of fallen branches.
- The Moon and Sixpence is currently very successful in keeping its signage to a minimum and this should be encouraged. Large and unsympathetic advertisements can threaten a sensitive street scene.

- As with other areas of the village the grass verges are key to the character of the west village end and urban kerbing should be resisted.
- At the eastern boundary of the village it is possible to see the industrial areas of Banbury which are visually intrusive. Further unsympathetic urban extensions in this area threaten the setting of the Conservation Area.

### 8.11 Key Views

The views down the Main Street out of the village to the east and in the area of the Moon and Sixpence are picturesque with well tended gardens and vegetation on house façades creating aesthetically pleasing views. The bend in the road creates a series of key views characteristic of the area. This is also true in the west end where the land is highest and the road curves down towards the village core. To the west there are vistas across the surrounding landscape from the Conservation Area boundary.

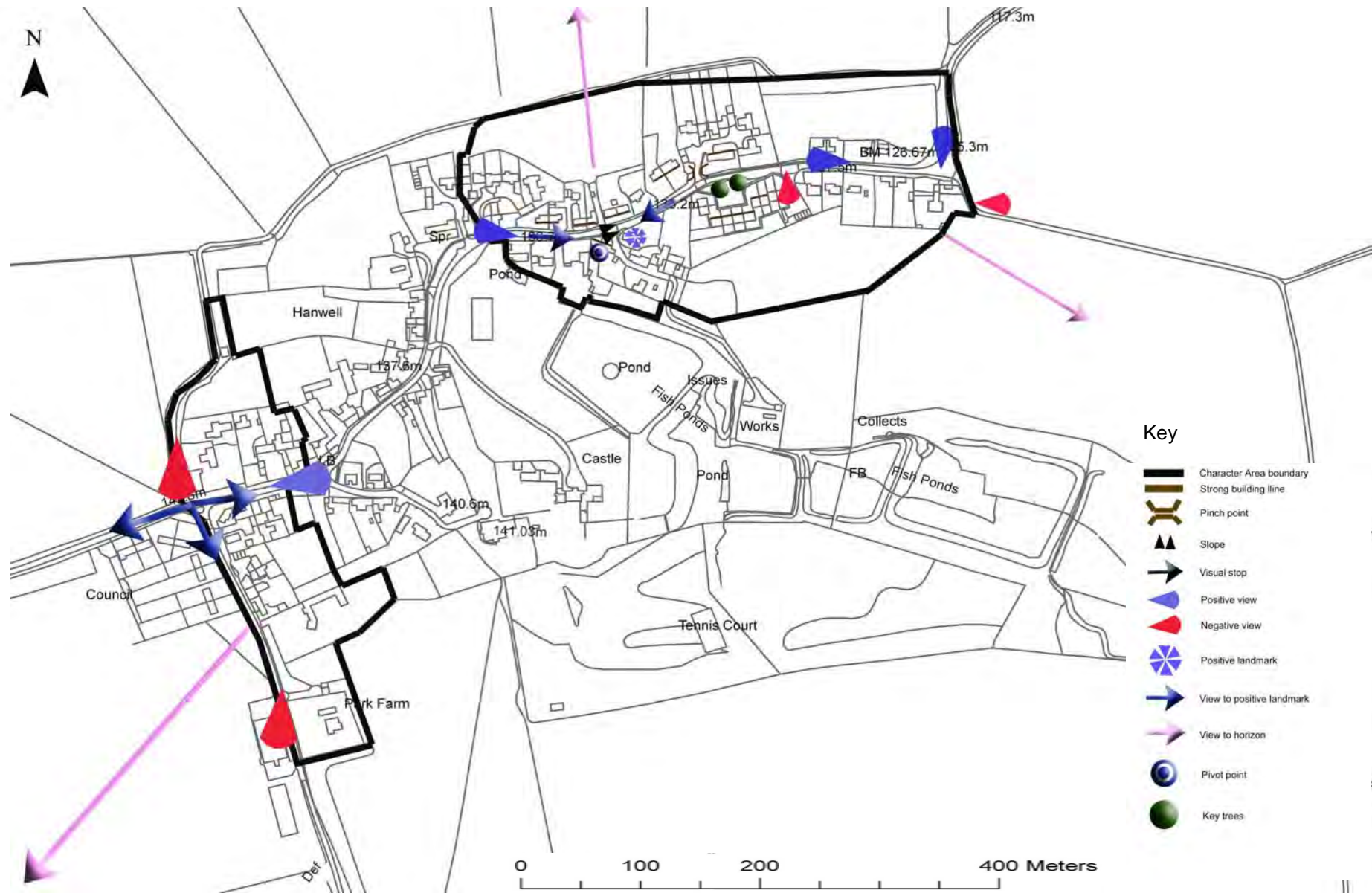


Houses on the north side of Main Street



View along eastern part of Main Street looking east

Figure 11: Village Ends visual analysis





## 9. Management Plan

### 9.1 Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area. There are two major threats to the character and appearance of Hanwell. The first is the erosion of open space and rural character by unsympathetic infill housing and urban additions and the second is the cumulative impact of numerous alterations to the traditional but unlisted buildings within the area. Hanwell has little remaining scope for infill housing although past developments within the village have generally been of a high quality.

The pressure on the village from the urban extension of Banbury is a threat to the integrity and independence of Hanwell. It is important that the setting of the Conservation Area as well as that of the Castle and the Grade I listed Church is protected. The grassed areas within the village are key to maintaining a rural feel and their erosion is a serious threat. In terms of the buildings within Hanwell some alterations which may seem quite small in themselves, for example the replacement of traditional window casements, usually with uPVC double-glazing and additions such as satellite dishes on the front elevations of properties can threaten the character of the village. Such alterations to unlisted residential properties are for the most part permitted development (with the exception of satellite dishes) and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property.

Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and rural appearance of the Conservation Area. The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area. The principal policies covering alterations and development of the historic built environment are given in Appendix 1.

## Generic Guidance

The Council Will:

1. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement should be encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials.

2. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair. In Hanwell the dominance of ironstone is key to the character of the village.

3. Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials such as Welsh slate. Materials such as uPVC and concrete tiles look out of place in a conservation area and their use is discouraged.

4. Expect any scale, massing, proportions and height of new buildings or extensions to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

5. Strive to ensure that the character of traditional buildings is protected and original features are preserved. This is particularly the case for Heath and Spring Farmhouses where retention of the architectural type is important to the village character.



## Enhancement and management of the public realm

The Council Will:

1. Encourage a general level of good maintenance of properties.

2. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

3. Require the location of satellite dishes on rear elevations or within rear gardens to prevent visual pollution and damage to the character of the area.

4. Exercise a presumption against artificial cladding material, including render on the front elevations of buildings, with the exception of the clay tile half dormer cladding which is part of the character of the village.

5. Promote traditional styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discreet to the point of being inseparable from the original. 'Ribbon' and similar pointing is considered a totally inappropriate style of pointing for this district.

6. Promote the use of lime mortar in the construction and repointing of stone and brickwork is strongly advocated. This is a traditional building material and its use is of benefit to traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local building stone.

7. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene. In the case of Park Close the dark blue of the garage doors reduces the impact on key views.

8. Encourage the location of solar panels on rear roof slopes of unlisted buildings or on outbuildings within rear gardens.

9. Encourage sympathetic refenestration where inappropriate windows have been inserted.

10. Actively promote the harmonisation of appearance within the individual terraces or pairs of properties.

11. Encourage the reinstating of traditional features of the villages.

12. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.

13. Support new buildings on infill plots that are sympathetic to the intrinsic character of the area in terms of scale, design and materials. There are existing areas of open land around the Conservation Area that should be protected from any future development that would adversely affect the character of the villages. It is essential that the historic and in parts semi-rural nature of the area is not overwhelmed.



14. Create a dialogue with other authorities and agencies to rationalise the use of kerbs and bollards to ensure they are in keeping with the character of the area.

15. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the villages.

16. Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. Lighting within the village can have an adverse effect on the semi-rural character of the conservation area. The material and design of the fittings and their position on the building should be carefully considered.

17. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or hedging in a style appropriate to the location.

18. Promote the retention of boundary walls and gateways.

19. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing for properties backing on to open ground and stone walls in the village centre.

20. Promote the retention of historic footpaths within the village and work with bodies such as the Parish Council and Oxford County Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or extensive signage should be resisted. The footpaths within this Conservation Area are key to the character of the landscape, some of them being along extremely ancient routes joining local villages.



### **Management and protection of important green spaces**

The Council Will:

1. Encourage the retention of front gardens, walls and boundary hedges.
2. Promote the retention of significant open spaces and field systems around the village.
3. Promote the sympathetic maintenance of open areas such as the central green bank and the castle grounds within the Conservation Area.

4. Preserve the character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided. Car parking on grass areas should be discouraged, in some areas stones have been successfully used for this purpose.



5. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the conservation area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged, these trees grow fast and can alter or block important views as well being uncharacteristic of the area. Trees over a certain size within the area boundary are protected from unauthorised felling by virtue of their location within a Conservation Area, this is a particularly important protection because none of the trees within Hanwell are currently subject to Tree Preservation Orders.

6. Promote the retention of grass verges within the village. These play a key role in retaining the rural feel of Hanwell

7. Preserve the setting of the Castle grounds and of the Conservation Area.

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## 11. Appendix 1

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance, these are not listed here but can be found elsewhere in the specific documents mentioned below.

### **Oxfordshire structure plan 2016**

**EN4** The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

**EN6** There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

### **Cherwell Local Plan 1996**

**H5** Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing: (i) is economically viable in terms of its ability to meet the need identified (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development (iii) is compatible with the other policies in this plan.

**H12** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

**H19** Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character; (ii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building; (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

**H21** Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

**C18** In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

**C19** Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

**C20** Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

**C22** In a conservation area planning control will be exercised, to ensure *inter alia*, that the character or appearance of the area so designated is preserved or enhanced.

**C23** There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

**C30** Design control will be exercised to ensure: (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity; (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene; (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

**C36** In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

**EN34** the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would: (i) cause undue visual intrusion into the open countryside; (ii) cause undue harm to important natural landscape features and topography; (iii) be inconsistent with local character; (iv) harm the setting of settlements, buildings, structures or other landmark features; (v) harm the historic value of the landscape.

**EN35** The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

**EN39** Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

**EN40** In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, *inter alia*, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. a new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.



**EN43** proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

**EN45** Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will be required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

**EN47** The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will: (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved; (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation; (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

(iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

**EN48** Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

**EN51** In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.



## 12. Acknowledgments

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## Plans

**Plan EDP 1:** Site Location

(edp3253\_d023b 21 July 2022 SW/CJ)

**Plan EDP 2:** Designated Heritage Assets

(edp3253\_d024b 21 July 2022 SW/CJ)

**Plan EDP 3:** Previous works

(edp3253\_d025b 21 July 2022 SW/CJ)

**Plan EDP 4:** HER Entries

(edp3253\_d026b 21 July 2022 SW/CJ)

**Plan EDP 5:** Historic Landscape Characterisation

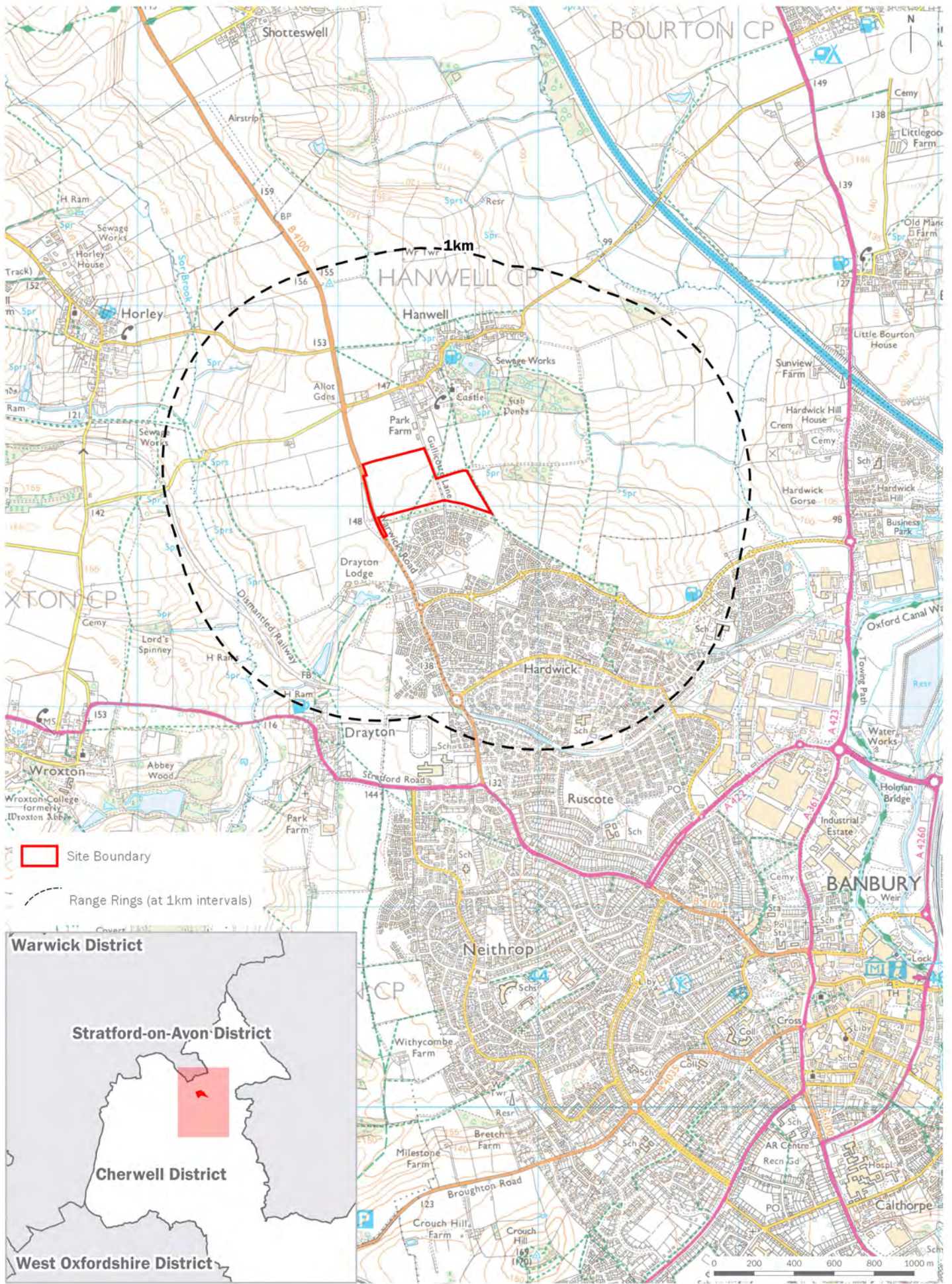
(edp3253\_d027b 06 June 2022 SW/CJ)

**Plan EDP 6:** LiDAR Analysis

(edp3253\_d028b 21 July 2022 SW/CJ)

**Plan EDP 7:** Extracts of Historic Mapping

(edp3253\_d029b 21 July 2022 SW/CJ)

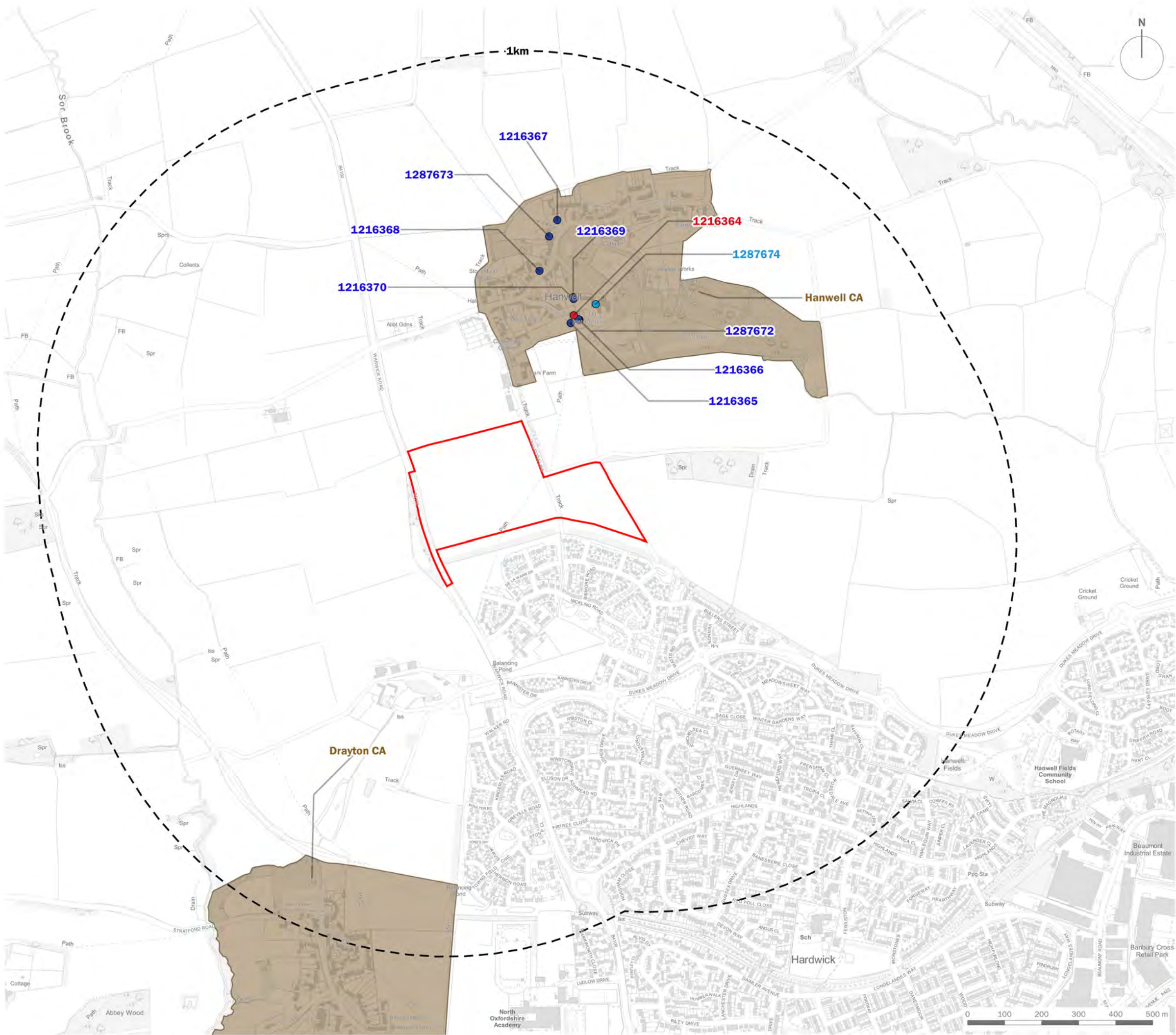


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scale **1:25,000 @ A4**  
drawn by **SW**  
checked **CJ**  
QA **RB**

client **Vistry Homes Ltd**  
project title **Land east of Warwick Road, Banbury**  
drawing title **Plan EDP 1: Site Location**



- Site Boundary
- Range Rings (at 1km intervals)
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Conservation Area

client  
**Vistry Homes Ltd**

project title  
**Land east of Warwick Road, Banbury**

drawing title  
**Plan EDP 2: Designated Heritage Assets**

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drawing number	<b>edp3253_d024b</b>	checked	<b>CJ</b>
scale	<b>1:10,000 @ A3</b>	QA	<b>RB</b>



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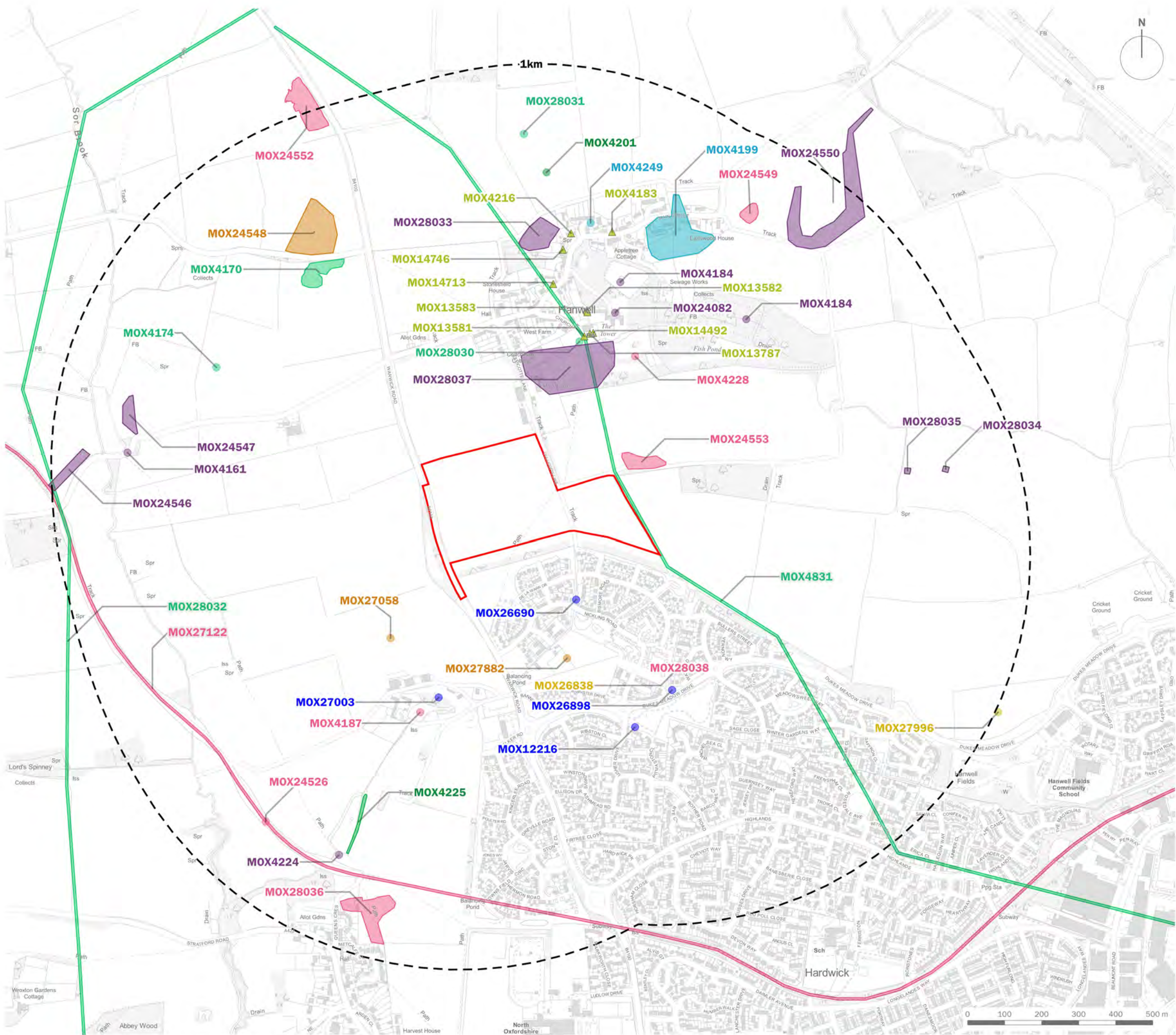
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project title	Land east of Warwick Road, Banbury	
drawing title	Plan EDP 3: Previous Works	
date	21 JULY 2022	drawn by SW
drawing number	edp3253_d025b	checked CJ
scale	1:10,000 @ A3	QA RB



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- Site Boundary
- Range Rings (at 1km intervals)

- HER Monuments**
- ▲ HER Monuments (Buildings)
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  - Early Medieval
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  - Post Medieval
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client  
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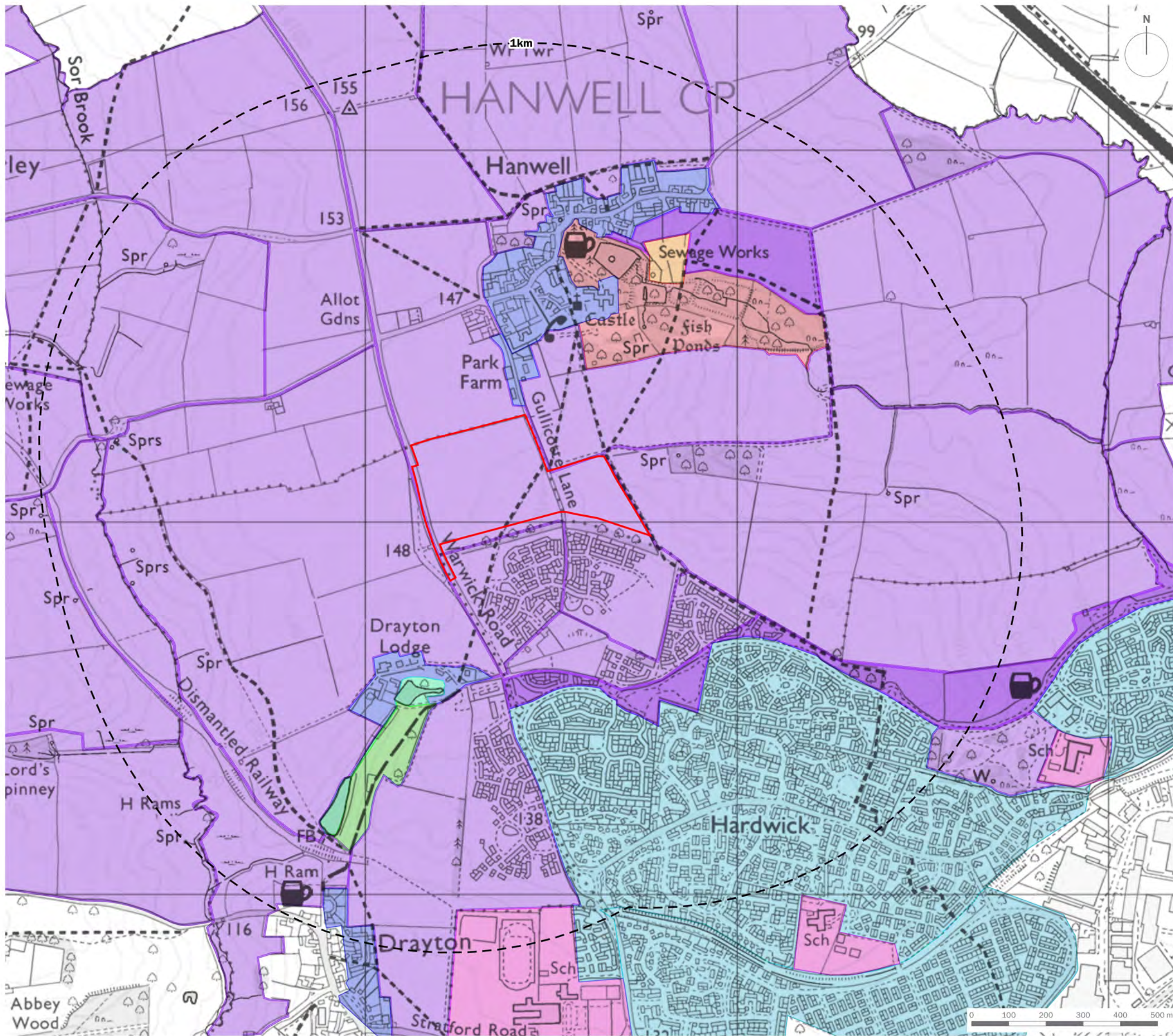
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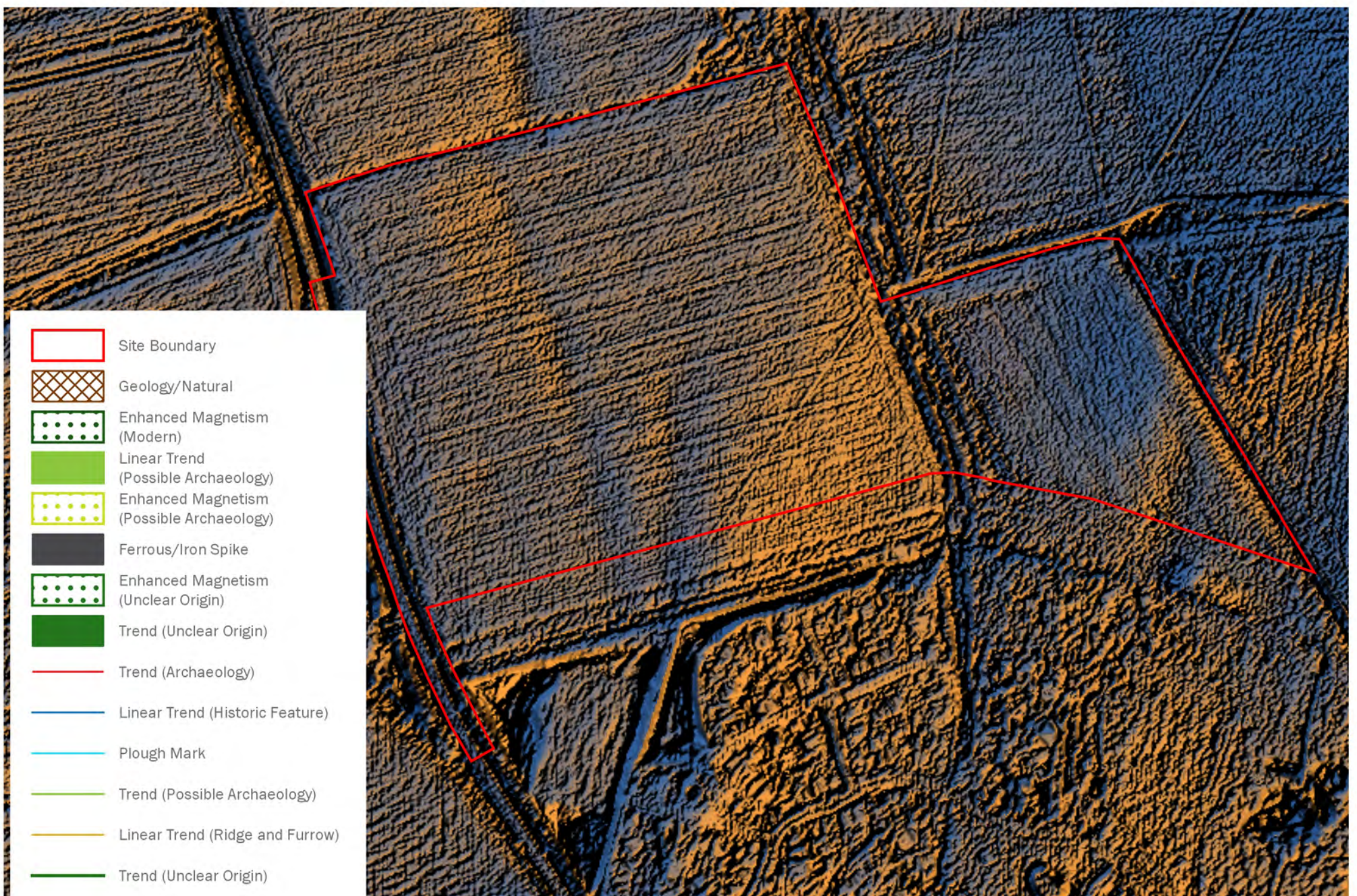
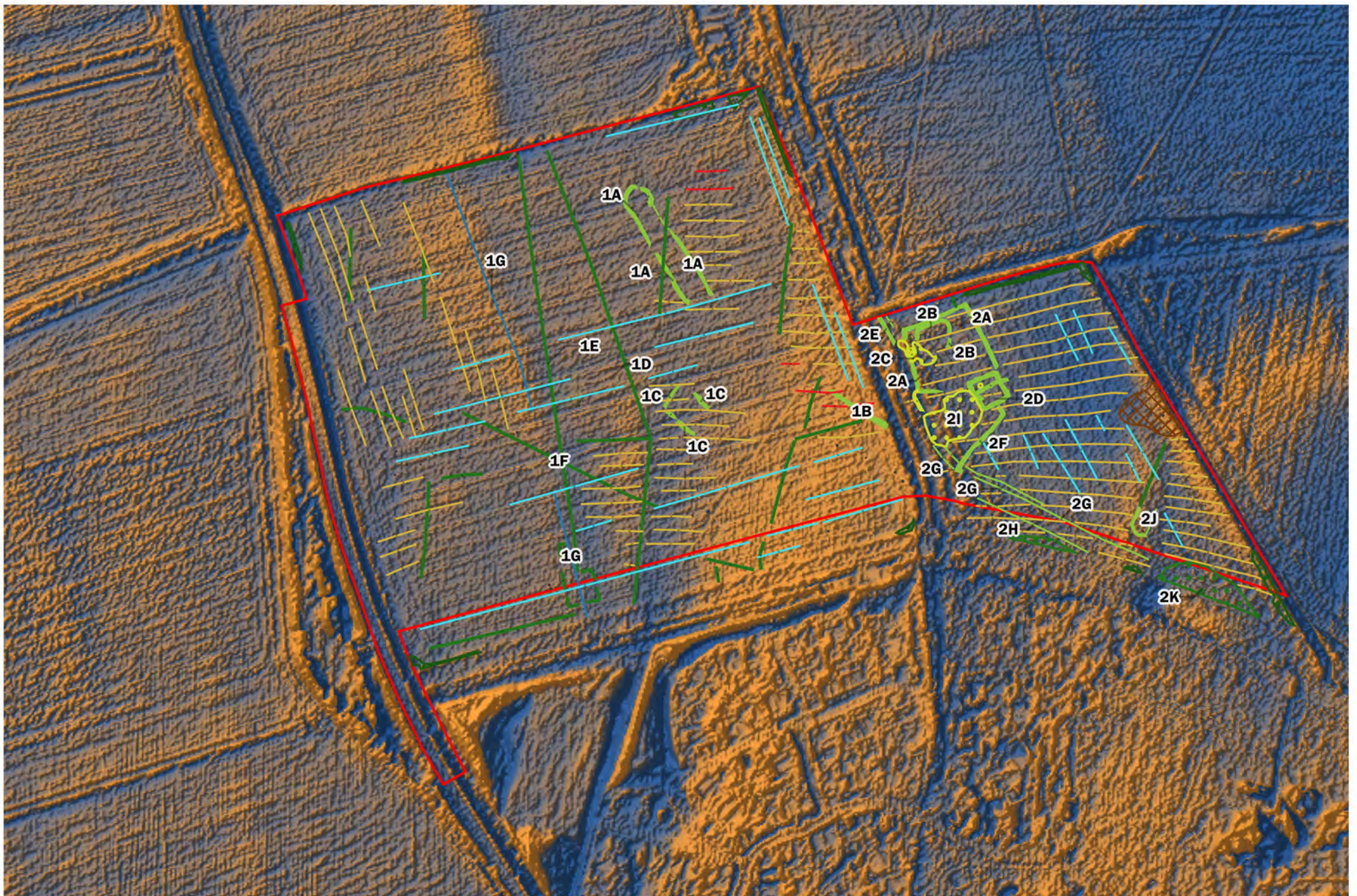
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  - Rural Settlement
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  - Water and Valley Floor
  - Woodland

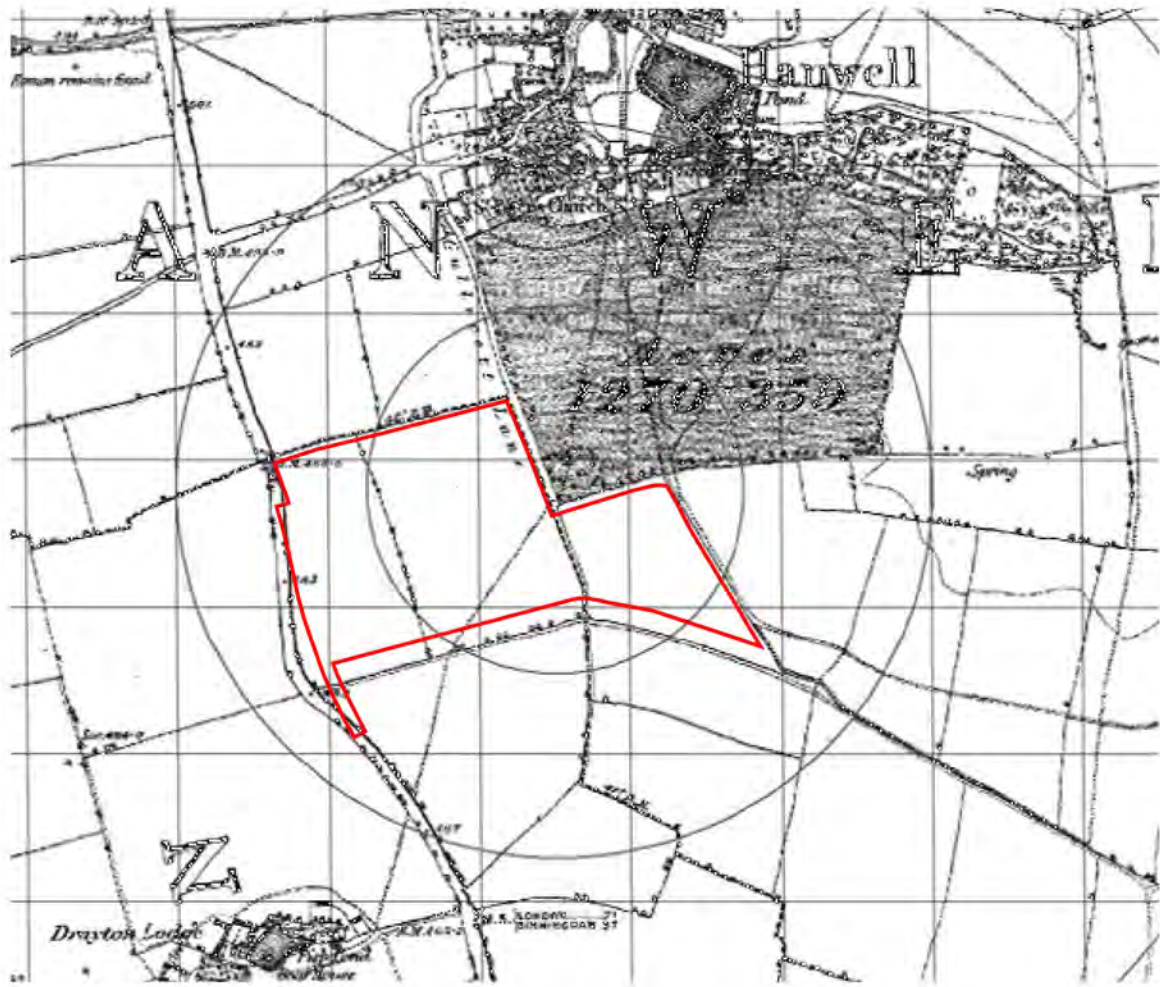
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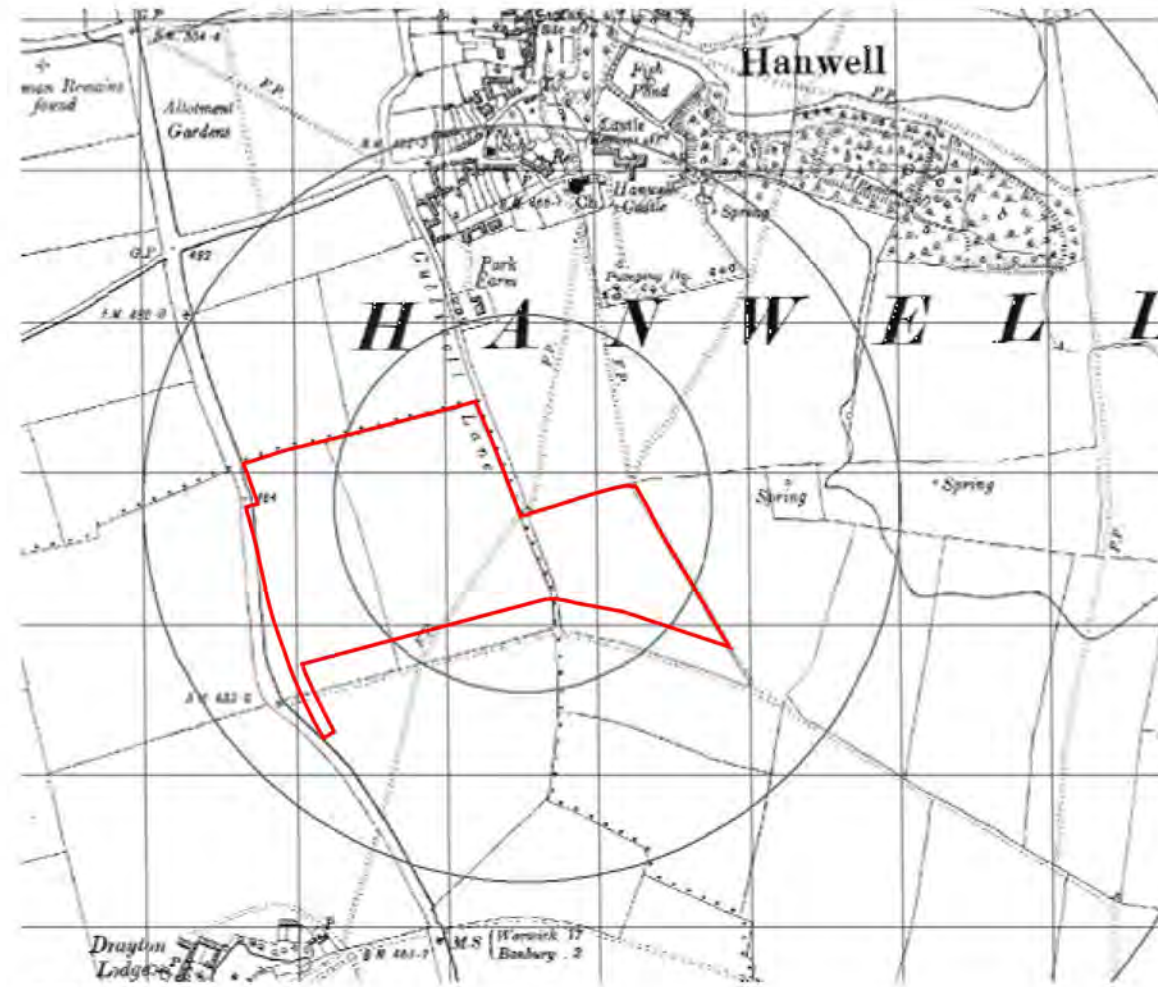
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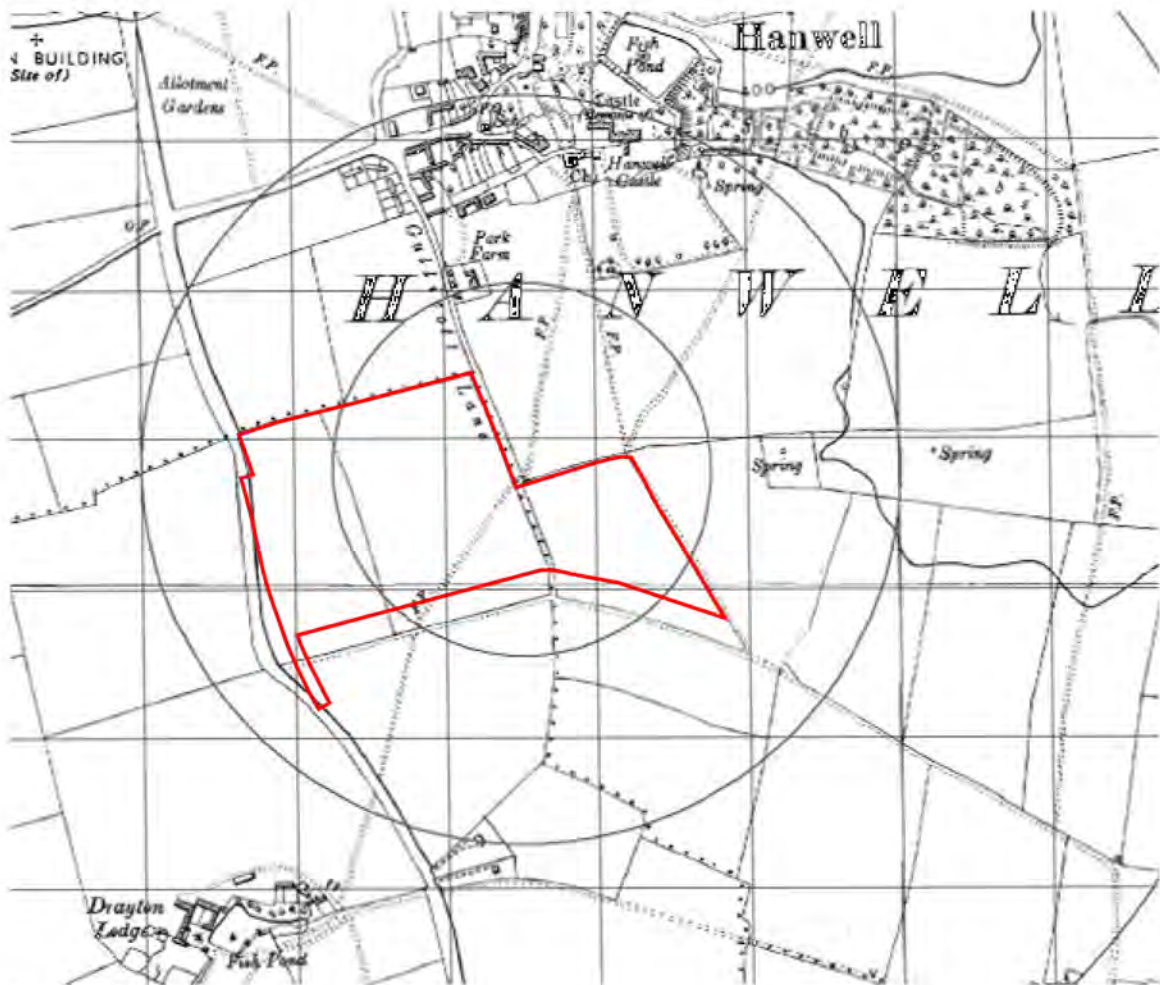




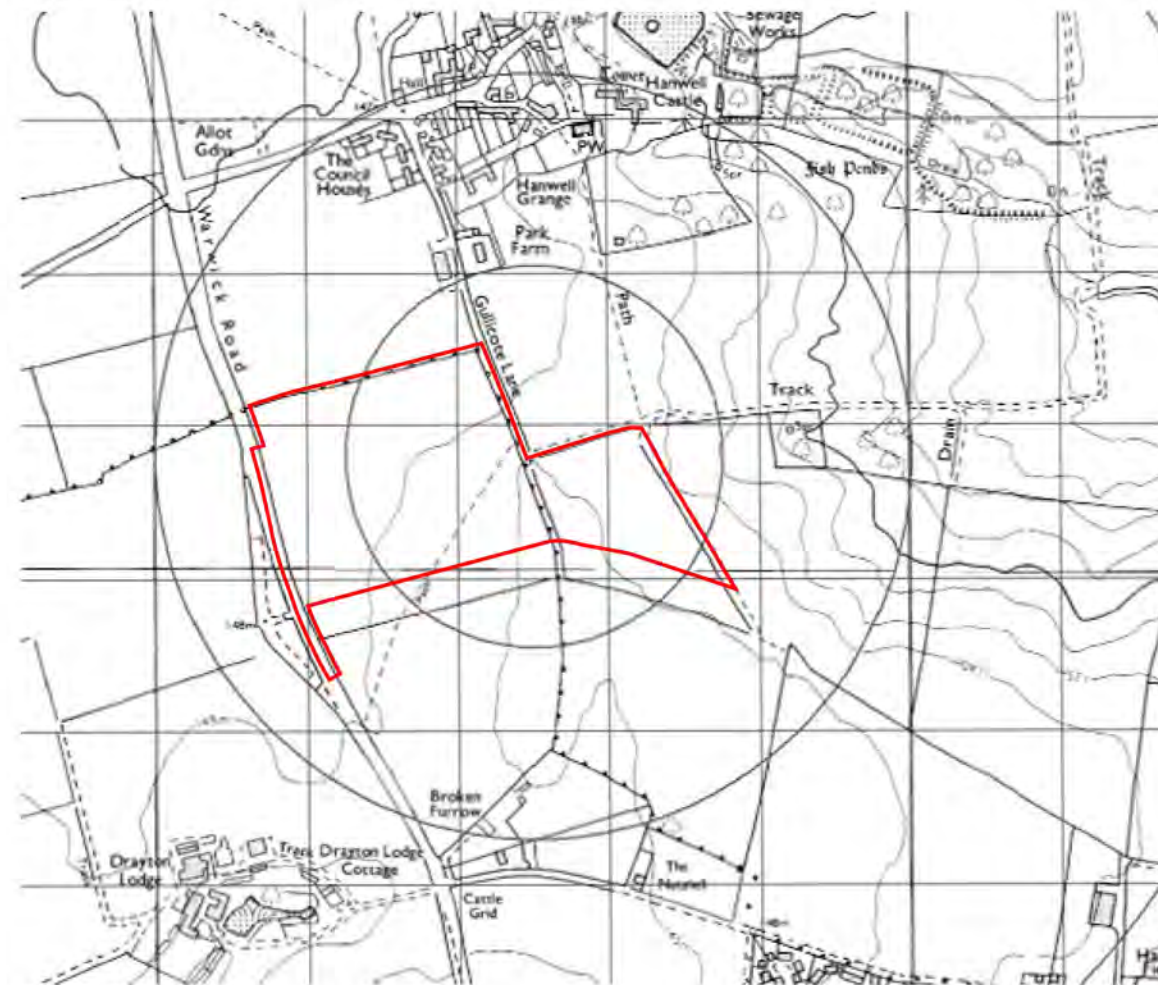
OS Map 1887




OS Map 1923

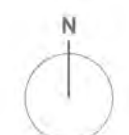


OS Map 1955



OS Map 1995

 Approximate Site Boundary



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