



**Oxford United New Stadium  
Development  
Oxford  
Oxfordshire**

*Archaeological Desk-Based Assessment*

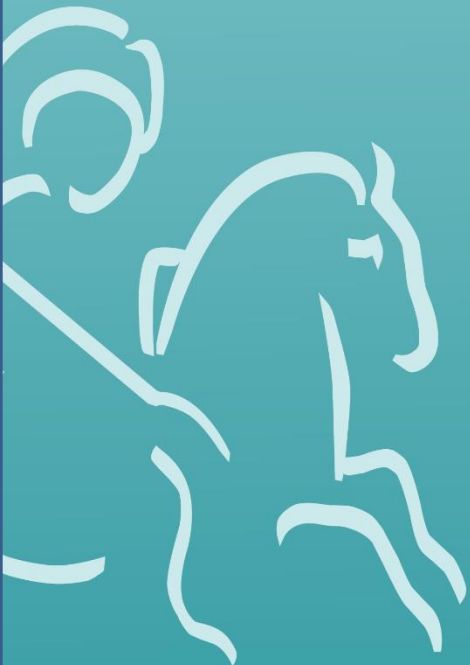


*Report prepared for:*  
Ridge and Partners LLP

CA Project: CR1442

CA Report: CR1442\_1

February 2024



# Oxford United New Stadium Development Oxford Oxfordshire

## *Archaeological Desk-Based Assessment*

CA Project: CR1442

CA Report: CR1442\_1

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## SUMMARY

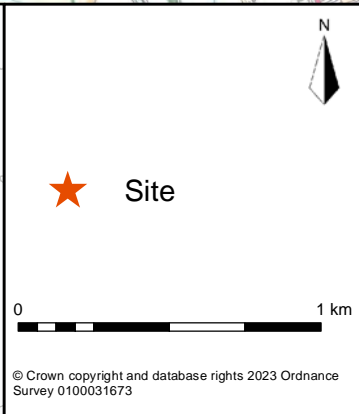
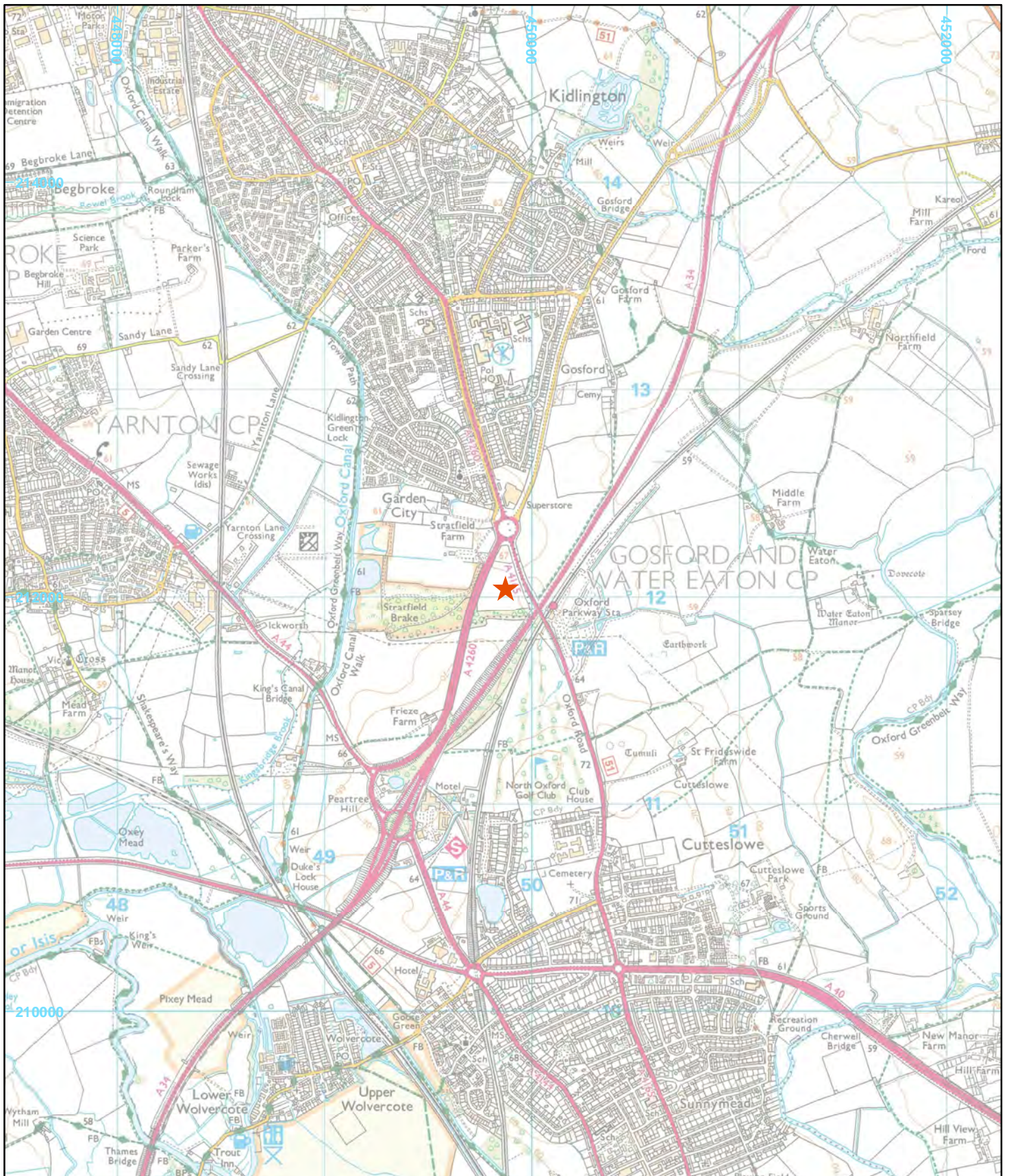
**Project Name:** Oxford United New Stadium Development  
**Location:** Land south of Kidlington, Oxford  
**NGR:** 449860, 212020

In June 2023 Cotswold Archaeology was commissioned by Ridge and Partners LLP to undertake an Archaeological Desk-Based Assessment in respect of land to the south of Kidlington, Oxford. Presently in use as scrubland and woodland, the Site is bounded to the west by Frieze Way and to the east by Oxford Road, located c. 5.5km north of Oxford. The proposed development comprises the construction of a new Stadium and associated facilities for Oxford United FC.

The assessment has identified no overriding archaeological constraints to the proposed development, on the basis of current information. It has identified that there is some potential for early prehistoric remains to be present within the Site in the form of unstratified lithic material. Due to the presence of a substantial quantity of late Mesolithic to early Neolithic flints in both the east and west of the Site. There is limited potential for later prehistoric activity within the Site in the form of infilled ditch and pit features reflecting agricultural practices, however it is not anticipated that settlement evidence will be present. Roman period activity within the Site may be present but again, is only likely to be associated with agricultural activity, away from any foci of settlement on lower-lying slopes away from the ridgeway.

There is poorly preserved earthwork evidence of ridge and furrow cultivation in the south of the Site, and there a potential for buried traces of this medieval cultivation to be present in the north. Any surviving traces are not considered to be of sufficient significance to comprise non-designated heritage assets.

It is considered that this assessment provides sufficient information to inform determination of any planning application in respect of known and potential buried archaeological remains, in accordance with paragraphs 194 and 203 of the National Planning Policy Framework and with Policy ESD 15 of the Cherwell Local Plan 2011-2031. This has been agreed with the archaeological advisor to the local planning authority.





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**PROJECT TITLE**  
 Oxford United New Stadium  
 Oxfordshire

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**FIGURE TITLE**  
**Site Location Plan**

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DRAWN BY	RK	PROJECT NO.	CR1442	<b>FIGURE NO.</b>
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## 1. INTRODUCTION

- 1.1. In June 2023 Cotswold Archaeology was commissioned by Ridge and Partners LLP to undertake an Archaeological Desk-Based Assessment in respect of land to the east of Stratfield Brake and west of Oxford Parkway Station, known as The Triangle (hereafter referred to as 'the Site'). Presently in use as a willow plantation and woodland (see Photo 1), the Site is bounded to the west by Frieze Way and to the east by Oxford Road, located c. 5.5km north of Oxford (NGR: 449860, 212020; Fig. 1). The Site also includes stretches of Freize Way and Oxford Road (see Appendix 4). The proposed development comprises the construction of a new Stadium and associated facilities for Oxford United.



**Photo 1 View of willow plantation within the Site**

### *Objectives and professional standards*

- 1.2. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any known and potential archaeological remains located within the Site, and any known and potential archaeological remains beyond the Site boundary that may potentially be affected by the development proposals, is then presented. Potential development effects upon the significance of these archaeological remains (both adverse and/or beneficial) are then described. The setting of heritage assets is beyond the scope of this assessment and is discussed in a separate report (CA 2023b).

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- 1.3. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

*‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).*

- 1.4. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

*‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).*

#### **Statute, policy and guidance context**

- 1.5. The Site is located in the local authority of Cherwell. The Local Plan, ‘The Cherwell Local Plan 2011-2031’, was adopted in September 2020, Policy ESD 15 relates to archaeology.
- 1.6. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

#### **Consultation**

- 1.7. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (CA 2023a). The WSI was submitted to Mr Richard Oram, Lead Archaeologist, Oxfordshire County Council (OCC), on 22nd June 2023, for review, comment and approval prior to the assessment being undertaken. Initial feedback by email, requested that the WSI include for a review of LiDAR data and aerial photographs to be undertaken for the



whole study area (email dated 18th July 2023). The draft WSI was amended, and these elements are included in this assessment.

Statute	Description
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2023)</b>	Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Cherwell Local Plan 2011-2031 (2020)</b>	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2023). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2023). Policy ESD 15 relates to archaeology.

**Table 1.1** Key statute, policy and guidance

## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2023) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
<b>National Heritage List for England (NHLE)</b>	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
<b>Oxfordshire Historic Environment Record (HER)</b>	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
<b>Historic England Archives (HEA)</b>	Additional sites and events records, supplied in digital and hardcopy formats.
<b>Oxfordshire Archives</b>	Historic mapping, historic documentation, and relevant published and grey literature. A visit was not undertaken specifically for this assessment since CA held relevant documentation from a prior visit.
<b>Historic England's Aerial Photograph Research Unit</b>	Vertical and oblique aerial photography ranging in date from the 1940s to present.
<b>Portable Antiquities Scheme</b>	Online database of recorded archaeological finds.
<b>Defra Data Services Platform (environment.data.gov.uk)</b>	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
<b>Genealogist, Envirocheck, National Library of Scotland &amp; other cartographic websites</b>	Historic (Ordnance Survey and Tithe) mapping in digital format.
<b>British Geological Survey (BGS) website</b>	UK geological mapping (bedrock & superficial deposits) & borehole data.
<b>Archaeological Desk-Based Assessment: Guidance Document (Oxfordshire HER)</b>	Guidance document for the production of Archaeological Desk-Based Assessments within Oxfordshire.
<b>Grey Literature</b>	Fieldwork reports from nearby archaeological works. (Oxford Archaeology 2021, 2022)

**Table 2.1** Key data sources

- 
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The wider landscape was examined, as relevant, from accessible public rights of way.

#### **Aerial photographs held at Historic England Archives**

- 2.5. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1946 to 2011. The aerial photographs show that the Site has not been developed between these years; having remained associated with rural and agricultural activity.

#### **LiDAR imagery**

- 2.6. Existing Environment Agency data was analysed with the specific aim of clarifying the extent any potential archaeological remains. LiDAR DTM and DSM tiles were obtained from the DEFRA portal. The data was available at 1m resolution, for the extent of the site boundary. LiDAR tiles were downloaded as ASCII files. The LiDAR ASCII files contain British National Grid as the “native” coordinate reference system.
- 2.7. Where necessary, the tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.8.2 and exported as a .TIFF.

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2.8. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a DEM, hillshade, positive and negative openness, multi-hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in Airborne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area. The output images from the RVT software were then imported into the ArcMap 10.8.2 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.

#### **Assessment of heritage significance**

2.9. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 200 of the NPPF (2023), the guidance issued by ClfA (2020), *Historic Environment Good Practice Advice in Planning Note 2* (HE 2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12* (Historic England 2019) and *Planning and Archaeology: Historic England Advice Note 17 (HEAN 17; Historic England 2022)*.

2.10. Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (Historic England 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. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

#### **Assessment of potential development effects (benefit and harm)**

2.11. This report sets out the ways in which identified susceptible archaeological remains might be affected by the proposals, as well as the anticipated extent of any such effects. Physical effects, i.e. resulting from the direct disturbance or truncation of archaeological remains, have been assessed.

2.12. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy

and guidance terminology, particularly that of the NPPF (2023). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

- 2.13. In relation to non-designated heritage assets, the key applicable policy is paragraph 209 of the NPPF (2023), which states 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 affect 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** [our emphasis].’*

- 2.14. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 196 and 212.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 196 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset’s contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 208 of the NPPF.
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

Level of effect	Description	Applicable statute & policy
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

### *Limitations of the assessment*

- 2.15. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.16. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.17. A walkover survey was conducted within the Site, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation.

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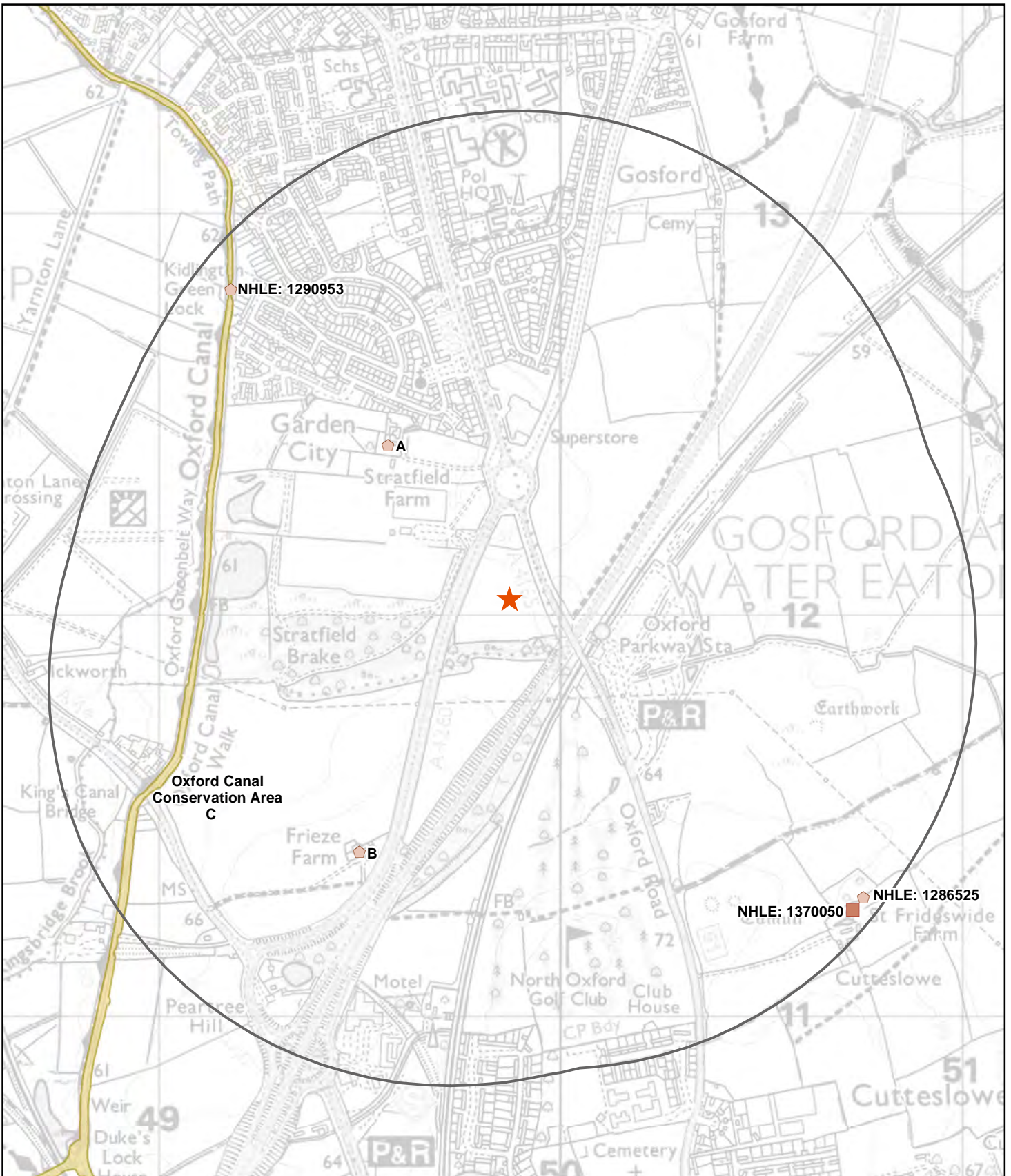
### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

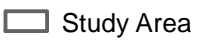
- 3.1. The Site is located c. 200m south of the village of Kidlington and c. 5.5km north of Oxford City Centre (Fig. 1). It is currently covered by scrubland which is bounded by woodland to the south. Elsewhere the Site is bounded to the west by Frieze Way, to the east by Oxford Road (A4165), a roundabout at its northern tip, and agricultural land. To the west of Frieze Way (A4260) is Stratfield Brake a small area of woodland, which was likely linked to the woodland to the south of the Site prior to the introduction of the road. The A34 runs to the south-east of the Site on a north-east/south-west alignment.
- 3.2. Oxford Parkway Station lies c. 80m east of the Site with the railway running from the north-east of the study area southwards, towards Oxford. To the south of the railway line, c. 130m south-east of the Site, lies North Oxford Golf Club.
- 3.3. The Site is relatively flat, lying at c. 65m above Ordnance Datum (aOD) along a gentle ridgeline that extends north/south through the landscape, dropping to c. 60m aOD to the east and west of the Site. The Kingsbridge Brook flows c. 675m west of the Site on a rough north/south orientation to the west of the Oxford Canal, which lies on the same orientation, c. 620m west of the Site. The River Cherwell flows c. 1.7km east of the Site on a rough north/south alignment.
- 3.4. The Site lies on a bedrock geology of Oxford Clay Formation and West Walton Formation Mudstone, a sedimentary Bedrock which formed between 166.1 to 157.3 million years ago during the Jurassic Period, when the local environment was previously dominated by shallow seas (BGS 2023). No superficial deposits are recorded within the Site and there are no recorded boreholes either.
- 3.5. An evaluation was undertaken c. 40m to the north-east (Fig. 3, **E3**) of the Site, which revealed 0.25m of topsoil overlying 0.2m of subsoil before the natural substrate was recorded (Oxford Archaeology 2022). Similar depths of natural deposits may be anticipated within the Site, as both the Site and the evaluated land appear to have been in similar – rural / agricultural - use from at least the medieval period.

#### *Designated heritage assets*

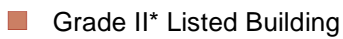
- 3.6. There are no designated heritage assets within the Site.



Site



Study Area



Grade II\* Listed Building



Grade II Listed Building



Conservation Area



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PROJECT TITLE

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FIGURE TITLE

Designated heritage assets

0 500m

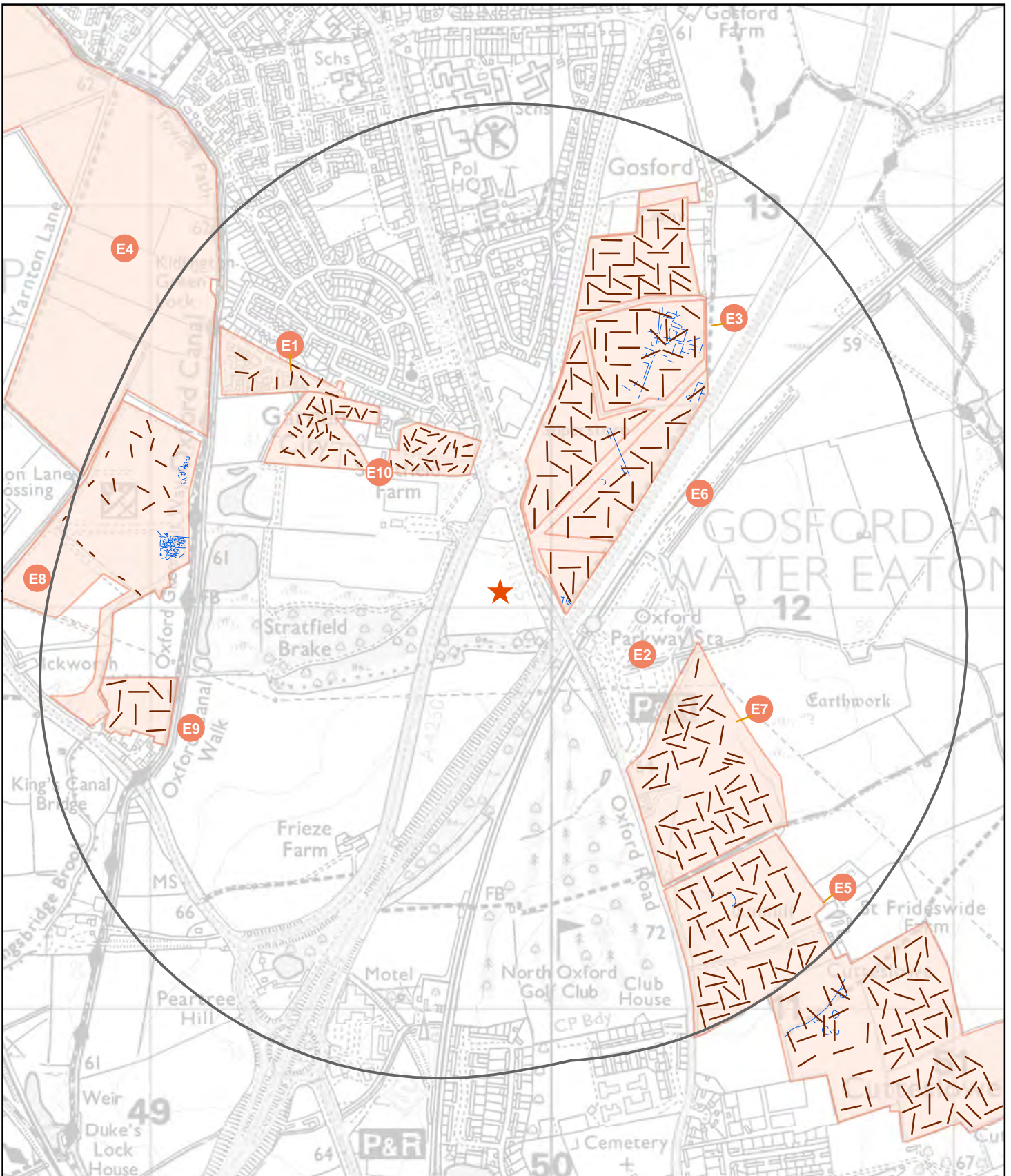




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- 3.7. The nearest Listed Building lies c. 340m north-west of the Site, comprising the Grade II Listed Stratfield Farmhouse (NHLE: 1220260) an early 19th-century building constructed of coursed limestone rubble. There are a further four Listed Buildings within the study area. Grade II Frieze Farm located c. 485m south-west of the Site (NHLE: 1045789), was likely constructed in the late 17th century and was expanded in the 18th and 19th centuries. The Grade II\* Listed St Frideswides Farmhouse (NHLE: 1286525) is located c. 975m south-east of the Site. This was likely constructed in the 16th century, with alterations in the 17th and 20th century. The two storey limestone rubble farmhouse is associated with a Grade II Listed Wall c. 10m to its north-east (NHLE: 1370050). This garden wall was constructed in the 17th/18th century, is approximately 2.5m high and was Listed due to its group value with St Frideswides Farmhouse.
- 3.8. The Grade II Listed Oxford Canal Kidlington Green Lock (NHLE: 1290953) is located c. 870m north-west of the Site. This Lock is mid-19th century in date and is a part of the Oxford Canal, in turn part of the Oxford Canal Conservation Area c. 620m west of the Site.
- 3.9. The nearest Scheduled Monument lies c.2km south of the Site and comprises Ring ditches, barrows and associated enclosures, at Port Meadow (NHLE: 1010717). This is a well-preserved example of multiperiod activity spanning the Bronze Age to the Iron Age. The nearest Registered Park and Garden is the Grade II Registered Yarnton Manor (NHLE: 1001248) c. 2km west of the Site. This is a late 19th-century formal garden laid out within the framework of an early 17th century parkland. The gardens are associated with the Grade II\* Listed Yarnton Manor.
- 3.10. The setting of designated heritage assets is not considered as part of this assessment (Cotswold Archaeology 2023b); however, designated heritage assets are referred to in the text below, where relevant to the understanding of the archaeological potential within the Site.

#### *Previous archaeological investigations*

- 3.11. A considerable amount of archaeological fieldwork has previously been undertaken within the study area. These investigations comprise desk-based assessments as well as a range of intrusive works, including evaluations and excavations. Those of relevance to this assessment are illustrated on Fig. 3 and listed in Appendix 2.



- ★ Site
- Study Area
- ▭ Previous Work
- Excavated Trenches
- Geophysical anomalies



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**PROJECT TITLE**

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**FIGURE TITLE**

**Selected Previous  
 Archaeological Works**

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- 3.12. A trial trench evaluation was undertaken by the Oxford Archaeological Unit in 1994 c. 650m north-west of the Site (Fig. 3, **E1**). This recorded a number of features, mostly linear and undated, as well as a pit containing flints of likely Neolithic date (Fig. 4, **1**) (Oxford Archaeological Unit 1994).
- 3.13. A trial trench evaluation was carried out c. 240m east of the Site (Fig. 3, **E2**) prior to the construction of Oxford Park and Ride in 1998 by AOC Archaeology. This revealed a Roman ditch (Fig. 4, **10**) and a possible Mesolithic blade fragment (Fig. 4, **FS3**) (South Midlands Archaeology 1999).
- 3.14. An evaluation was carried out c. 40m north-east of the Site by Oxford Archaeology in 2021 (Oxford Archaeology 2022) following a geophysical survey (Museum of London Archaeology 2021) (Fig. 3, **E3**). This identified trackways in the south-east of the evaluated area (close to the Site), ditched enclosures and features of Roman origin, indicating the presence of a rural farmstead (Fig. 4, **12**). This also revealed flints of a late Mesolithic date (Fig. 4, **FS4**).
- 3.15. A geophysical survey was undertaken in 2022 c. 1.1km north-west of the Site (Fig. 3, **E4**) (Magnitude Surveys 2022). This revealed anomalies indicating the presence of up to three barrow features, a curvilinear enclosure, a rectilinear enclosure and possible pit features (Fig. 4, **4**).
- 3.16. An archaeological evaluation was carried out in 2021 by Oxford Archaeology c. 700m south-east of the Site (Oxford Archaeology 2021) (Fig. 3, **E5**). This provided an early medieval date for the two barrow features to the south of the Site and revealed evidence of prehistoric funerary and settlement evidence (Fig. 6, **3**).
- 3.17. An Archaeological evaluation was undertaken in 2018 c. 480m north-east of the Site (Fig. 3, **E6**; Oxford Archaeology 2018). This identified a small assemblage of worked flint and a series of rectilinear enclosures (Fig. 4, **11**).
- 3.18. Cotswold Archaeology carried out an evaluation in 2021 c. 490m south-east of the Site (Fig. 3, **E7**). This identified evidence of Roman period gullies (Fig. 4, **13**) and medieval to post-medieval former field boundaries (Fig. 6, **18**).
- 3.19. In 2009 a trial trench evaluation was undertaken c. 680m west of the Site (Fig. 3, **E8**) (Cotswold Archaeology 2009). This was undertaken following an Aerial Photograph appraisal (Cotswold Archaeology 2008a) and a geophysical survey (Pre-Construct

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Archaeology 2008). The evaluation did not target all potential archaeological features that had been identified in the earlier surveys; where the trenches were to intercept the targeted anomalies, no archaeological remains were encountered.

- 3.20. In 2008 Cotswold Archaeology undertook a trial trench evaluation c. 660m south-west of the Site (Fig. 3, **E9**). No archaeological evidence was identified; linear features which were thought to be traces of former ridge and furrow and evident on historic aerial photographs, were not considered of archaeological origin (Cotswold Archaeology 2008b).
- 3.21. In 2022 Thames Valley Archaeological Services (2022) undertook a 55-trench evaluation c. 110m north-west of the Site (Fig. 3, **E10**). This identified no archaeological evidence beyond some traces with the exception of traces of former ridge and furrow, identified prior to the evaluation by geophysical survey (Museum of London Archaeology 2018).
- 3.22. The general evidence of those evaluations informed by preceding geophysical surveys appears to demonstrate good results, with the exception of investigation **E8**, which failed to identify any evidence of archaeological remains. Archaeological remains have also been shown to be masked by later ridge and furrow or modern agricultural activity.

### *Prehistoric*

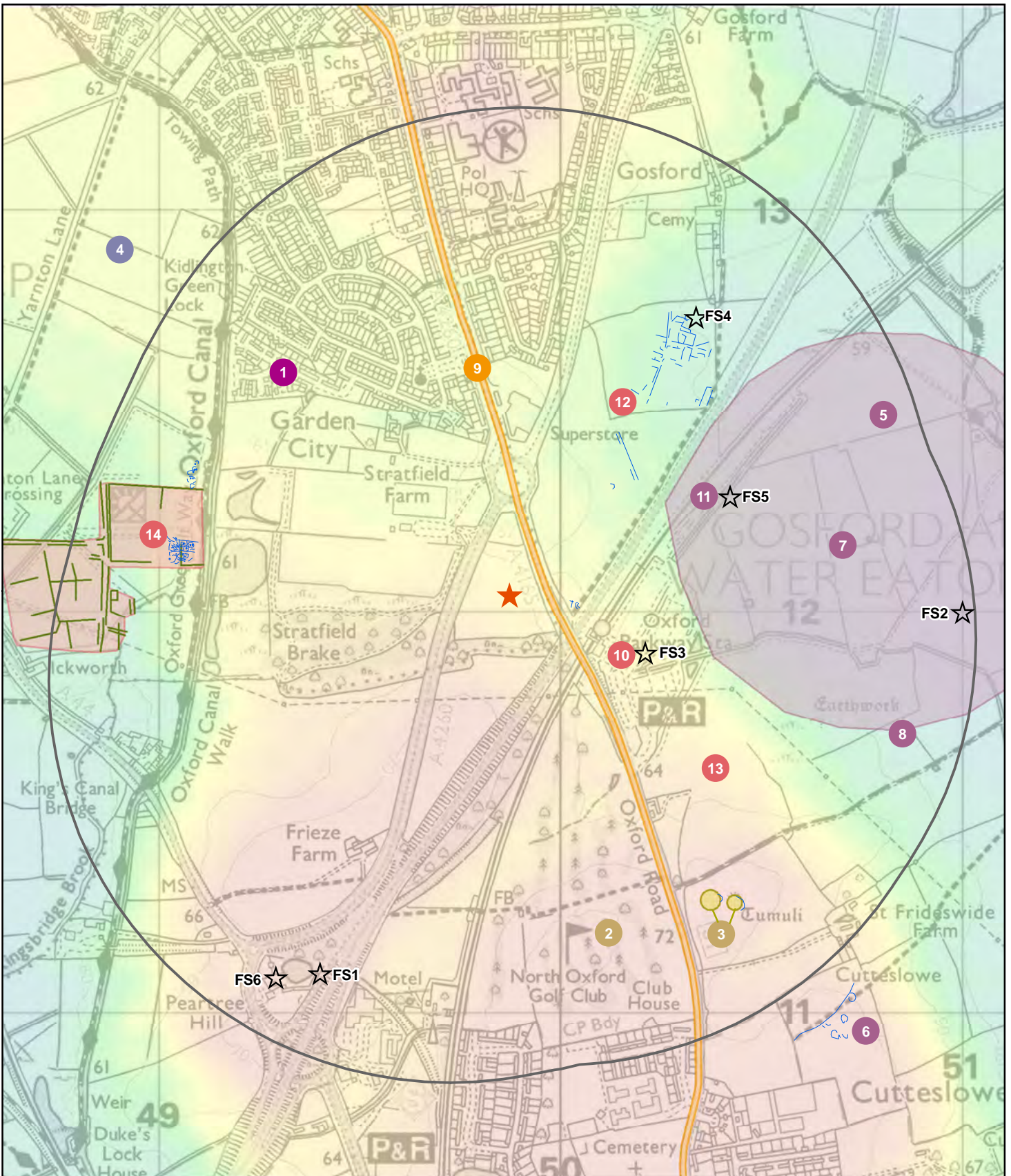
#### **Palaeolithic (pre- c. 10,000 BC)**

- 3.23. Hominid and human activity throughout the Palaeolithic period was influenced by successive periods of cold glacial and warm inter-glacial climatic conditions, during which small bands of hunter-gatherers exploited resources a wide variety of landscape types.
- 3.24. An undisclosed number of Lower Palaeolithic handaxes, a flake and a broken point are recorded c. 800m south-west of the Site (Fig. 4, **FS1**). These were redeposited finds recovered from the Wolvercote Gravels, retrieved from a 19th century brick pit (Wymer 1968). These gravel deposits are not present within the Site. Palaeolithic finds within Oxfordshire have typically been recovered from gravel deposits and Northern Drift deposits (Hey and Hind 2014). Palaeolithic finds are typically rare, and it is not anticipated that any remains of this period would be present within the Site, as there are no gravel deposits recorded within the Site. If remains were to be present these would most likely comprise isolated and redeposited flint artefacts.

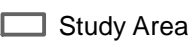
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### Mesolithic (c. 10,000 BC – c. 4,000 BC)

- 3.25. Human activity throughout the Mesolithic period is characterised by small bands of hunter-gatherers who typically exploited resources within a predominantly wooded landscape. Evidence for Mesolithic activity is usually restricted to scatters of bone, flint and other stone artefacts present within topsoil and subsoil deposits. Typically, Mesolithic activity is identified in locations where well-drained soils cover upper slopes above watercourses. Routes along river valleys, and across interfluves and prominent ridge lines/escarpments, may also have been used to move between different hunting territories and resource zones. Within Oxfordshire diagnostic Mesolithic flints have principally come from gravel extraction sites (Hey and Hind 2014).
- 3.26. A Mesolithic quartzite pebble macehead has been recorded to have been found c. 1km east of the Site (Fig. 4, **FS2**) (Salzman 1939). A broken blade with signs of wear, provisionally dated to the Mesolithic to early Neolithic, was found c. 240m east of the Site (Fig. 4, **FS3**) during an evaluation undertaken in 1998 by AOC Archaeology (South Midlands Archaeology 1999; Fig. 3, **E2**).
- 3.27. Flints of a late Mesolithic date were recovered c. 650m north-east of the Site (Fig. 4, **FS4**) from an evaluation undertaken in 2022 (Fig. 3, **E3**). These were recovered as residual finds from later features; however, due to the 'fresh' condition of the assemblage and the fact that it contained a core fragment, it is has been suggested that a Mesolithic camp could have been located close by (Oxford Archaeology 2022).
- 3.28. Any finds of Mesolithic origin are likely to comprise isolated, unstratified or redeposited flint artefacts or scatters of worked flints. The presence of core fragments and flints of a Late Mesolithic date c. 650m north-east of the Site does suggest that activity of this period may also have taken place within the Site as activity appears to have taken place along the ridgeline.



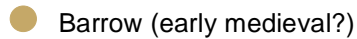
Site



Study Area



Multi



Barrow (early medieval?)



Iron Age to Roman



Roman



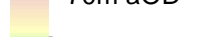
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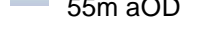
Cropmarks



Oxford Ridgeway



Geophysical anomalies



70m aOD  
55m aOD



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FIGURE TITLE

Prehistoric to Roman archaeological  
remains

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### Neolithic (c. 4,000 BC – c. 2,200 BC)

- 3.29. The Neolithic period witnessed the replacement of hunter-gatherer economies with more sedentary activities, associated with the tentative beginnings of arable cultivation, new styles of pottery and the domestication of animals. Evidence suggests relatively long-distance gift exchange/trade contact to source raw materials, although the archaeological record is dominated by ceremonial and ritual landscape monuments. The Neolithic period defines a phase of large-scale change, with the beginnings of extensive woodland clearance in the late 4th millennium BC.
- 3.30. A large assemblage (<1000 pieces) of likely early Neolithic, but possibly later Mesolithic, flint was found c. 650m north-west of the Site (Fig. 4, **1**) during an evaluation undertaken in 1994 (Fig. 3, **E1**; Oxford Archaeological Unit 1994). The majority of the flints recovered were contained within a pit dated to the Neolithic. Further features were revealed in the evaluation, comprising gullies and linear features, of likely Iron Age to early Roman origin. These contained no datable artefacts. The quantity of flints recovered during this evaluation suggests that there may have been intensive Mesolithic activity or activity possibly associated with Neolithic settlement (Booth 1997).
- 3.31. A small assemblage of worked flint (Fig. 4, **FS5**) was also recovered from an archaeological excavation undertaken c. 350m north-east of the Site (Fig. 3, **E6**; Oxford Archaeology 2018).
- 3.32. It is possible that remains dating to the Neolithic, could be present within the Site, these may comprise isolated and unstratified worked flints or debitage. However, there is little evidence to suggest that there was a significant Neolithic population utilising the study area.

### Bronze Age (c. 2600 BC – c. 700 BC)

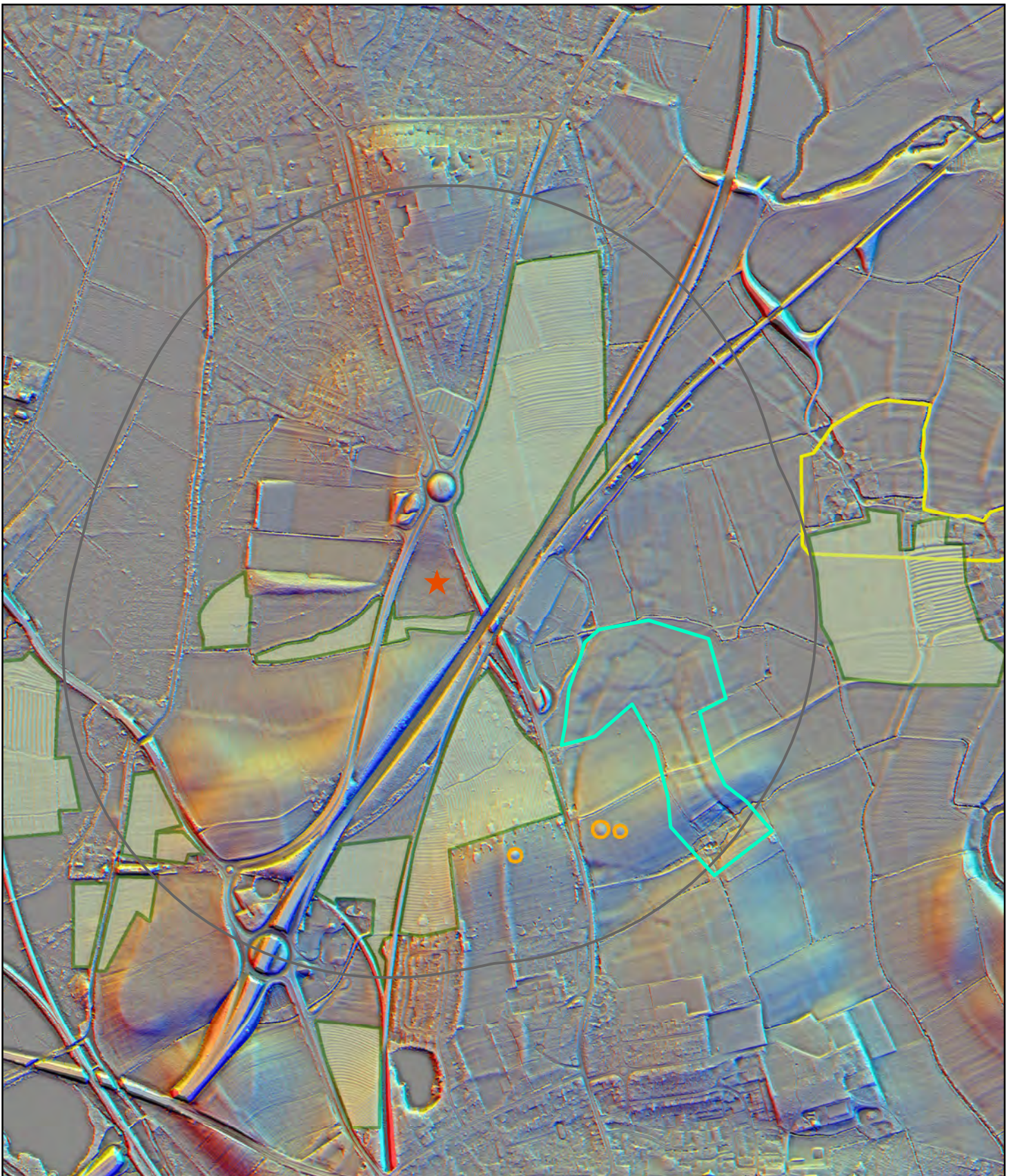
- 3.33. The Bronze Age saw the introduction of the first metal objects and weapons, predominantly made from bronze. Evidence of organised field systems and villages with roundhouses have been dated to this period, as well as burial monuments in the form of round barrows, sometimes grouped in large barrow cemeteries. Bronze Age settlements are sometimes accompanied by burnt mounds, which are also a good indicator of nearby settlement activity, especially close to water sources.
- 3.34. Three possible barrow features are visible on LiDAR data (Fig. 5) c. 680m south and c. 710m south-east of the Site (Fig. 4, **2-3**). This cluster of burial mounds had been

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situated on a high point along the ridgeway sitting at c. 70m aOD, suggesting they were positioned to hold prominence over the landscape. These features initially appeared to represent round barrows, typical of Bronze Age funerary monuments, and commonly constructed between 2,000-1500 BC (Historic England 2018a). No further barrow mounds are evident on the LiDAR data within the study area (Fig. 5) and there is no evidence for such features within the Site.

- 3.35. The pair of barrows located c. 710m south-east of the Site (Fig. 4, **3**) were investigated during an archaeological evaluation undertaken in 2021 (Oxford Archaeology 2021; Fig. 3, **E5**). Within the mound material of one of the barrows was a sealed pit containing an urned cremation burial, which was securely dated to the late Bronze Age. However, in the centre of the barrow were burnt charcoal rich deposits indicating possibly *in situ* pyre material. The pyre material was radiocarbon dated to the early medieval period.
- 3.36. Although earlier barrows were very occasionally a focus of activity in the late Bronze Age there is almost no evidence for barrows being constructed at this time, it is thought therefore that the late Bronze Age cremation predates the formation of the mound, and that the early medieval pyre is more indicative of the barrow's origin. It seems likely on the balance of probabilities that the round barrows at Cutteslowe are of early medieval date (Oxford Archaeology 2021) and that the ridgeway was being utilised during this period.
- 3.37. A geophysical survey was undertaken in 2022 c. 1.1km north-west of the Site (Fig. 3, **E4**) (Magnitude Surveys 2022). This revealed anomalies indicating the presence of up to three barrow features, a curvilinear enclosure, a rectilinear enclosure and possible pit features (Fig. 4, **4**). These features are located on slightly lower ground c. 64m aOD but still on the higher ground associated with the ridgeline, which runs north-south through the study area. The presence of these remains suggests that the ridgeline was utilised for ritualised and funerary activity.





- ★ Site
- Study Area
- Cutteslowe deserted medieval village
- Water Eaton shrunken village
- Ridge and Furrow (after CA 2023)
- Barrow



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**FIGURE TITLE**  
**LiDAR data of the Study Area**  
**DTM 1m resolution**

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### The Iron Age (c. 700 BC – c. AD 43)

- 3.38. The Iron Age is characterised by the introduction of iron-working and substantial defended settlements. During this period, there was considerable population growth, enabled by improved cultivation methods and the introduction of new crops. The adoption of intensified farming resulted in a move away from wetlands towards inland sites which were more favourable to agricultural activity. Landscapes were more intensively farmed and subdivided, including the implementation of new types of boundaries, represented in the archaeological record by post holes and pit alignments as well as a utilisation of natural boundaries. This also corresponded with an observed shift away from the predominance in the landscape of ritual and funerary sites.
- 3.39. Evidence of later prehistoric activity has been identified c. 1.3km south-east of the Site during an archaeological evaluation in 2021 (Fig. 3, **E5**; Oxford Archaeology 2021). Penannular ditches, interpreted as roundhouse gullies, other ditches and a possible four-post granary building of Iron Age date were identified (Fig. 4, **6**). These features were dated to the Iron Age on the basis of the form of pottery present and probably indicate settlement activity.
- 3.40. A complex of cropmarks indicating the presence of rectilinear enclosures has been observed c. 940m north-east of the Site (Fig. 4, **5**). These were observed on aerial photographs taken in the 1960s. These cropmarks appear to indicate the presence of a regular aggregate field system (Historic England 2018b). Further cropmarks have been identified c. 340m east of the Site (Fig. 4, **7**) which may represent the settlement complex associated with the aggregate field system located to the north. The cropmarks indicate the possible presence of a complex of conjoined rectilinear enclosures and curvilinear enclosures with associated trackways of late Iron Age or Roman date (Riley 1982). These are also likely associated with two incomplete rectangular enclosures and associated trackways also visible on aerial photographs as cropmarks c. 870m south-east of the Site (Fig. 4, **8**).
- 3.41. Iron Age activity within the study area appears to have been focused on the lower ground either side of the ridgeline on which the Site lies. As such there is only limited potential for buried remains of Iron Age origin within the Site.

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### *Roman period (AD 43 – AD 410)*

- 3.42. The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads which enhanced trade and communication. The nearest Roman town is Alchester located c. 10km north-east of the Site.
- 3.43. A ridgeway / routeway which may have been utilised during the Roman period has been plotted on the eastern edge of the Site (Fig. 4, **9**). This has been plotted along the alignment of the modern road running through Kidlington from Banbury Road in the north-west. It is possible that this represents a later route; it was first recorded during the early medieval period; however, the names recorded in the Anglo Saxon Charter in reference to this route imply that some stretches of it may be Roman in origin (Grundy 1933). This route is located along the ridgeline which runs north/south through the study area and the modern parish boundary respects this road, suggesting that it was likely well established by the medieval period.
- 3.44. Evidence of Roman period settlement has been identified c. 350m north-east of the Site (Fig. 4, **12**), during an evaluation in 2021 (Oxford Archaeology 2022) following a geophysical survey (Fig. 3, **E7**; Museum of London Archaeology 2021). The evaluation revealed trackways in the form of ditches to the south-east of the evaluated area (in close proximity to the Site). Ditched enclosures and features indicating the presence of a rural farmstead (Fig. 3) were identified in the centre and north of the evaluation area. It is possible that features recorded in the east of the study area (Fig. 4, **10,11,13**) may have been part of the wider complex associated with this farmstead.
- 3.45. A series of rectilinear enclosures originating in the late 1st to early 2nd century which continued to be used until the late 2nd to 3rd century as well as a trackway dating to the 2nd century was revealed during an excavation c. 460m east of the Site (Fig. 4, **11** and Fig. 3, **E6**; Oxford Archaeology 2018). This indicates that the land may have been utilised for agriculture during this period.
- 3.46. The likely edge of a Roman settlement was revealed c. 210m east of the Site during an evaluation undertaken in 1998 (Fig. 3, **E2**). This identified several ditches, one of which was dated to the Roman period (Fig. 4, **10**) and contained pottery, two sherds of which came from large storage jars and were well preserved indicating that associated settlement may have been located nearby (South Midlands Archaeology

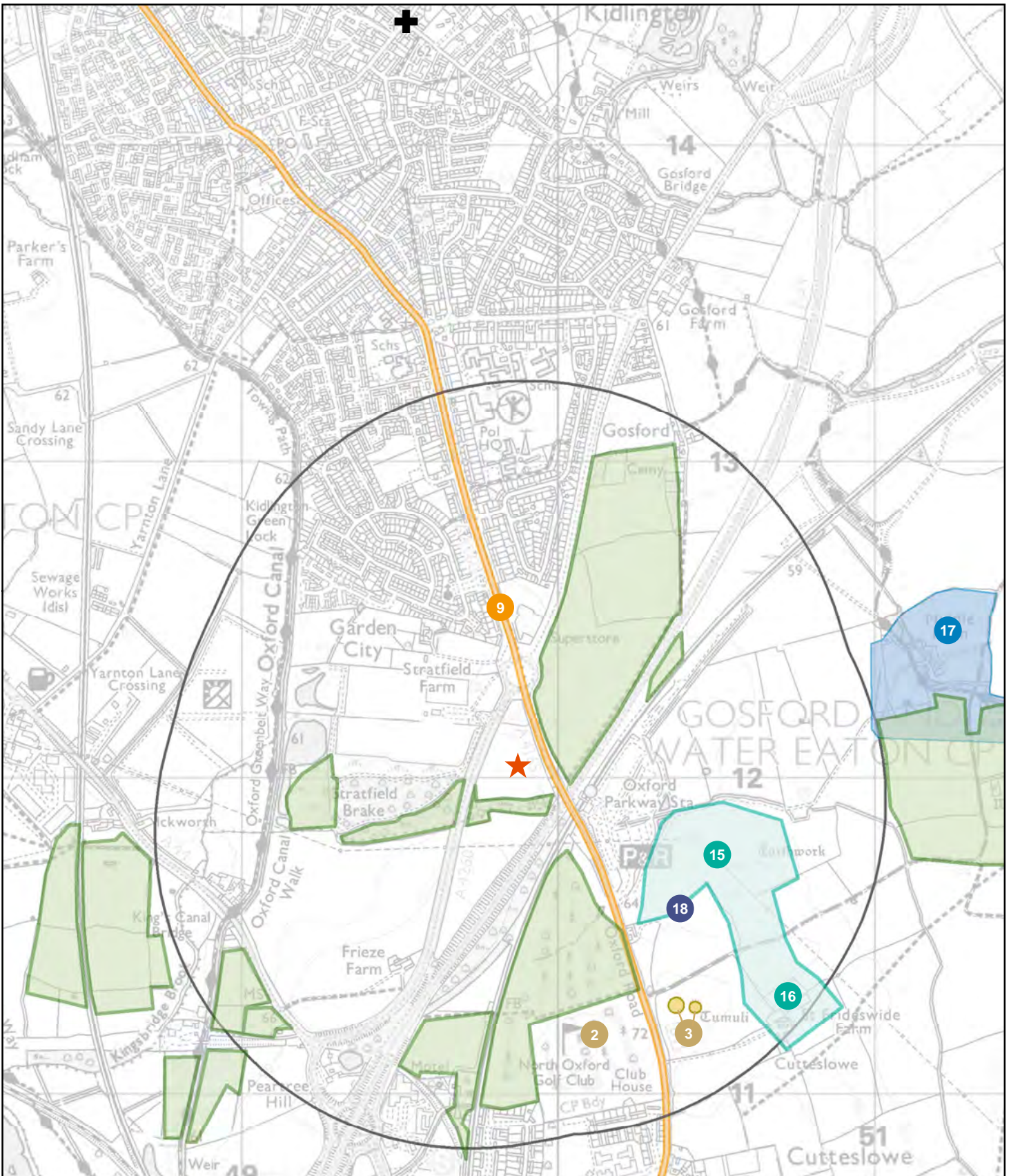
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1999). It is possible that associated settlement activity took place within the Site. However Roman rural settlement tends to reflect a pattern of distribution set back from transport routes, and the Site is located directly adjacent to a probable former ridgeway, it is not thought likely that evidence of settlement would be present.

- 3.47. A gully feature which may have been associated with agricultural activity have been revealed c. 490m south-east of the Site (Fig. 4, **13**) during an evaluation (Fig. 3, **E8**; Cotswold Archaeology 2021). One of the gullies contained a single sherd of Roman pottery, suggesting a Roman date for these features.
- 3.48. Cropmarks indicating the presence of a field system and trackways has been identified c. 650m west of the Site (Fig. 4, **14**). The cropmarks were investigated as part of an aerial photograph analysis (Fig. 3, **E9**; Cotswold Archaeology 2008).
- 3.49. Finds of a Roman date have been recovered from c. 900m south-west of the Site (Fig. 4, **FS6**) these finds include pottery, chiefly *mortaria* and some courseware. The presence of *mortaria* indicates that there may have been some higher status activity taking place within the wider study area.
- 3.50. Despite the proximity of the Site to known remains of a Roman date it is not thought likely that any of the remains identified to the north-east of the Site would have extended into the Site. This is due to the presence of the possible Roman ridgeway, which was could have been contemporary and the alignment of which would have been respected. There is potential for similar features to be present within the Site, these may be in the form of infilled pit or ditch features associated with agricultural activity. It is not thought likely, however, that the Site was a focus of settlement during the Roman period.

#### ***Early medieval and medieval periods (AD 410 – 1540)***

- 3.51. The Site lies within the historic parish of Kidlington, within the Hundred of Wootton. This parish was recorded by Domesday in 1086, with a population of 42 households, putting it in the largest 20% of settlements recorded in Domesday. The land within the parish is recorded as ploughlands, lord's lands, meadow, pasture, and included a mill (Powell-Smith 2023).



- Site Boundary
- Study Area
- Cutteslowe deserted medieval village
- Ridge and Furrow (after CA 2023)
- Water Eaton shrunken village
- Oxford Ridgeway
- Barrow
- Medieval to Post-Medieval

+ Core of Kidlington



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**FIGURE TITLE**

**Early medieval to medieval landscape**

0 500m

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- 3.52. The size of the settlement at Domesday suggests that Kidlington was already settled during the early medieval period. The medieval core of the village is located c. 2.1km north of the Site. The placename of Kidlington is derived from the Old English, for a farm connected with Cydela (University of Nottingham 2023). It is likely that the land within the parish was associated with this individual during the early medieval period.
- 3.53. Kidlington is also bisected by the Oxford Ridgeway, which runs to the east of the Site, discussed above, where it is putatively recorded as a former Roman route. This would have been a key routeway into and through the settlement during the medieval period (Fig. 6). The presence of this key routeway may also explain the positioning of the probable Anglo Saxon barrow mounds located c. 710m south-east of the Site (Fig. 6, **2** and **3**), as these would have been prominent features within the landscape and visible from the routeway.
- 3.54. The core of Cutteslowe deserted medieval village is located c. 590m south-east of the Site (Fig. 6, **15**). This is represented by poor quality earthworks, a trackway linking the deserted settlement with an associated medieval moated Site c. 900m south-east (Fig. 6, **16**) is visible on the LiDAR data (Fig. 5). The village is thought to have been deserted between 1350 and 1450 (Allison et al 1965). Desertion of villages was common in this period due to population decline, disease and soil exhaustion, as was the Black Death which was introduced in 1348 (Rowley and Wood 2000).
- 3.55. The remains of Water Eaton Shrunken Village are recorded c. 1km east of the Site (Fig. 6, **17**). Remains of this settlement are visible on LiDAR data (Fig. 5) which show remains of house and cottage platforms, however, the overall layout is not clear. Shrunken villages were settlements which suffered population demise, for the reasons discussed above but were not completely abandoned (Lewis et al. 2001). Water Eaton is thought to have been partially deserted between 1450 and 1700 (Allison et al 1965).
- 3.56. Extensive traces of surviving ridge and furrow cultivation terraces have been identified within the Site and study area from LiDAR data (Figs 5 and 6). Cultivation terraces can be observed in the south of the Site, within the wooded area, on the LiDAR data on a rough east/west alignment. This appears to be a continuation of the ridge and furrow remains visible to the west of the Site which is shown on a north/south alignment. It is likely therefore that the land within the Site formed part of the agricultural hinterland of Kidlington. It appears that the parishes of Kidlington and

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Thrupp shared a field system until inclosure in 1818 (Baggs *et al* 1990). The typical S-curve in the surviving ridges suggests a medieval date for these remains (Hall 1982).

- 3.57. A number of medieval to post-medieval former field boundaries were identified c. 490m south-east of the Site (Fig. 6, **18**) (Fig. 3, **E8**; Cotswold Archaeology 2021). These show the extensive pattern of agricultural use across the study area.
- 3.58. It is not anticipated that the land within the Site was settled during the medieval period, probably remaining in agricultural use throughout as part of Kidlington's agricultural hinterland. The buried remains of former furrows associated with ridge and furrow cultivation practices during the period are likely to be present within the Site, as evidenced by surviving remains in the south of the Site. Isolated and unstratified sherds of medieval pottery discarded along with domestic waste may also be present within the Site where household waste was used as fertiliser within the open field system.

#### *Post-medieval and modern periods (1540 – present)*

- 3.59. The settlement of Kidlington is depicted on the 1579 Christopher Saxton Map of Oxfordshire<sup>1</sup>; however, the map's scale does not show any detail of the settlement, beyond that it contains a church. The 1605 John Speed Map of Oxfordshire<sup>2</sup> depicts Kidlington in the same detail. By the publication of Burghers' 1676 map of Oxfordshire<sup>3</sup> there is also no further detail on the settlement or the Site. Davis' 1797 map of Oxfordshire<sup>4</sup> depicts the area in more detail indicating the roadway to the east of the Site linking Kidlington to Oxford.
- 3.60. Following the Enclosure Act of 1773 much of the land across the country was enclosed with hedged field boundaries. The Enclosure of Kidlington Parish took place in 1818, and the Enclosure Map for the parish depicts the Site, but in very little detail (Fig. 7). It depicts the Site as part of one larger field, bounded to the east by a road. The Enclosure Act resulted in the abolition of the open field system of agriculture, thus shifting agricultural practices towards enclosed field systems and away from the

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<sup>1</sup> <https://heritagesearch.oxfordshire.gov.uk/images/POX0011941>

<sup>2</sup> <https://heritagesearch.oxfordshire.gov.uk/images/POX0250995>

<sup>3</sup> <https://heritagesearch.oxfordshire.gov.uk/images/POX0011898>

<sup>4</sup> [https://www.oxfordshirehistory.org.uk/public/maps/davis\\_map.htm](https://www.oxfordshirehistory.org.uk/public/maps/davis_map.htm)

strip field systems, which had been utilised during the medieval period. There is no subsequent Tithe map for the parish of Kidlington.

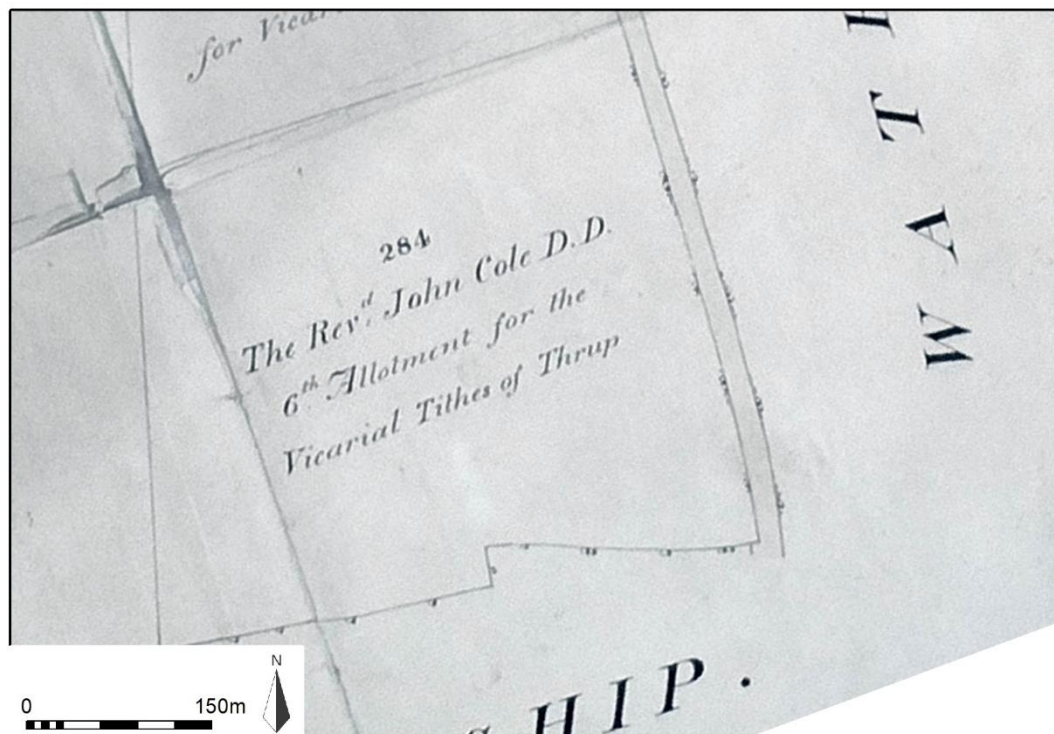


Fig. 7 Extract of the 1818 Enclosure Map for the parish of Kidlington (Oxfordshire Record Office: QS/D/A/voIE, PC151/H/1)

- 3.61. The historic Landscape characterisation data of the study area (Fig. 8) shows the Site to be in two uses, much of the Site is recorded as reorganised enclosure with the southern edge recorded as woodland. A significant portion of the study area is recorded as enclosed land, illustrating the change that the enclosure process had within the landscape.
- 3.62. The 1884-87 Ordnance Survey Map (Fig. 9) shows the Site sub-divided into arable land in the north and woodland in the south. This illustrates that between the publication of the Enclosure Map (1818) and the late 19th century land use probably only changed within the south of the Site. No notable changes are evident within the Site (see Appendix 3) until the publication of the 1981 Ordnance Survey Map (Fig. 10). Which shows the introduction of the roadway to the west of the Site and the consequential severance of Streatfield Brake woodland in the south of the Site. The modern use of the Site is for willow cultivation in the north and woodland in the south (Fig. 11). The Site is bounded on all sides by mature trees.





- ★ Site
- Study Area
- Civil Provision
- Commercial
- Communication
- Piecemeal Enclosure
- Prairie / Amalgamated Enclosure
- Recreation
- Reorganised Enclosures
- Rural - Village
- Rural - Farmstead
- Urban - City
- Water - Fresh Water Body
- Woodland



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 Data from Oxfordshire HER

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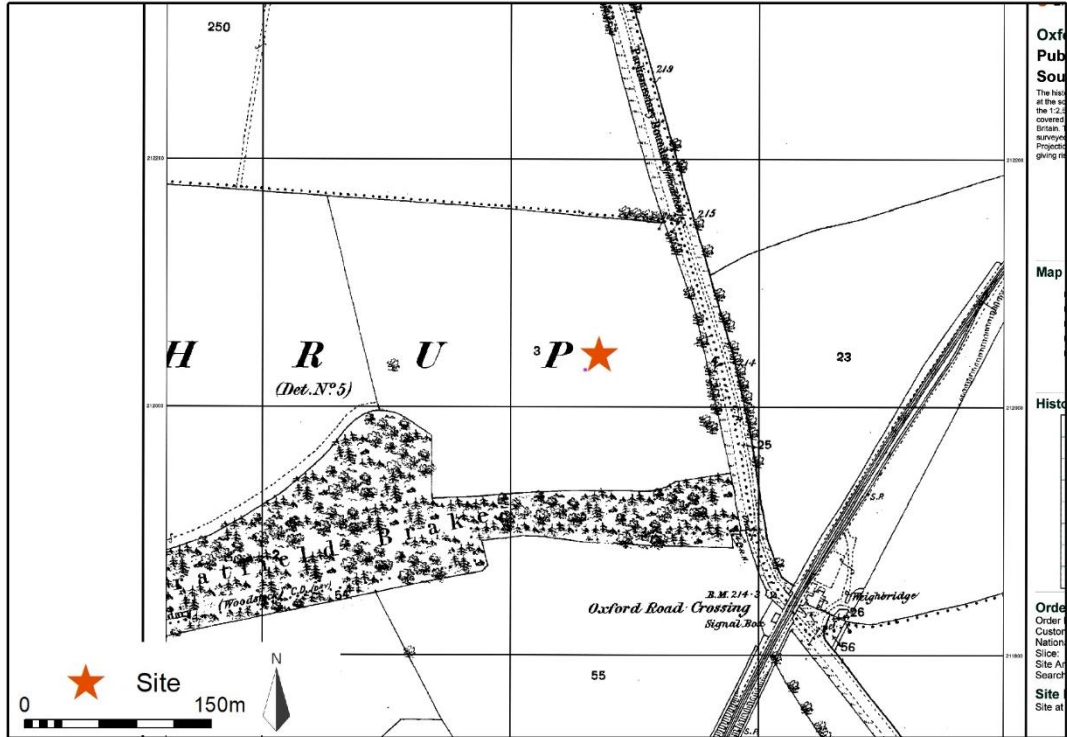


Fig. 9 Extract of the 1884-87 Ordnance Survey Map

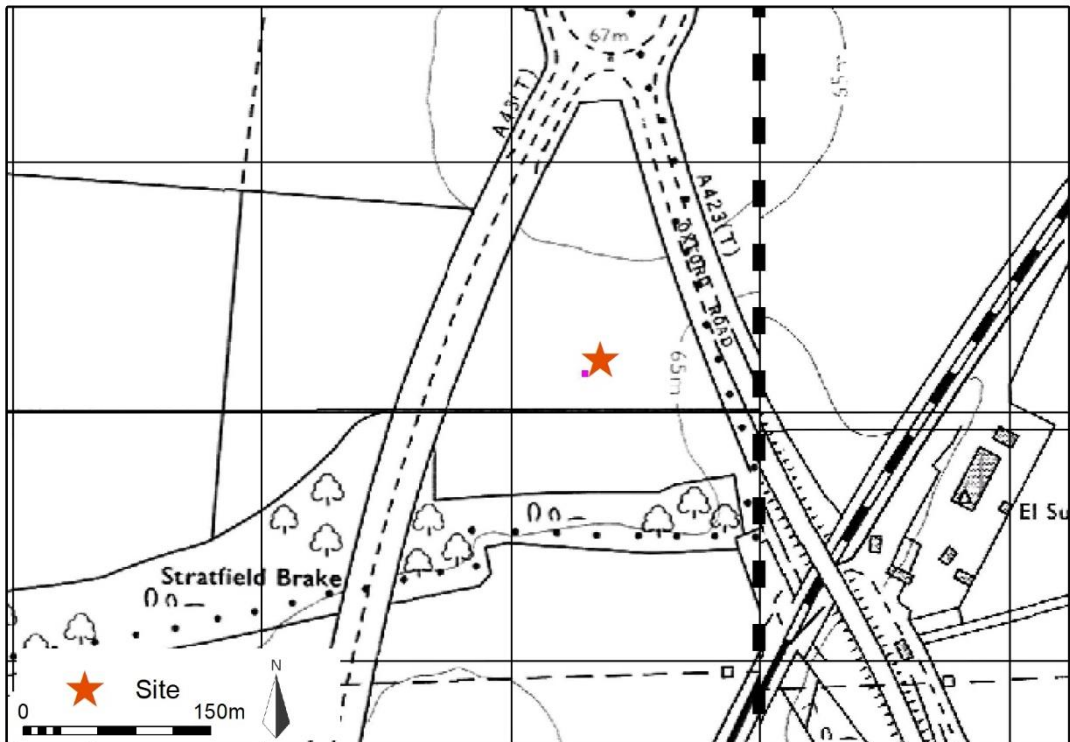


Fig. 10 Extract of the 1981 Ordnance Survey Map



**Fig. 11 Modern Aerial view of the Site**

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## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 4.1. The Site appears to have been in agricultural use from at least the medieval period. This earlier agricultural activity is expected to have had a relatively limited impact on known and potential buried archaeological remains that may be of earlier origin. Modern 20th and 21st-century agricultural practices, especially deeper, mechanised ploughing will, however, have impacted the upper horizons of known and potential buried archaeological remains.
- 4.2. Modern land use of the Site may have caused disturbance or truncation of potential buried archaeological remains through planting and subsequent root action. So too will the woodland in the south of the Site. This will have had a negative impact on any buried remains.

### *The significance of known and potential archaeological remains within the Site*

- 4.3. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:
- Potential early prehistoric remains;
  - Potential later prehistoric remains;
  - Potential Roman features; and,
  - Medieval to post-medieval agricultural features.
- 4.4. The significance of these assets is discussed further below.

### *Early prehistoric remains*

- 4.5. The Site does not contain any gravel deposits within which there may be potential for Palaeolithic remains and it is unlikely on that basis any such remains will be present. A significant quantity of flints dating to the Mesolithic period have been recorded in the study area, however, possibly indicating use in the earlier prehistoric period of the ridgeline, on which the Site lies. These remains also could also be evidence to suggest a possible focus transient camp activity of Mesolithic origin.
- 4.6. There is, on this basis of recorded evidence, some potential for the presence of *in situ* remains comprising worked flint and associated debitage dating to the Mesolithic. If present any such remains could be of regional significance (Hey and Hind 2014).

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#### Later prehistoric remains

- 4.7. It is likely that the ridgeline on which the Site lies continued to be utilised during the Neolithic and Bronze Age. During the late Neolithic through to the Bronze Age it may have been a focus of funerary activity for example, though no evidence for this sort of activity has been recorded within the Site, and is unlikely. It is possible that during the later prehistoric period, by the Iron Age, for example, the Site may have been in agricultural use, whether arable or as pasture. It is likely that settlement in the Iron Age would have been focused away from the ridgeline on lower lying land. There is some limited potential for the presence of remains dating to the Neolithic and Bronze Age, less so still Iron Age evidence, and these are probably likely to be restricted to isolated artefacts or infilled pits or agricultural gullies/ditches. Dependant on the type of remains these could be of regional interest and could have the potential to provide more information about local and regional settlement patterns, potentially helping classifying settlements as enclosed and unenclosed (Hey and Hind 2014).

#### Roman period features

- 4.8. The Site lies adjacent to the ridgeway, utilised as a transport route from at least the Roman period. Despite the proximity of the Site to recorded evidence of agricultural settlement remains of Roman date to the north-east, east and west of the Site in particular, there is a limited likelihood that similar remains may extend into the Site. The upper slopes of the ridgeway are unlikely to have been a preferred location for rural settlement in the period. There is some potential, however, for peripheral evidence of infilled agricultural pits and ditches associated with agricultural practices in the south-west of the Site, as the land falls to the lower slopes. If present, such remains have the potential to be of local to regional significance, on the basis that they could provide information on large-scale agricultural land division and settlement (Hey and Hind 2014).

#### Medieval to post-medieval agricultural features

- 4.9. Early medieval remains have been identified within the south of the study area in the form of barrow mounds, and the ridgeway on the eastern edge of the Site remained in use during the period too. The barrows may well have been situated on the high ground for their resultant prominence, but there is no recorded evidence that similar remains may be present within the Site.
- 4.10. Extant ridge and furrow remains are recorded on LiDAR within the south of the Site. Their survival is poor, however, and they could not be considered intelligible as

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earthworks within the landscape. They are only visible on processed LiDAR data, in part due, perhaps, to the presence of the woodland belt in this part of the Site and the removal of the woodland belt would probably also remove much of any surviving earthwork traces.

- 4.11. Elsewhere within the Site there is a potential for the presence of buried remains associated with medieval to post-medieval cultivation. Remains are likely to be represented by infilled boundaries and cultivation furrows or ditches. Any such remains would be of negligible archaeological significance.

#### ***Potential development effects***

- 4.12. No significant recorded archaeological remains have been identified within the Site, and currently unknown highly significant archaeological remains are not anticipated to be present. It is anticipated, on that basis, that no highly significant archaeological remains will therefore be disturbed or truncated by the proposed development.
- 4.13. Any disturbance or truncation (physical development effects) of those less significant archaeological remains that may be present within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with ground investigation works;
  - ground reduction works;
  - construction groundworks, including excavation of building foundations, service trenches and stripping for roads/car parks;
  - excavation of new site drainage channels (including soakaways); and
  - landscaping and planting.
- 4.14. The abovementioned groundworks could result in the disturbance to, or loss of, any buried archaeological remains which may be present within their footprint, resulting in the partial or total loss of the significance of any such remains. The groundworks required for the construction of the stadium are likely to be extensive.
- 4.15. Any adverse effects on the buried archaeological resource would be permanent and irreversible in nature. However, as stated above, any archaeological remains, which may be present within the Site, are unlikely to comprise remains of the highest significance (i.e. equivalent to Scheduled Monuments). It is therefore considered that the potential archaeological resource within the Site would not require preservation *in situ* and that any impact could be appropriately mitigated through a programme of

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archaeological investigation, undertaken as a condition should planning permission be granted. This has been agreed through consultation with the archaeological advisor to the Local Planning Authority (correspondence dated 11th September 2023).

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## 5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify recorded and potential archaeological heritage assets located within the Site and its environs which may be affected by the proposals. The significance of recorded and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains has been assessed. Any physical effects associated with the proposed development on the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.
- 5.2. The assessment has found that the Site has the potential to contain evidence of early prehistoric activity. This may well be in the form of unstratified finds; however, the presence of core fragments and flints of late Mesolithic to early Neolithic origin in close proximity to the Site does increase the potential for settlement activity in the form of transient workplaces or temporary camps.
- 5.3. It is not as likely that buried settlement remains dating to the later prehistoric period will be present within the Site as it considered that activity of this date probably focused on lower lying land adjacent to the ridgeway rather than on higher lying slopes within the Site. Where any remains of later prehistoric origin are present they would likely be associated with agricultural activities, comprising isolated artefacts, infilled pits or agricultural gullies/ditches.
- 5.4. Despite the proximity of the Site to known rural settlement remains of Roman date it is not considered likely that similar remains would extend into the Site. As noted, the upper slopes of the ridgeway are unlikely to have been a preferred location for rural settlement in the period. Any buried archaeological remains of the period could be present as infilled pits and ditches associated with agricultural practices in the south-west of the Site.
- 5.5. It is not likely that the land within the Site was settled during the medieval period, probably remaining in agricultural use throughout as part of Kidlington's agricultural hinterland. The buried remains of former furrows associated with ridge and furrow cultivation practices during the period may be present within the Site, as evidenced by surviving remains in the south of the Site. Isolated and unstratified sherds of



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medieval pottery discarded along with domestic waste may also be present within the Site where household waste will have been used as fertiliser.

***Policy considerations***

- 5.6. On the evidence of this assessment, any potential buried archaeological remains which may survive within the Site are not considered likely to be of sufficient significance as to warrant preservation *in situ*. This report has been produced in accordance with paragraphs 194 and 203 of the National Planning Policy Framework and with Policy ESD 15 of the Cherwell Local Plan 2011-2031.

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1579	Christopher Saxton Map of Oxfordshire	1978	Ordnance Survey Map
		1899	Ordnance Survey Map
1605	John Speed Map of Oxfordshire	1876	Ordnance Survey Map
1676	Michael Burghers Map of Oxfordshire	1936	Ordnance Survey Map
		1971-78	Ordnance Survey Map
1766	Thomas Jeffreys Map of Oxfordshire	1977-91	Ordnance Survey Map
1797	Richard Davis Map of Oxfordshire	1992	Ordnance Survey Map
1818	Enclosure Map of Kidlington	1994	Ordnance Survey Map
1913	Ordnance Survey Map	1996	Ordnance Survey Map

Subsequent Ordnance Survey maps viewed at: [www.promap.co.uk](http://www.promap.co.uk)  
<http://www.envirocheck.co.uk/> and [www.maps.nls.uk/geo/find/](http://www.maps.nls.uk/geo/find/)

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### *Aerial photographs*

Aug 1943	US/7PH/GP/LOC35	Feb 1952	RAF/540/673
Apr 1944	US/7PH/GP/LOC271	Feb 1952	RAF/540/666
Jun 1946	RAF/106G/UK/1558	Aug 1954	RAF/82/1006
Sep 1946	RAF/106G/UK/1721	Aug 1957	RAF/58/2236
Nov 1946	RAF/CPE/UK/1846	Oct 1957	RAF/58/2293
Dec 1946	RAF/CPE/UK/1897	Jun 1961	FSL/6125
Jan 1947	RAF/CPE/UK/1936	Jun 1961	FSL/6122
Jun 1947	RAF/CPE/UK/2159	Apr 1965	MAL/65036
Oct 1947	RAF/CPE/UK/2348	Apr 1969	OS/69080
Apr 1949	RAF/58/207	Apr 1971	OS/71066
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Jun 1949	RAF/541/272	Jul 1975	OS/75307
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Apr 1950	RAF/540/306	Mar 1990	OS/90016
Feb 1952	RAF/540/669		

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *National heritage policy: the National Planning Policy Framework*

#### Heritage assets and heritage significance

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2023), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2023), Annex 2). The NPPF (2023), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

#### Levels of information to support planning applications

Paragraph 200 of the NPPF (2023) identifies 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’.

#### *Development Plan*

Cherwell Local Plan 2011-2031

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## Policy ESD 15: The Character of the Built and Historic Environment

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.

New development proposals should:

- Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions
- Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions
- Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity
- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting
- Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged
- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation.
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette

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- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
  - Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed
  - Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
  - Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation
  - Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout
  - Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
  - Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure ). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality
  - Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.



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### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

#### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

#### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises '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'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2023) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.

Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

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Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 212 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Effects upon non-designated heritage assets**

The NPPF (2023) paragraph 209 guides 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 affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

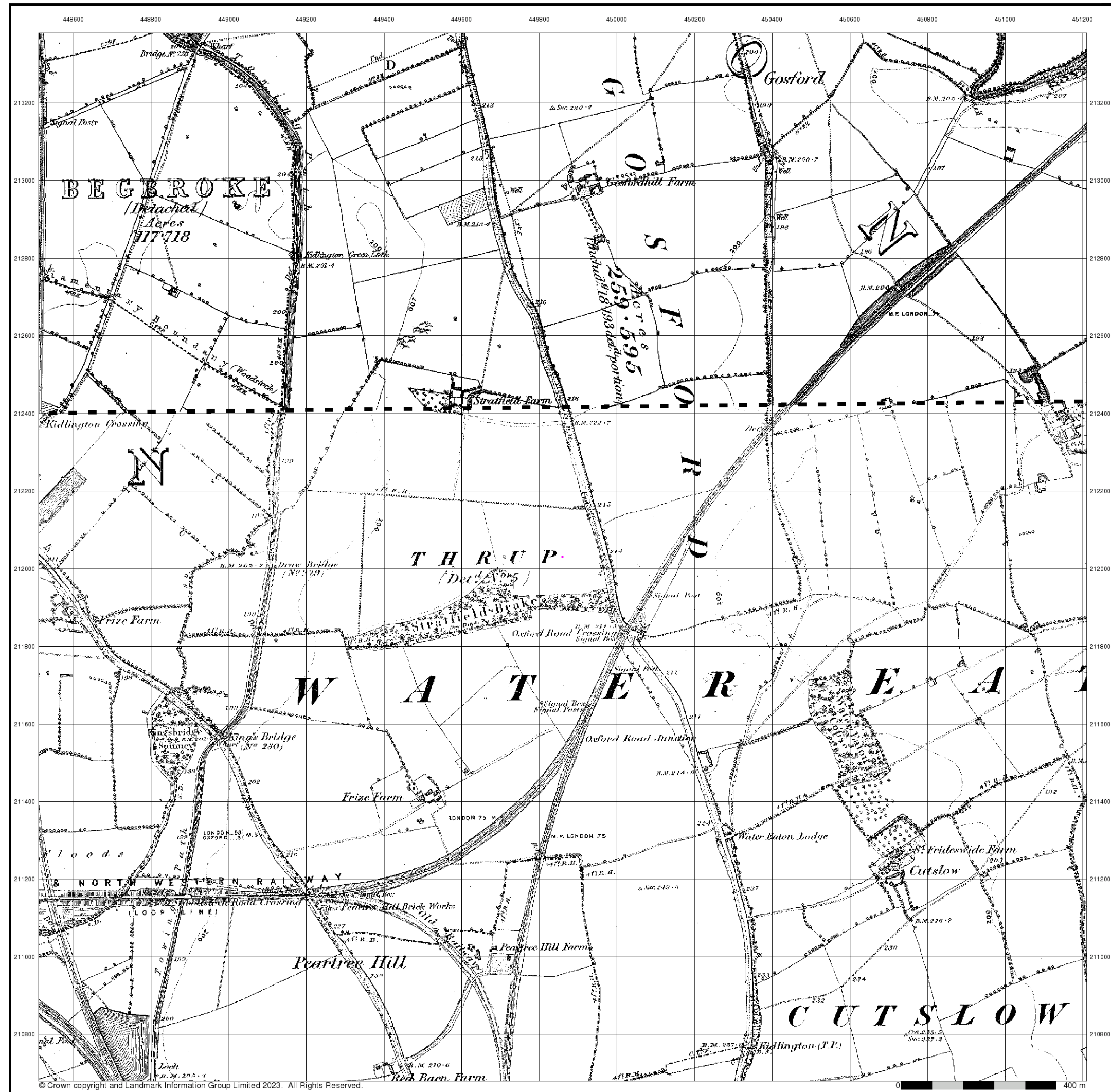
## APPENDIX 2: GAZETTEER OF SELECTED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HER ref.
1	Evidence of Mesolithic to Neolithic activity in the form of ditch and linear features and evidence of Late Iron Age to Roman period activity in the form of a penannular ditched enclosure	Multi (Mesolithic to Roman)	449300 212600	MOX4006
2	?Bronze Age or early medieval barrow	Bronze Age – early medieval	450106 211205	MOX5209
3	Two ?Bronze Age or early medieval barrows	Bronze Age – early medieval	450400 211280	MOX5210 MOX5212
4	Possible Bronze Age features	Bronze Age	448900 212910	MOX28371
5	Cropmarks indicating the presence of an Iron Age Regular Aggregate Field System	Iron age	450790 212500	MOX5250
6	Evidence of later prehistoric occupation	Later Prehistoric	450890 210900	MOX27786
7	Possible Iron Age to Roman settlement complex	Iron Age to Roman	450780 212180	MOX23314
8	Cropmarks indicating the presence of a trackway settlement	Iron Age to Roman	450850 211700	MOX23313
9	Roman Ridgeway	Roman		MOX809
10	Evidence of nearby Roman activity in the form of ditches and material evidence	Roman	450210 211900	MOX5306
11	Roman trackway and enclosures	Roman	450360 212280	MOX27392
12	Evidence of Roman settlement	Roman	450150 212520	MOX27930
13	Potential Roman Gully	Roman?	450380 211620	MOX27927
14	Undated possible field system and possible Roman ditches	Roman / Undated	448840 212095	MOX3999
15	Cotteslowe Deserted Medieval Village	Medieval	450535 211680	MOX5201
16	Medieval Moat at Cotteslowe	Medieval	450735 211285	MOX5238
17	Water Eaton Shrunken Village	Medieval	451220 212230	MOX5202
18	Medieval to post-medieval field boundaries	Medieval to post-medieval	450380 211620	MOX27963
<b>Find Spots</b>				
FS1	Palaeolithic finds redeposited from Wolvercote gravels	Palaeolithic	449400 211100	MOX3941
FS2	Mesolithic Quartzite Pebble Macehead	Mesolithic	450995 211995	MOX27492
FS3	Mesolithic blade fragment	Mesolithic	450160 211895	MOX5306
FS4	Mesolithic flints	Mesolithic	450345 212730	MOX27930
FS5	Prehistoric flint scatter	Prehistoric	450420 212290	MOX27392
FS6	Roman finds	Roman	449290 211080	MOX3904

<b>Ref</b>	<b>Description</b>	<b>Undertaken by</b>	<b>NGR</b>	<b>HER Ref</b>
<b>E1</b>	Evaluation on Land South of Lock Crescent	Oxford Archaeology	449300 212600	EOX102
<b>E2</b>	Evaluation at North Oxford Park and Ride and B1 Development	AOC Archaeology Group	450200 211900	EOX783
<b>E3</b>	Evaluation on land at Gosford	Oxford Archaeology	450150 212500	EOX6945 / EOX7282
<b>E4</b>	Geophysical survey at Begbroke	Magnitude Surveys	448130 213230	EOX7311
<b>E5</b>	Evaluation at Christ Church College Land	Oxford Archaeology	450770 211050	EOX6939/ EOX6737
<b>E6</b>	East West Rail Phase 1 Excavation. North of Oxford Parkway Station	Oxford Archaeology	450360 212280	EOX6459
<b>E7</b>	Evaluation at North Oxford Triangle East	Cotswold Archaeology	450380 211610	EOX6938
<b>E8</b>	Evaluation at proposed Site of Yarnton Marina	Cotswold Archaeology	448850 212240	EOX2406/E OX2926
<b>E9</b>	Evaluation on land adjacent to King's Bridge, Yarnton	Cotswold Archaeology	458970 211740	EOX2348
<b>E10</b>	Evaluation at Stratfield Farm, Kidlington	Thames Valley Archaeological Services	449550 212430	EOX6941 / EOX7291

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## APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING



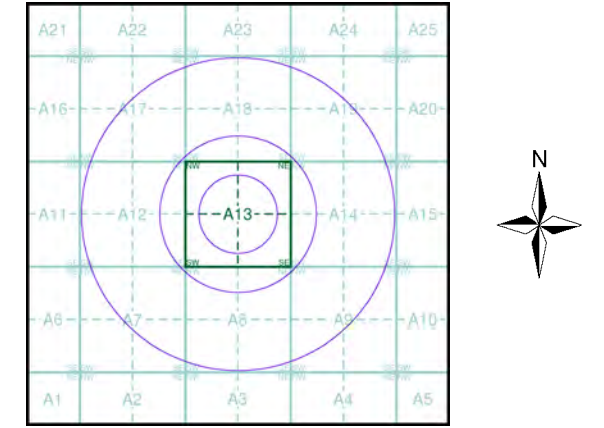
**Oxfordshire**  
**Published 1884 - 1887**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

02700	1884	1:10,560
03300	1887	1:10,560

**Historical Map - Slice A**

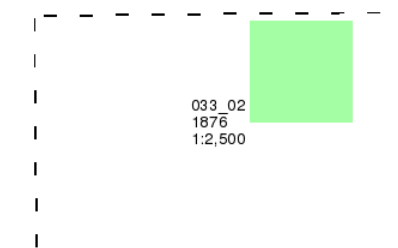


**Order Details**  
 Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
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 Search Buffer (m): 1000

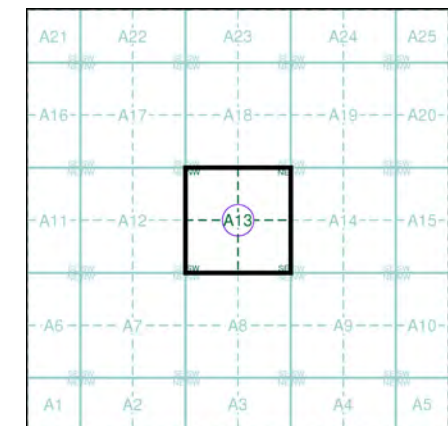
**Site Details**  
 Site at 449860, 212030

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

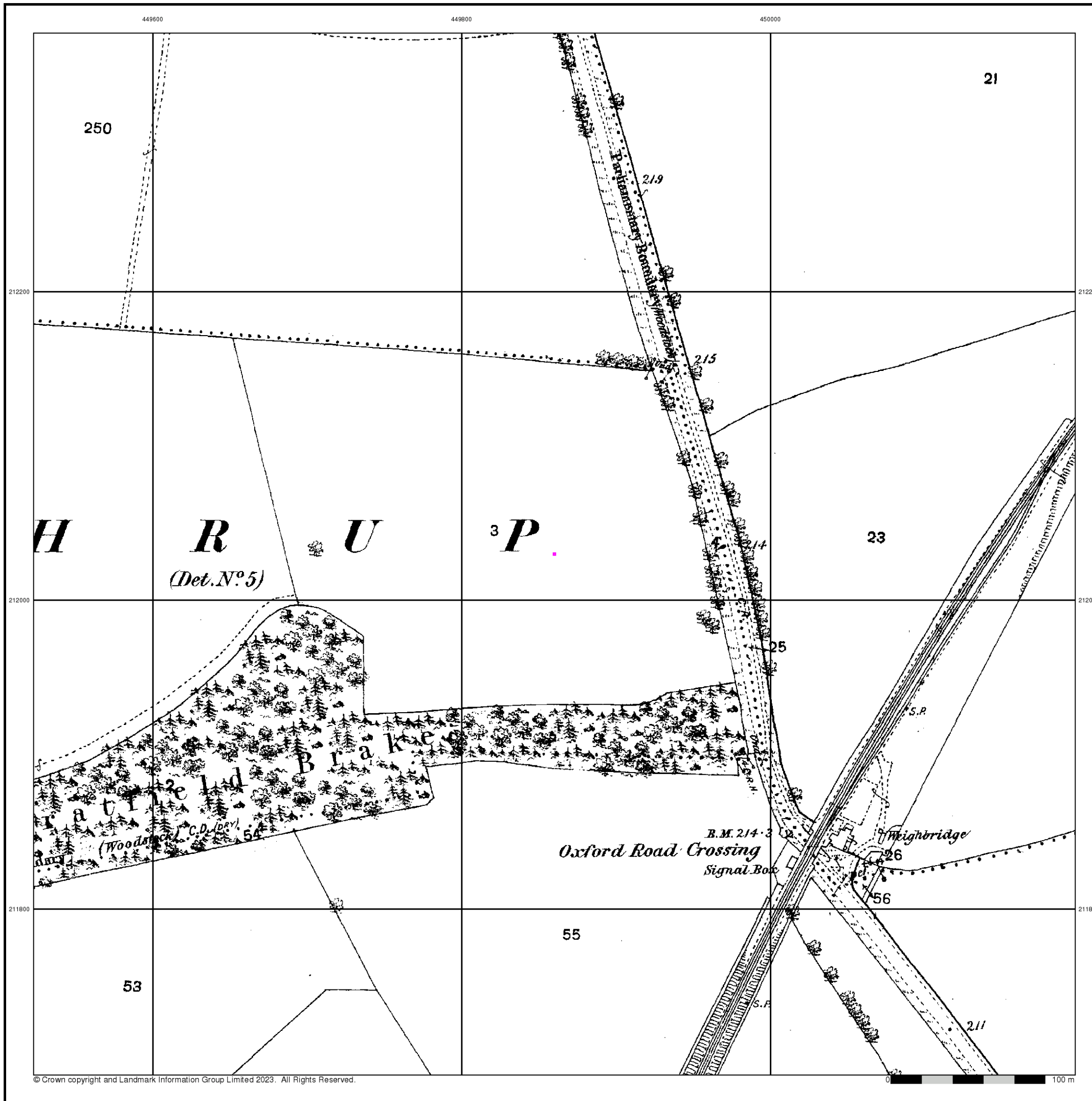


### Order Details

Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
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 Search Buffer (m): 100

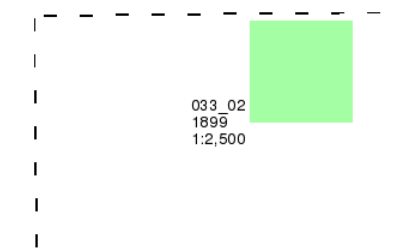
### Site Details

Site at 449860, 212030

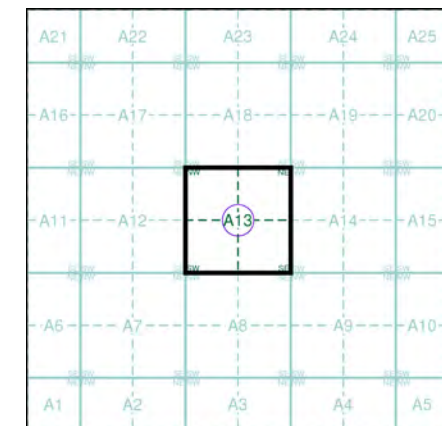


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

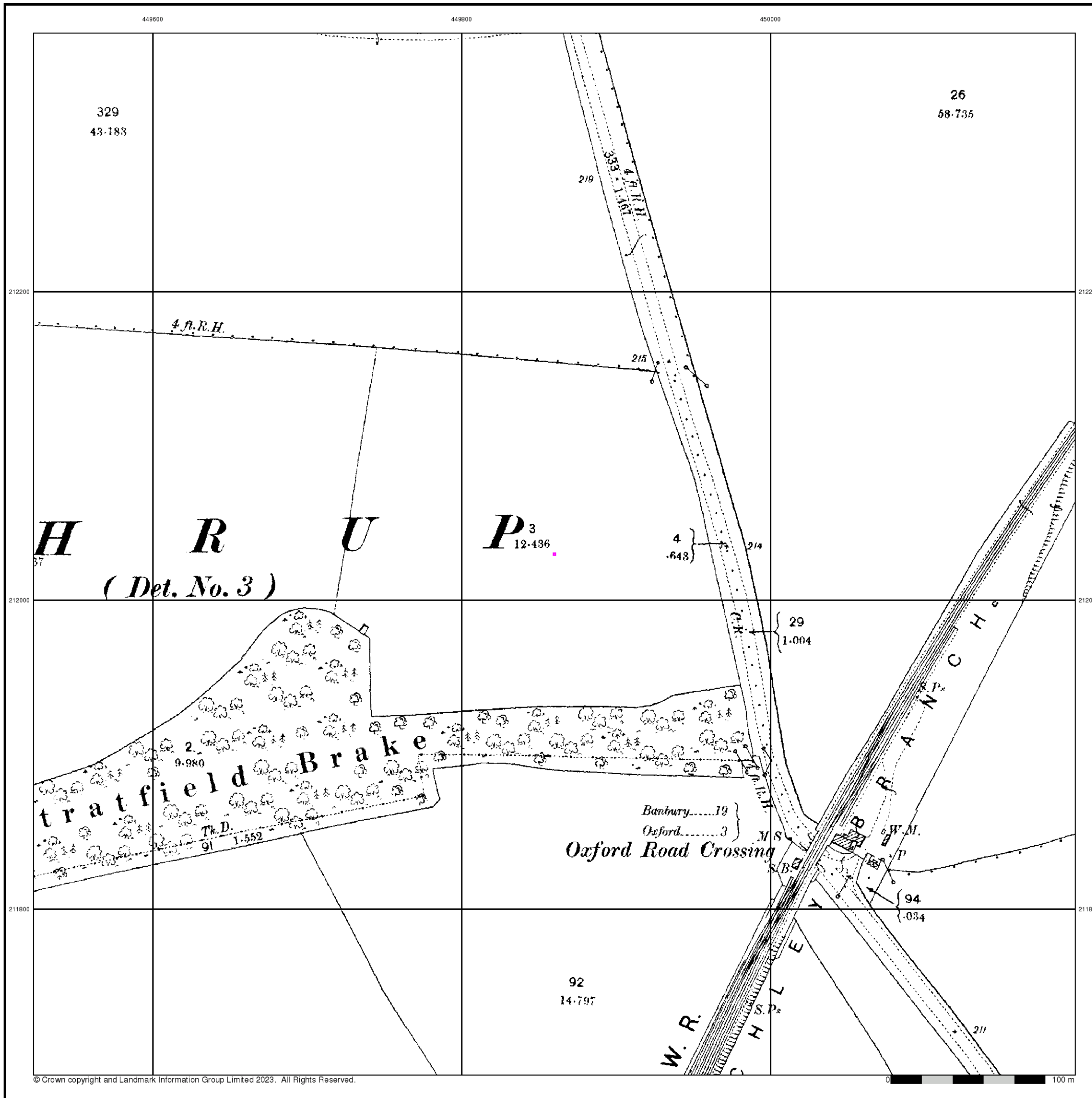


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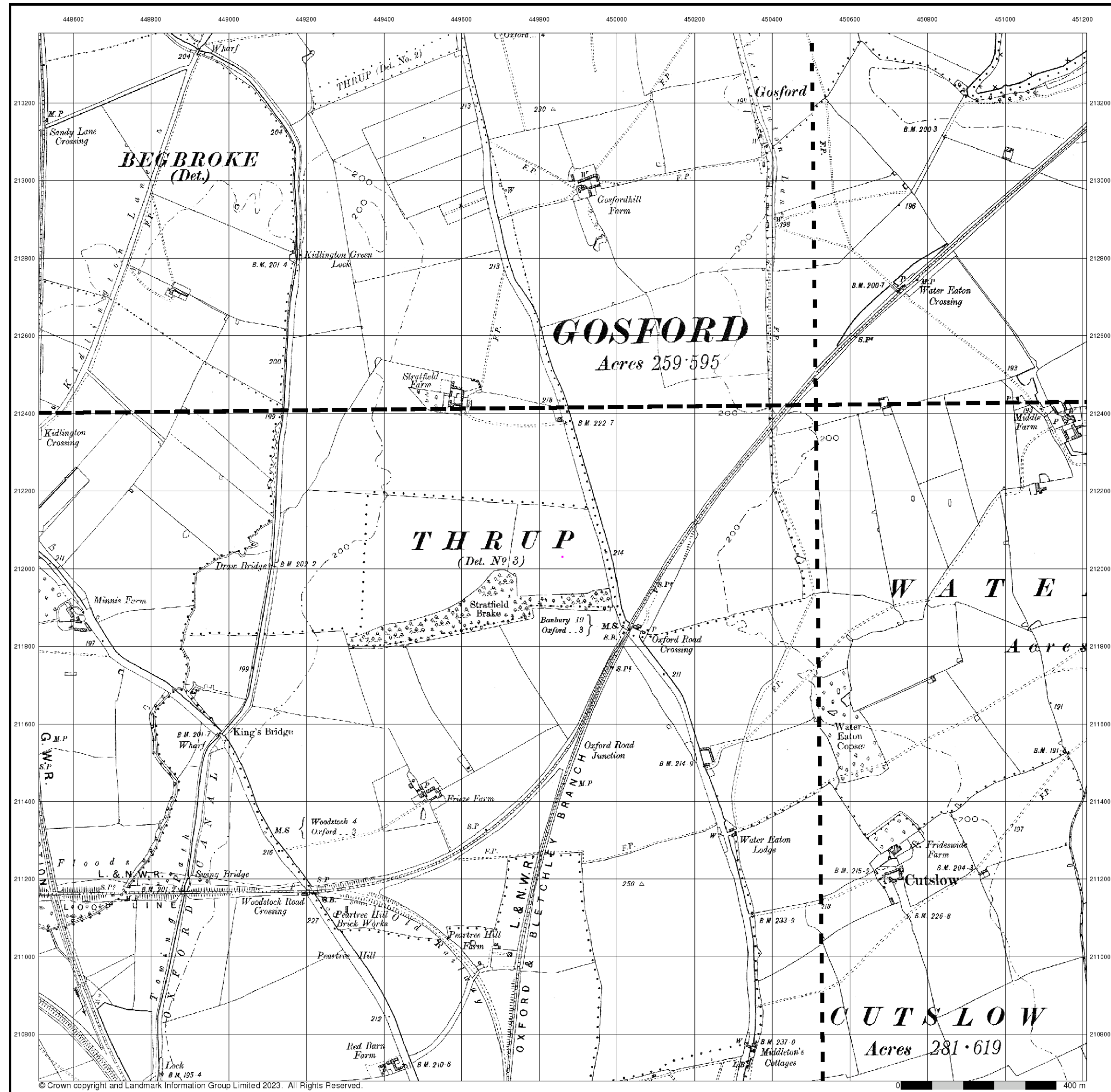
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 Search Buffer (m): 100

### Site Details

Site at 449860, 212030







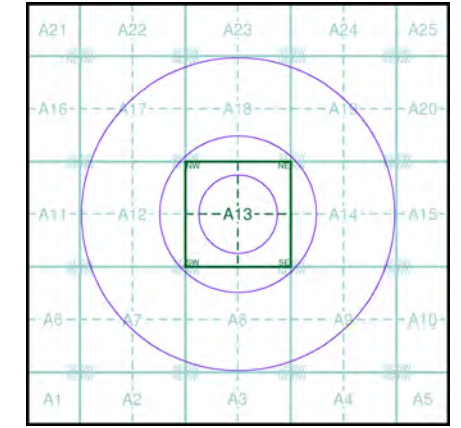
**Oxfordshire**  
**Published 1900**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

027SW 1900 1:10,560	027SE 1900 1:10,560
033NW 1900 1:10,560	033NE 1900 1:10,560

**Historical Map - Slice A**



**Order Details**

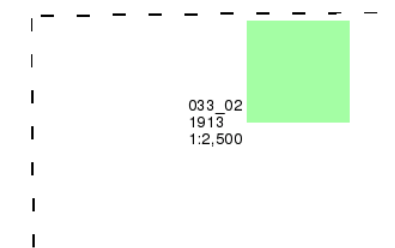
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 National Grid Reference: 449860, 212030  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**

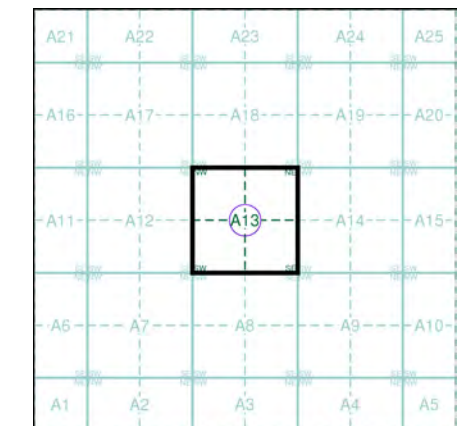
Site at 449860, 212030

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

#### Map Name(s) and Date(s)



#### Historical Map - Segment A13

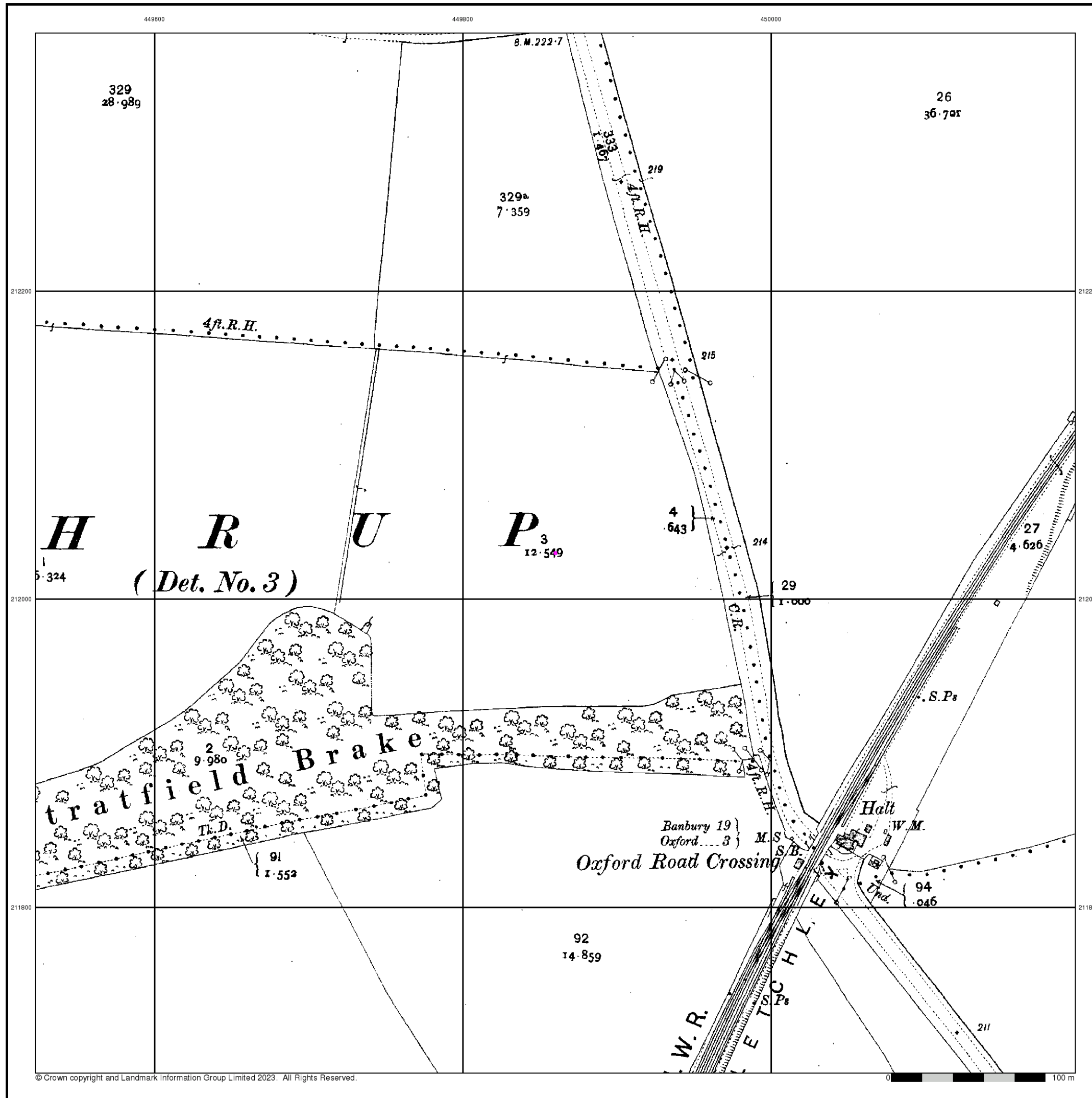


#### Order Details

Order Number: 313015559\_1\_1  
Customer Ref: CR1442  
National Grid Reference: 449860, 212030  
Slice: A  
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#### Site Details

Site at 449860, 212030

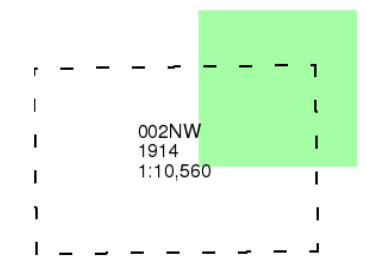




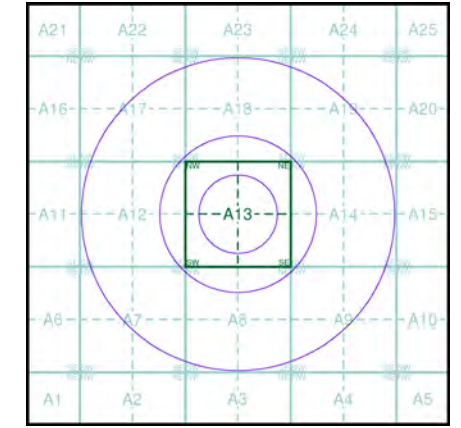
**Berkshire**  
**Published 1914**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

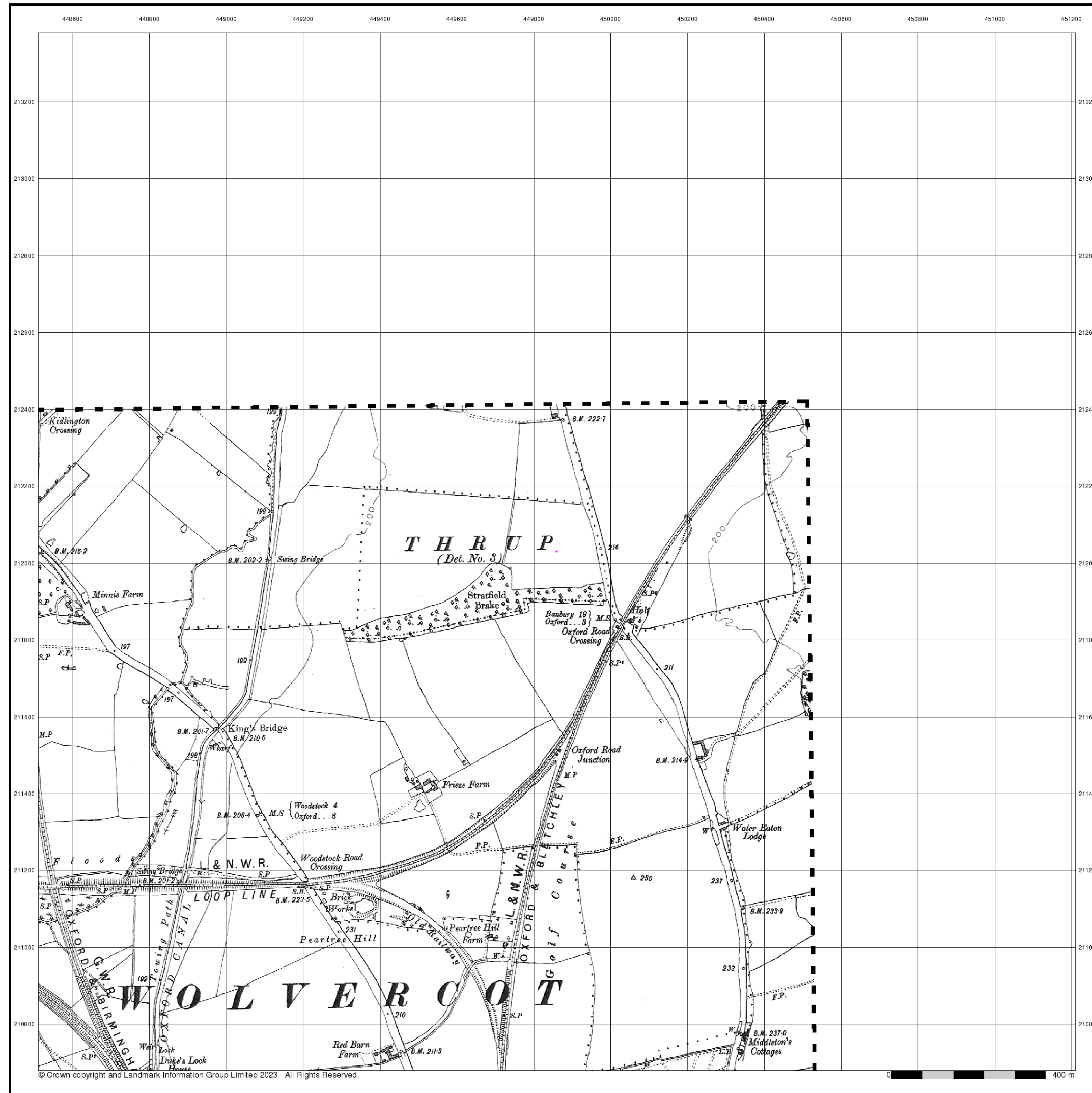


**Historical Map - Slice A**



**Order Details**  
 Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
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 Slice: A  
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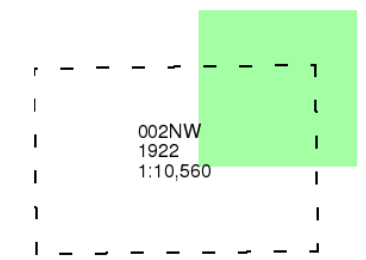
**Site Details**  
 Site at 449860, 212030



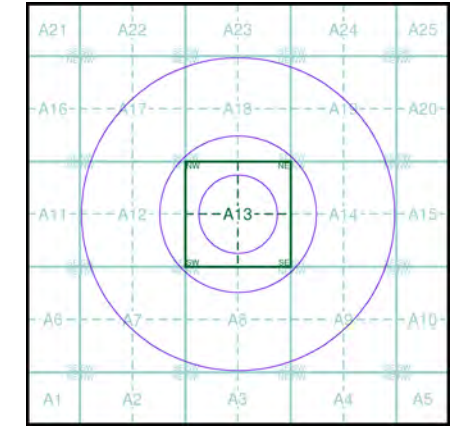
**Berkshire**  
**Published 1922**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**

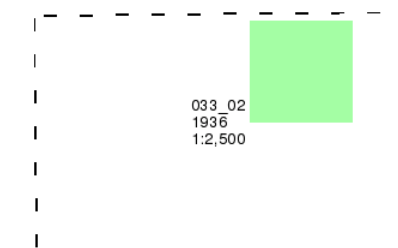


**Order Details**  
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 Customer Ref: CR1442  
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 Slice: A  
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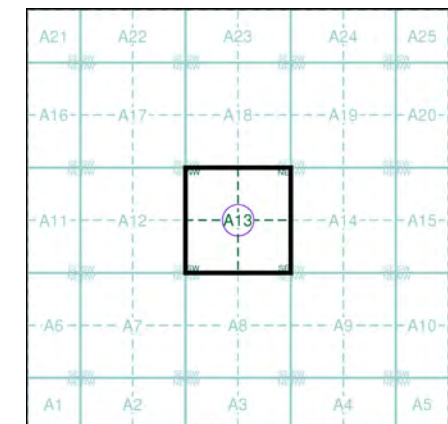
**Site Details**  
 Site at 449860, 212030

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

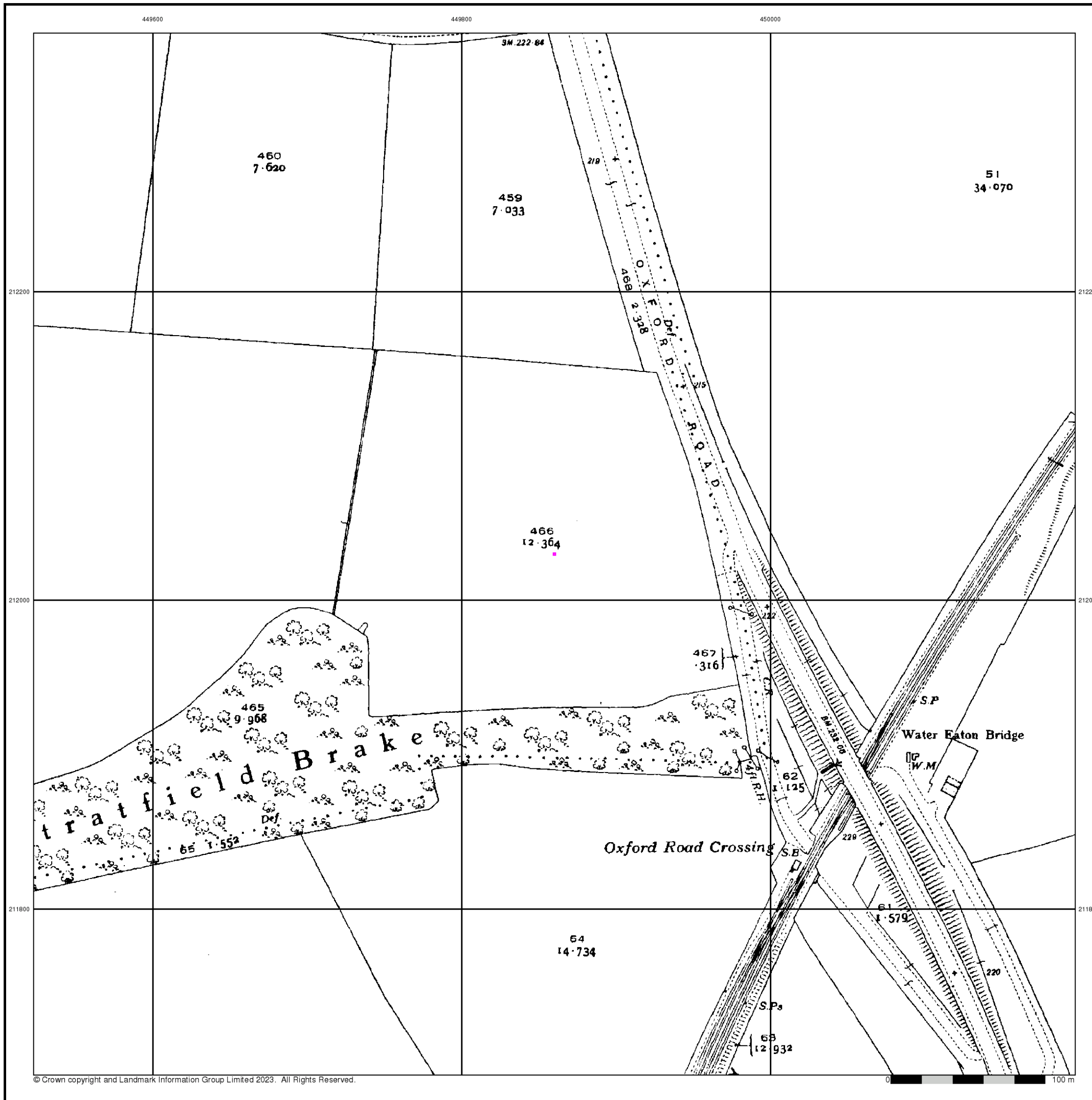


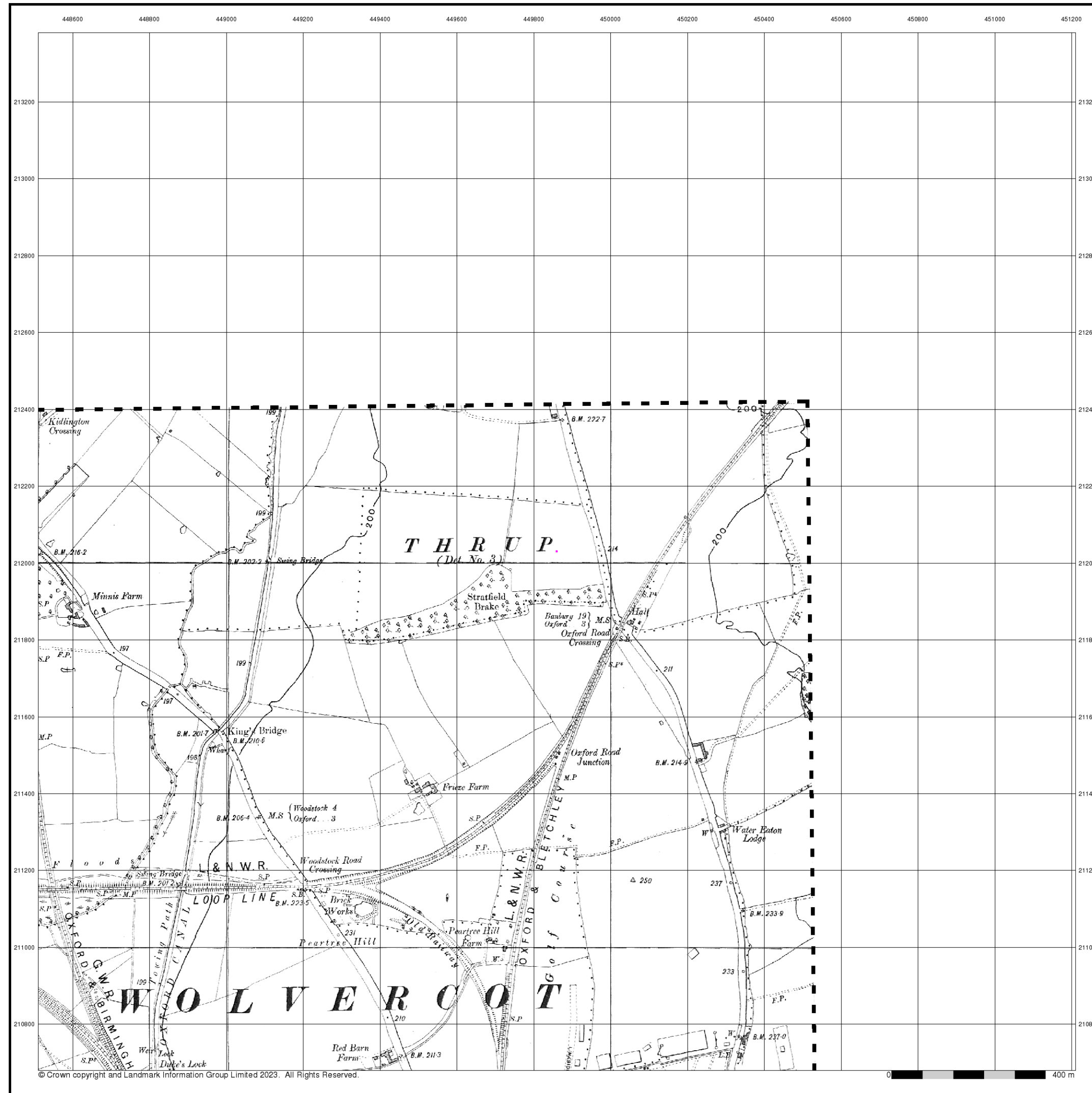
### Order Details

Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
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### Site Details

Site at 449860, 212030





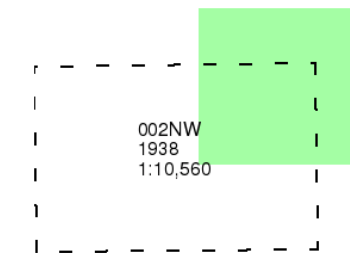
## Berkshire

Published 1938

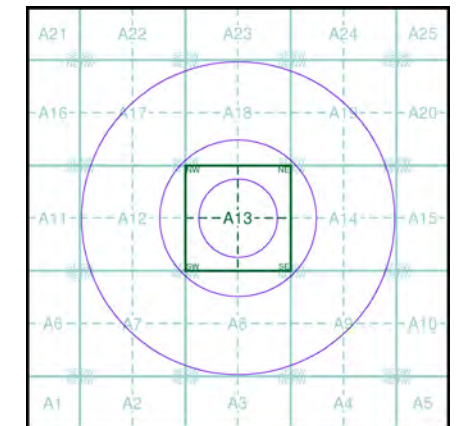
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

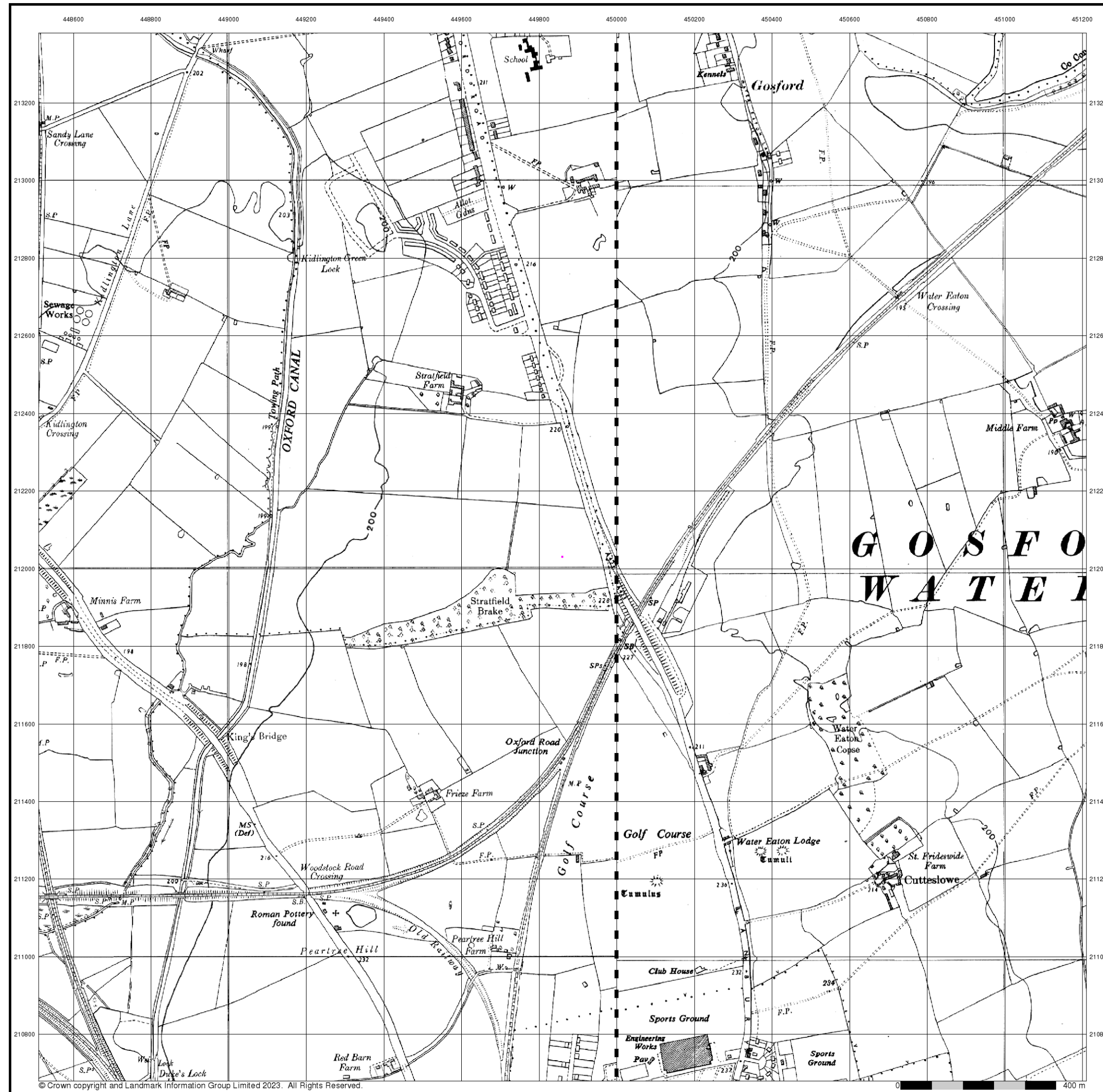


### Order Details

Order Number: 313015559\_1\_1  
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 Slice: A  
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 Search Buffer (m): 1000

### Site Details

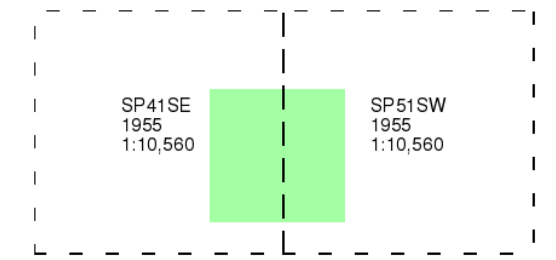
Site at 449860, 212030



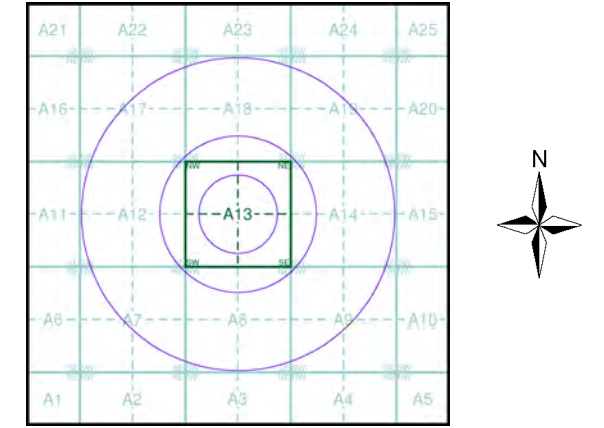
## Ordnance Survey Plan Published 1955 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

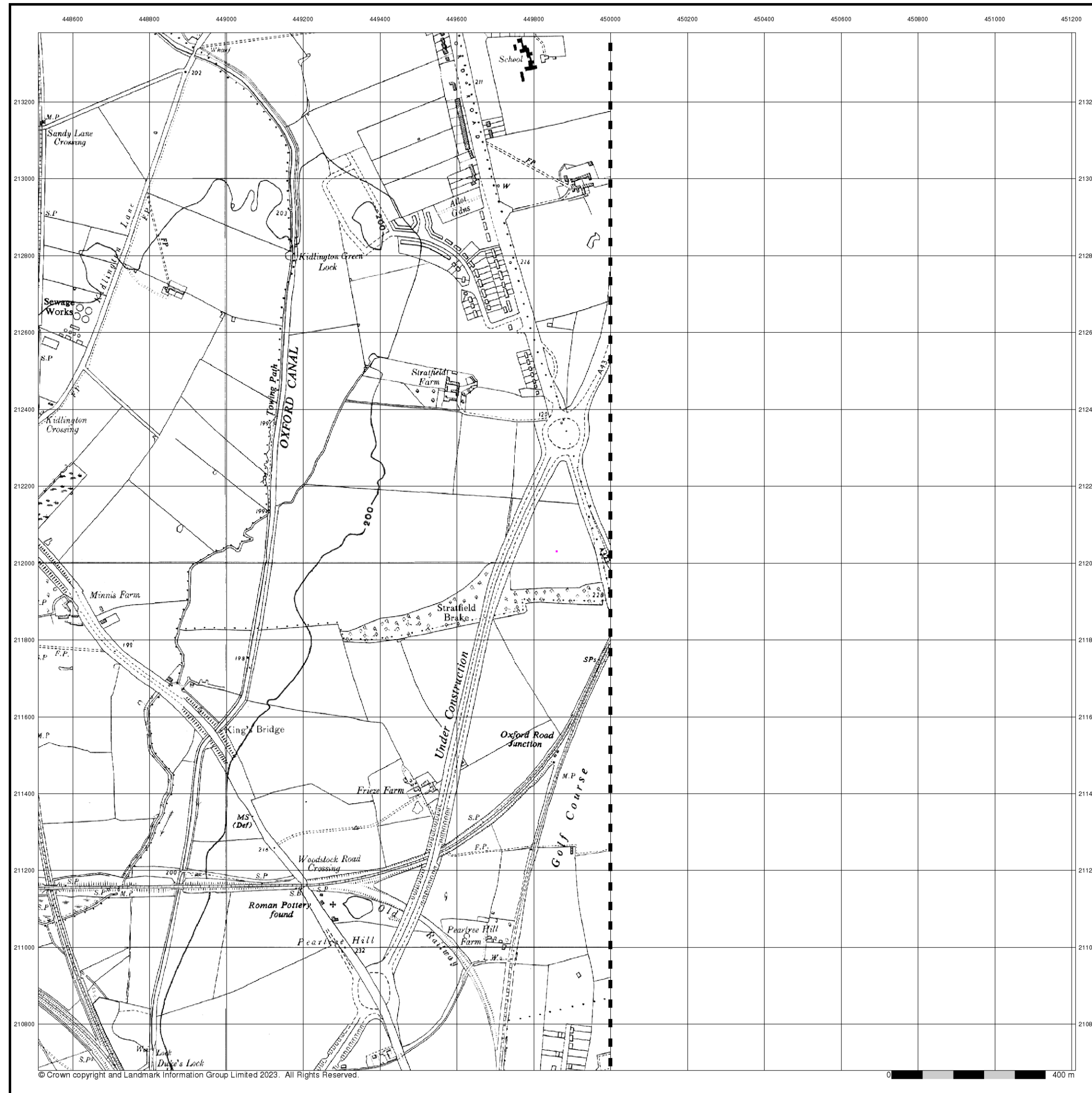


### Historical Map - Slice A



**Order Details**  
 Order Number: 313015559\_1\_1  
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 Search Buffer (m): 1000

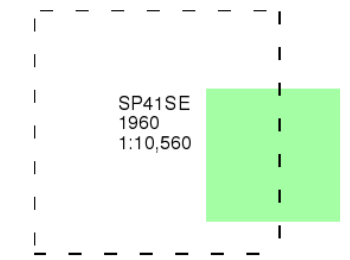
**Site Details**  
 Site at 449860, 212030



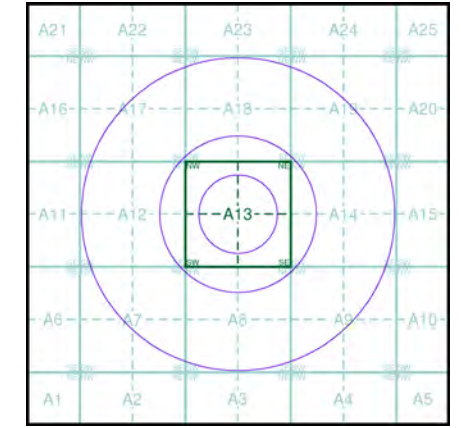
## Ordnance Survey Plan Published 1960 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



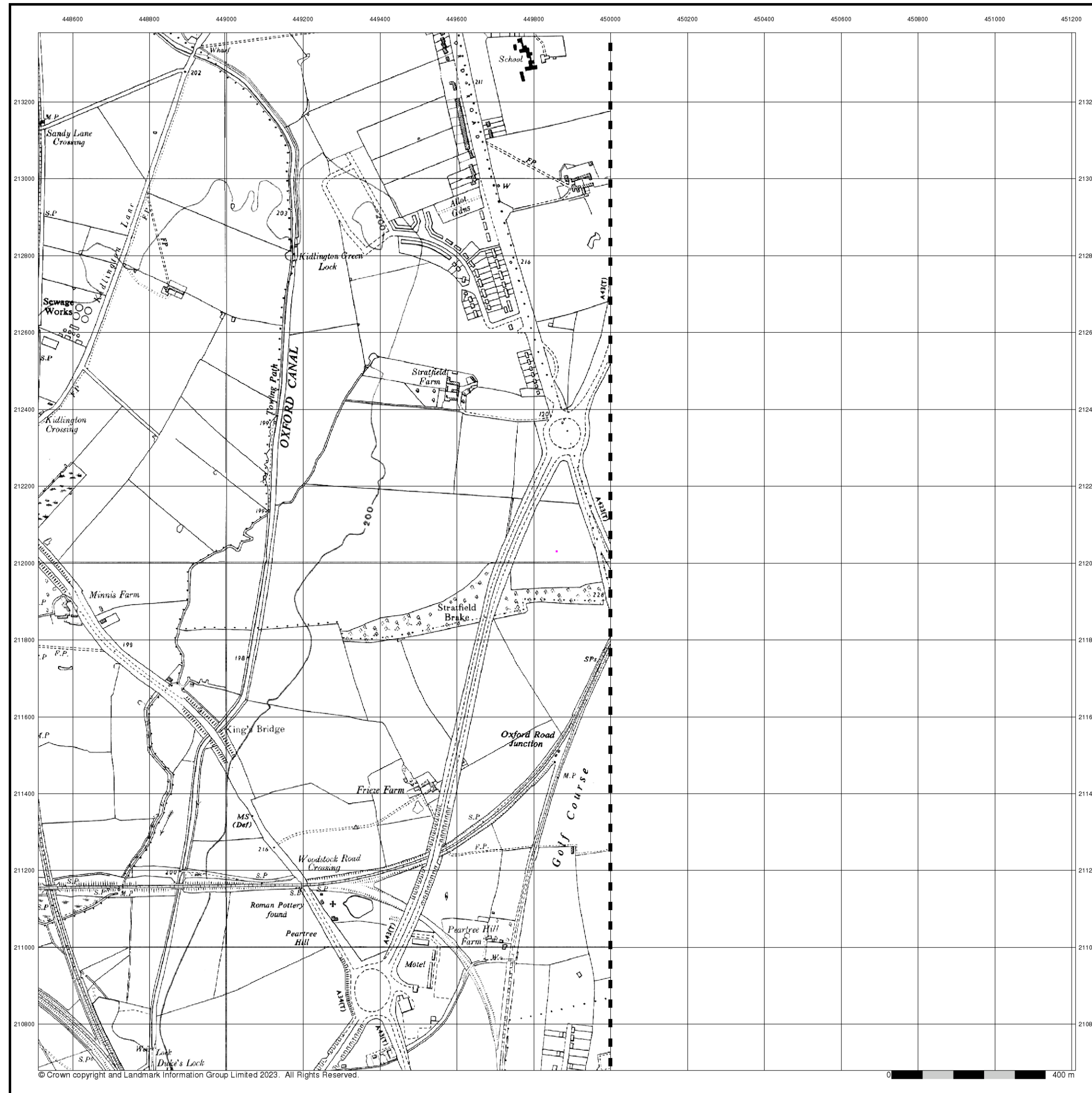
### Historical Map - Slice A



**Order Details**  
 Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
 Slice: A  
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**Site Details**  
 Site at 449860, 212030

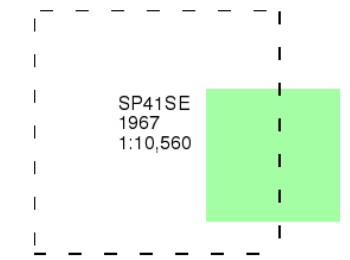




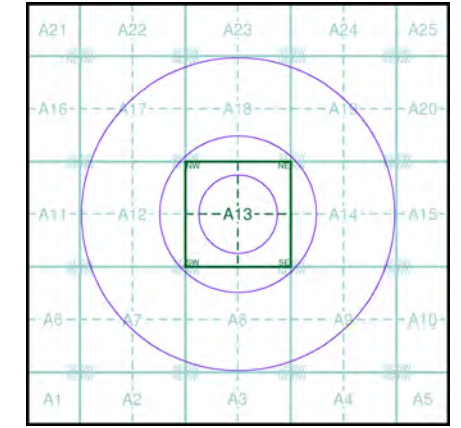
## Ordnance Survey Plan Published 1967 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

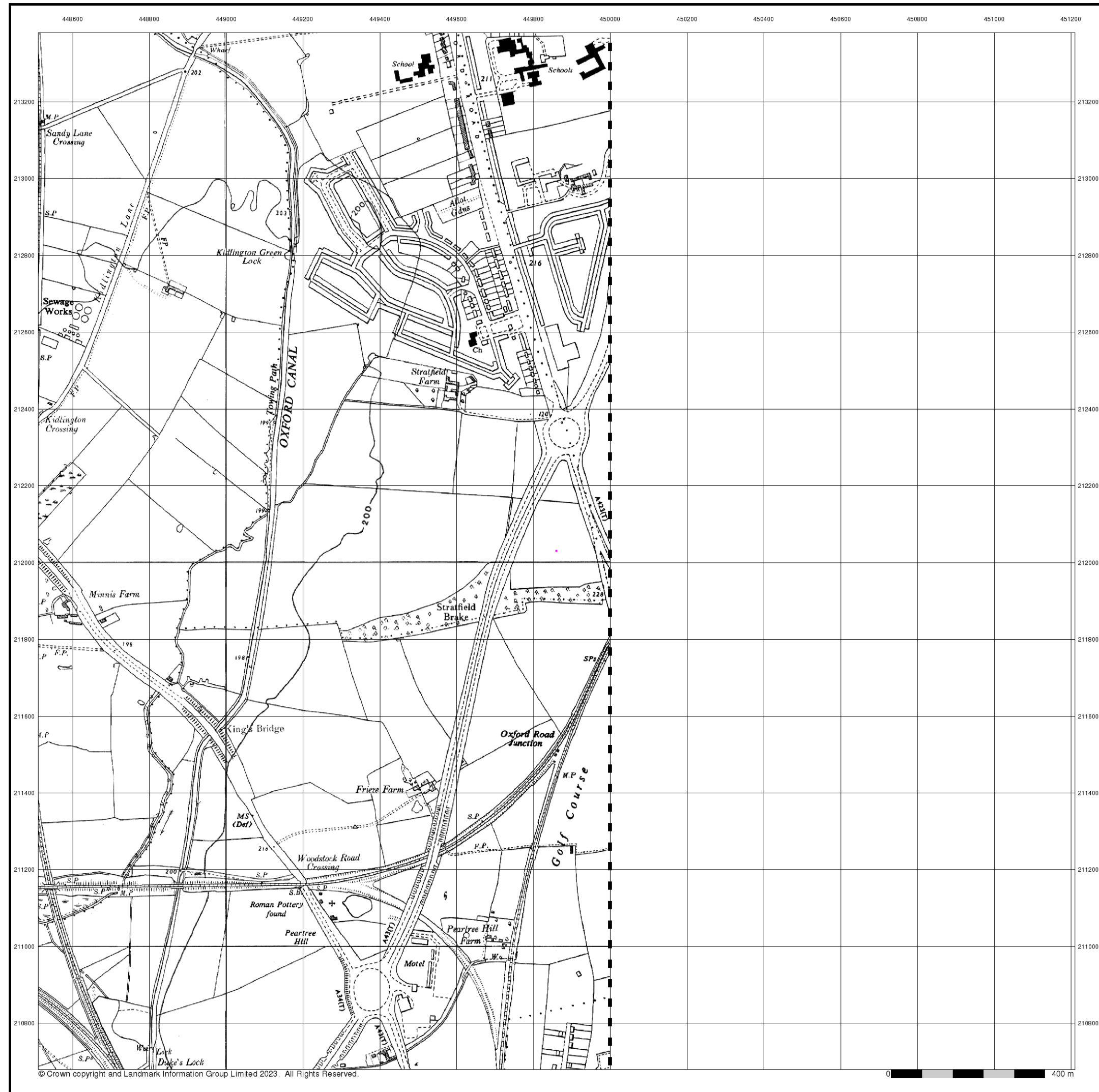


### Historical Map - Slice A



**Order Details**  
 Order Number: 313015559\_1\_1  
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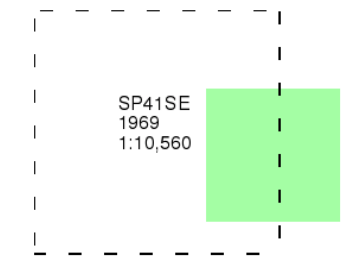
**Site Details**  
 Site at 449860, 212030



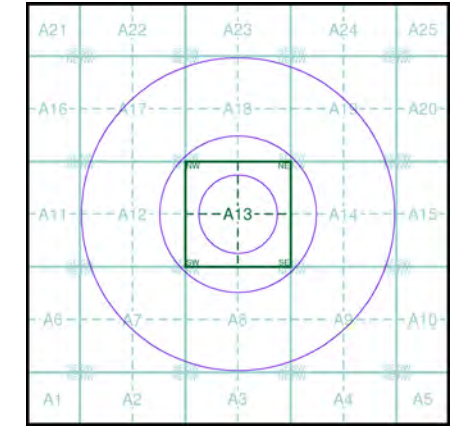
## Ordnance Survey Plan Published 1969 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

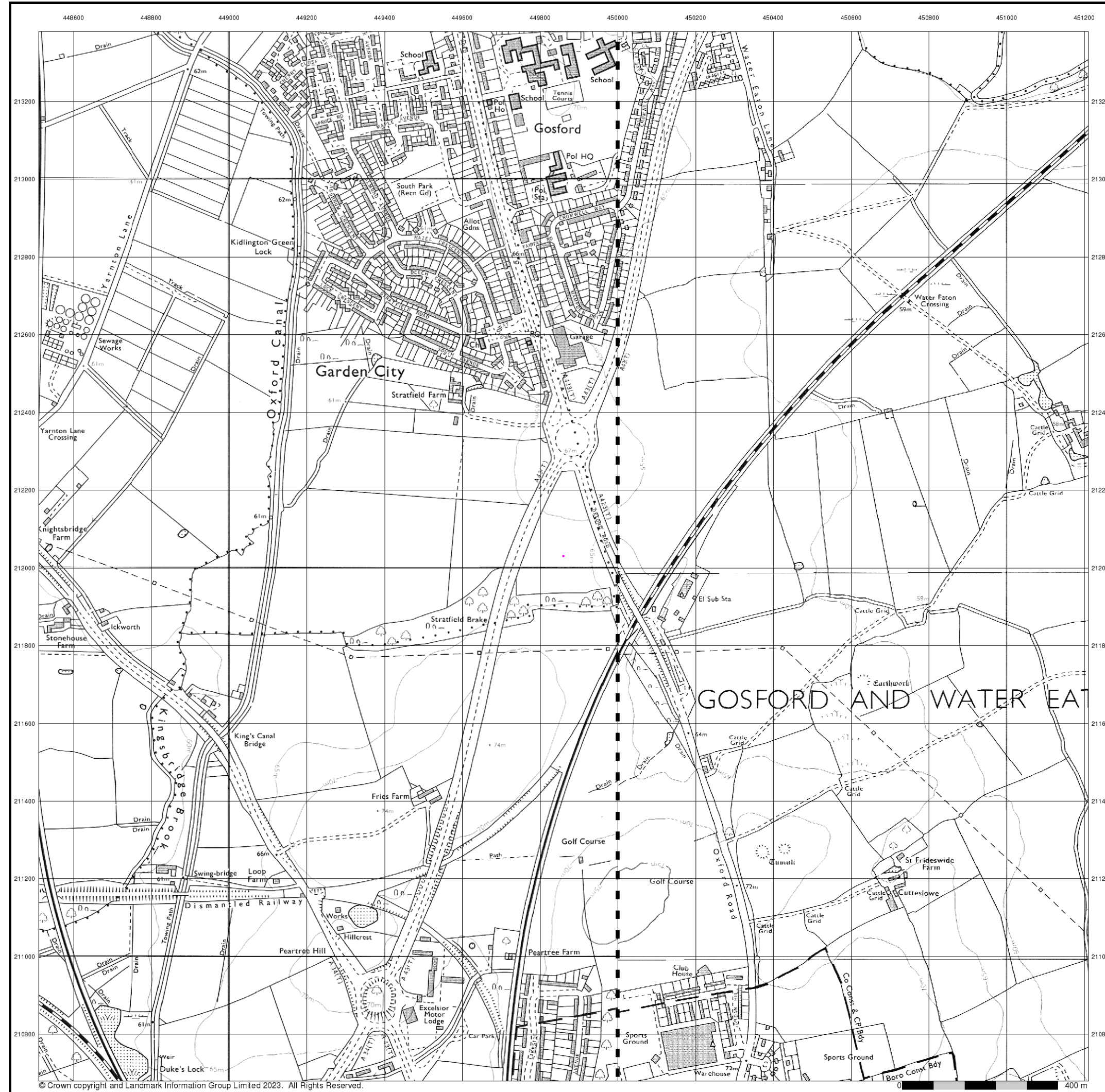


### Historical Map - Slice A



**Order Details**  
 Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
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 Search Buffer (m): 1000

**Site Details**  
 Site at 449860, 212030

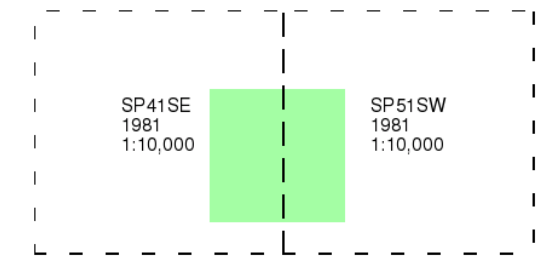


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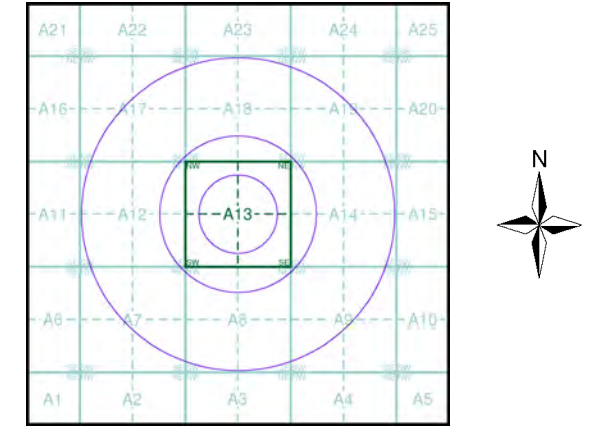
## Ordnance Survey Plan Published 1981 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A



### Order Details

Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
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 Search Buffer (m): 1000

### Site Details

Site at 449860, 212030

## Ordnance Survey Plan

Published 1971 - 1978

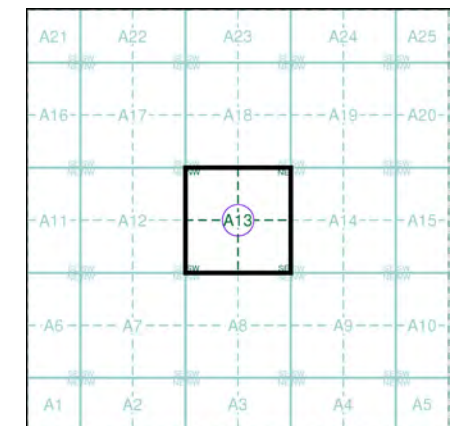
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

SP4912 1971 12,500	SP5012 1977 12,500
SP4911 1974 12,500	SP5011 1978 12,500

### Historical Map - Segment A13

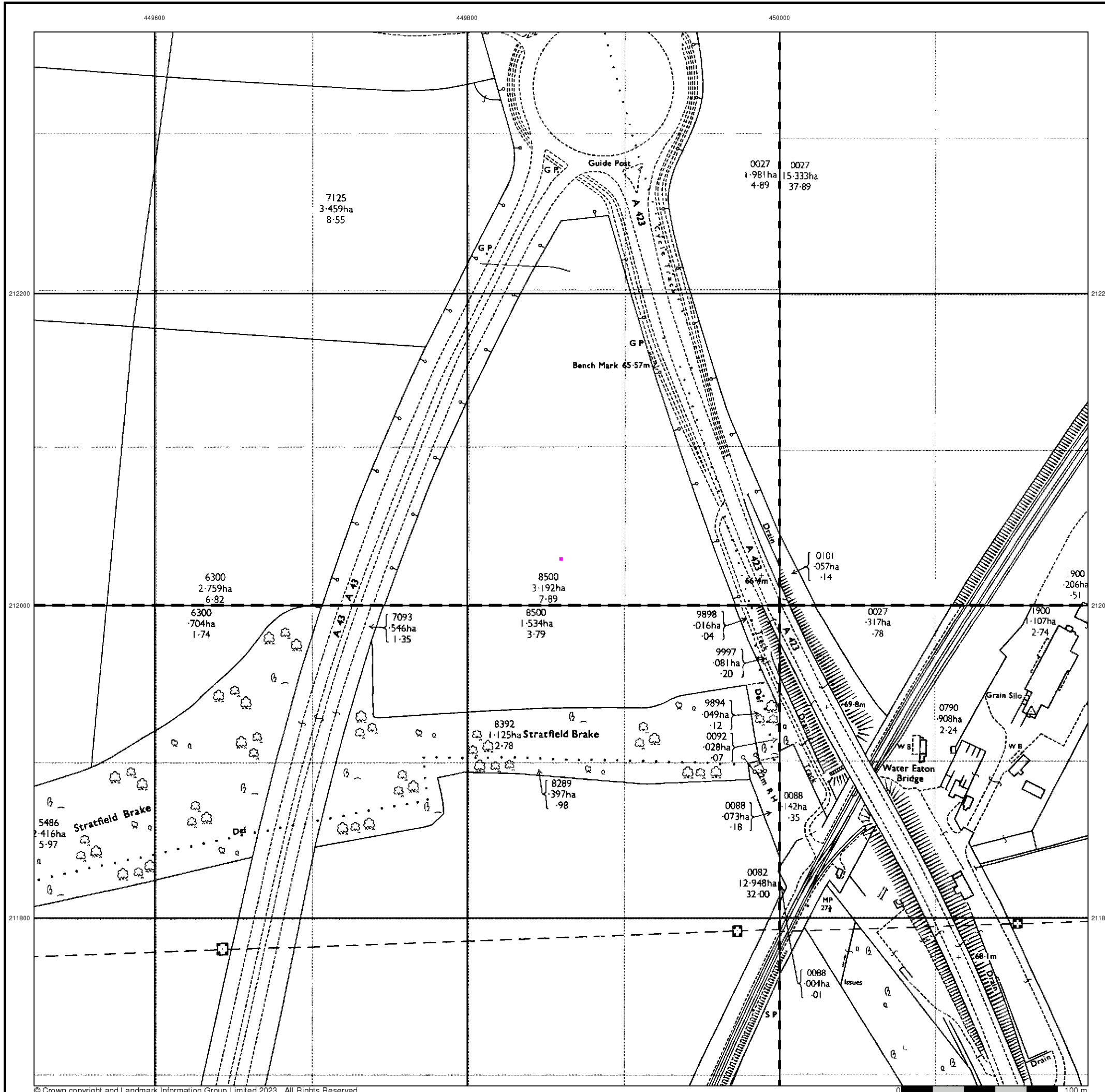


### Order Details

Order Number: 313015559\_1\_1  
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 National Grid Reference: 449860, 212030  
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### Site Details

Site at 449860, 212030



## Additional SIMs

Published 1977 - 1991

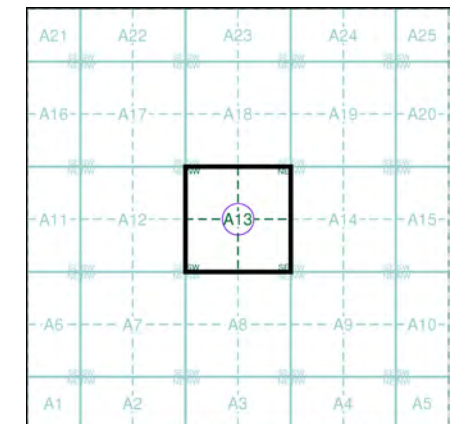
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

## Map Name(s) and Date(s)

SP4912 1991 1:2,500	SP5012 1977 1:2,500
SP4911 1990 1:2,500	

## Historical Map - Segment A13

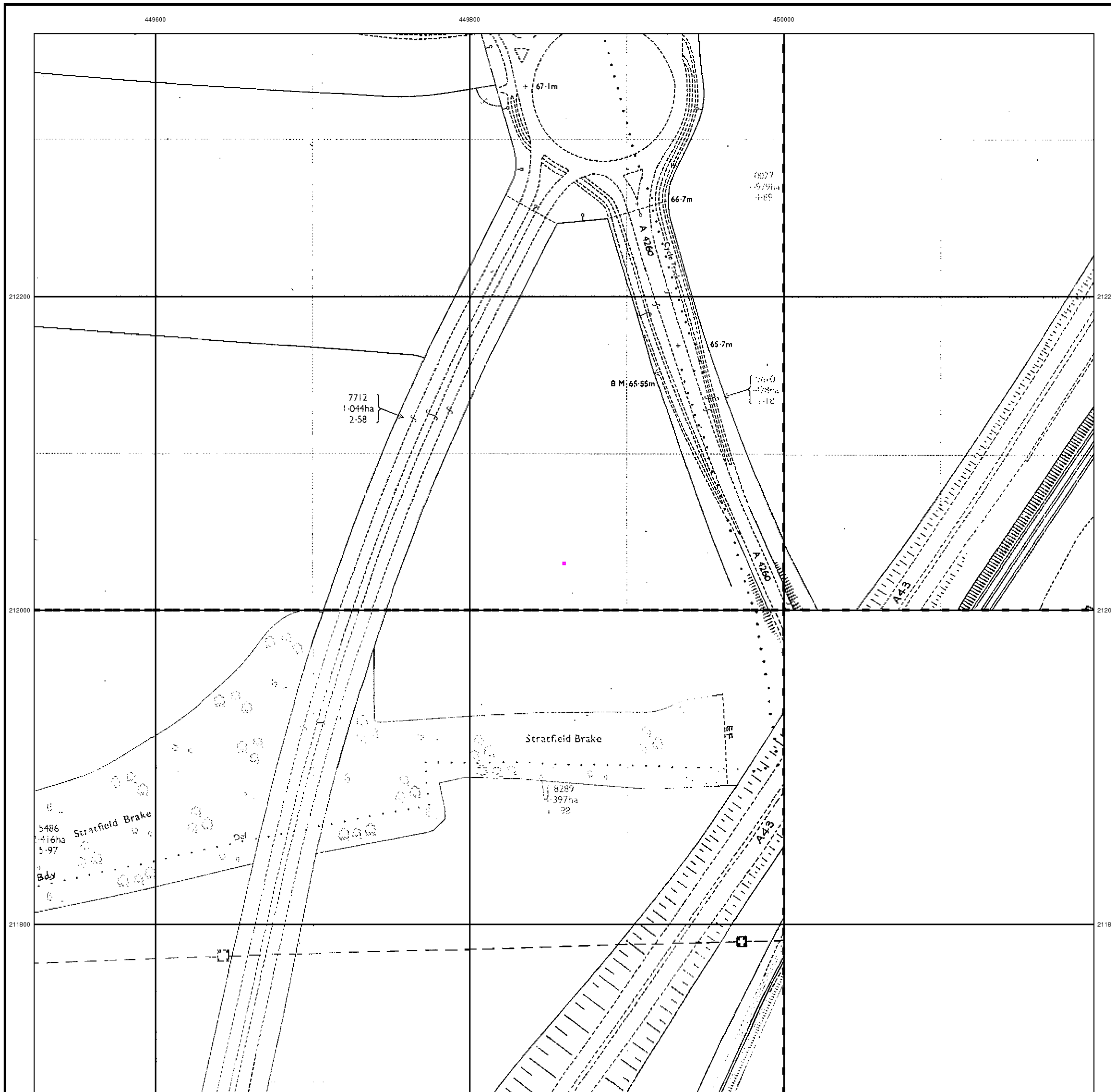


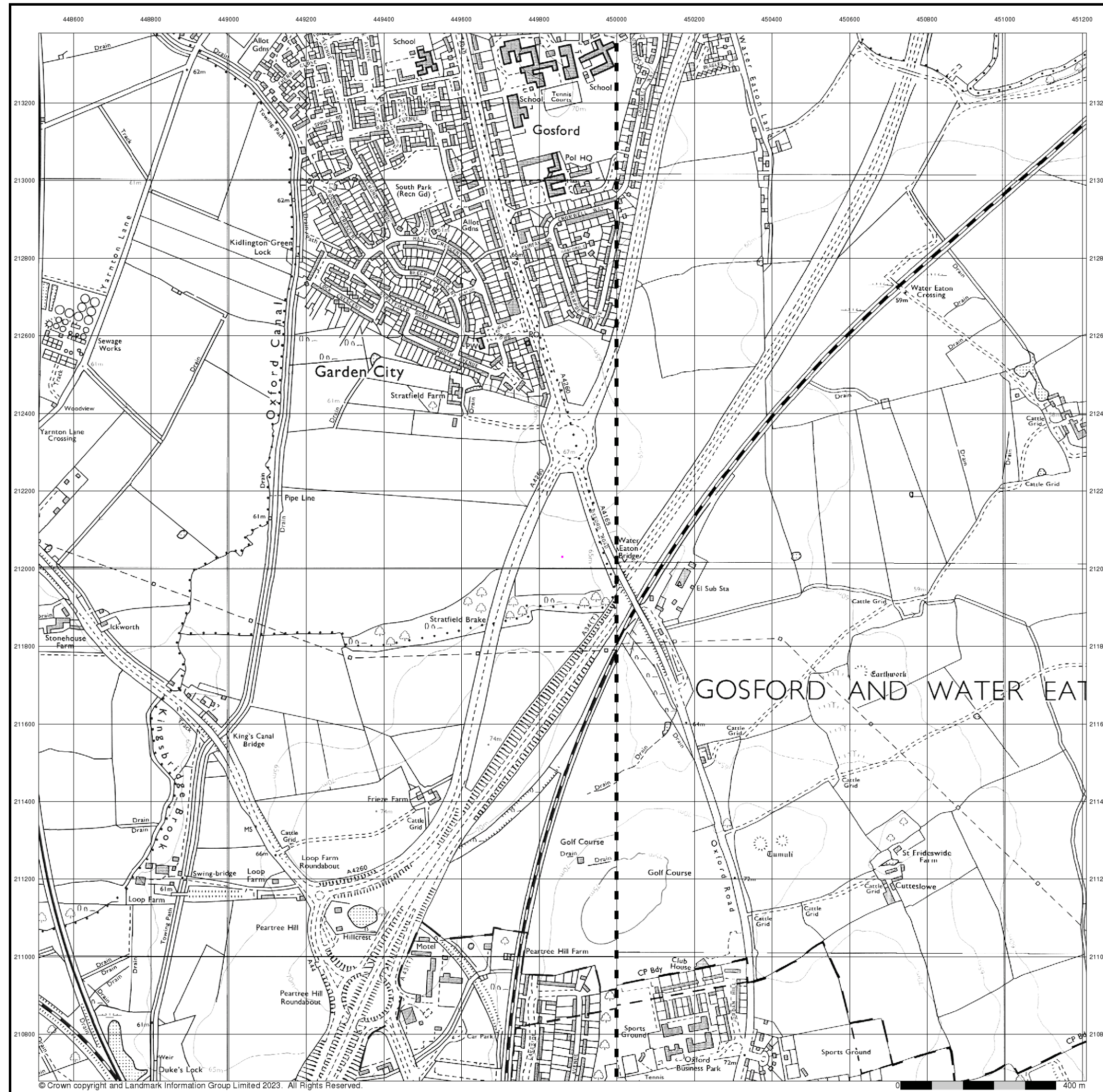
## Order Details

Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

## Site Details

Site at 449860, 212030

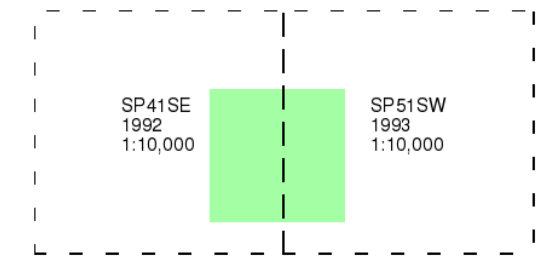




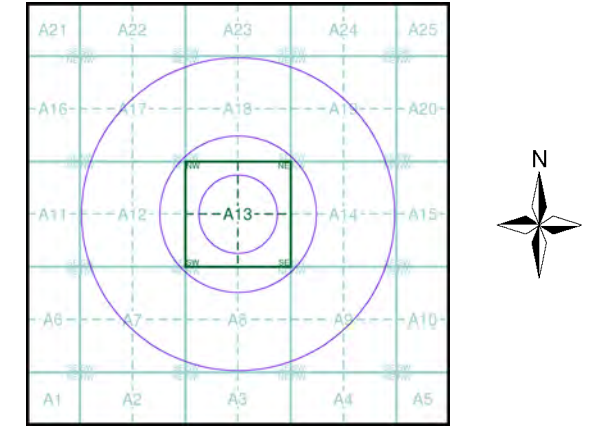
## Ordnance Survey Plan Published 1992 - 1993 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A



**Order Details**  
 Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**  
 Site at 449860, 212030

## Large-Scale National Grid Data

Published 1994

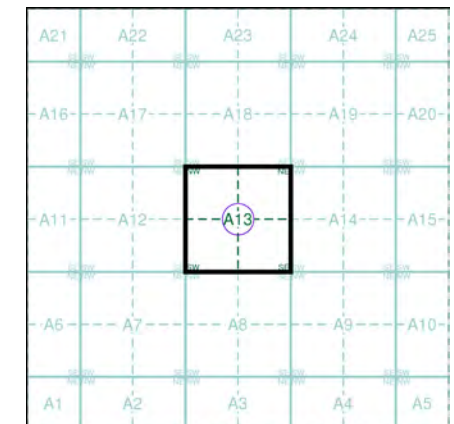
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

SP4912 1994 12,500	SP5012 1994 12,500
SP4911 1994 12,500	SP5011 1994 12,500

### Historical Map - Segment A13

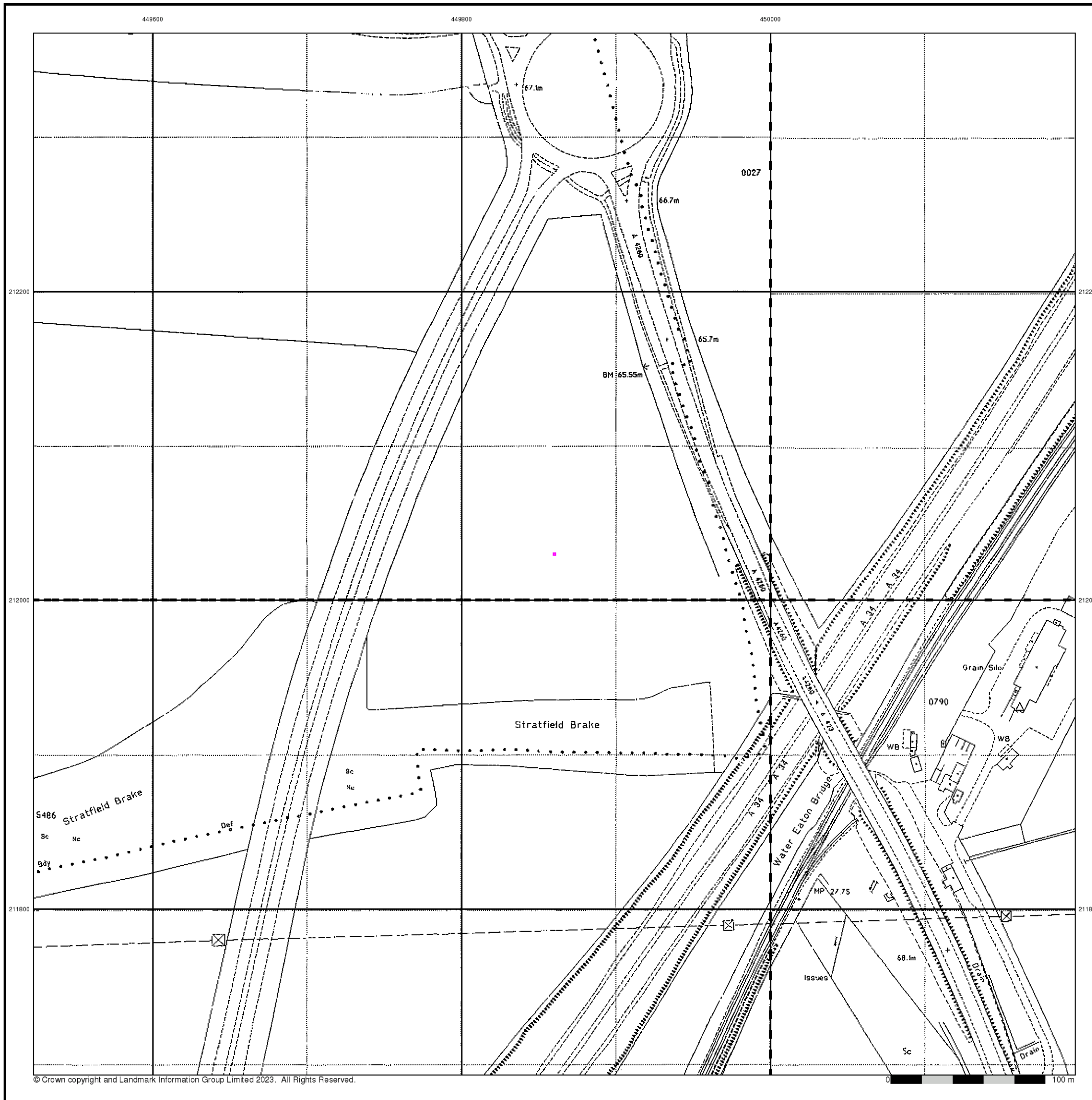


### Order Details

Order Number: 313015559\_1\_1  
 Customer Ref: CR1442  
 National Grid Reference: 449860, 212030  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Site at 449860, 212030

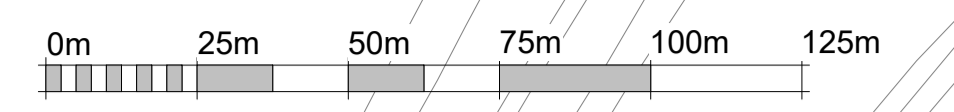


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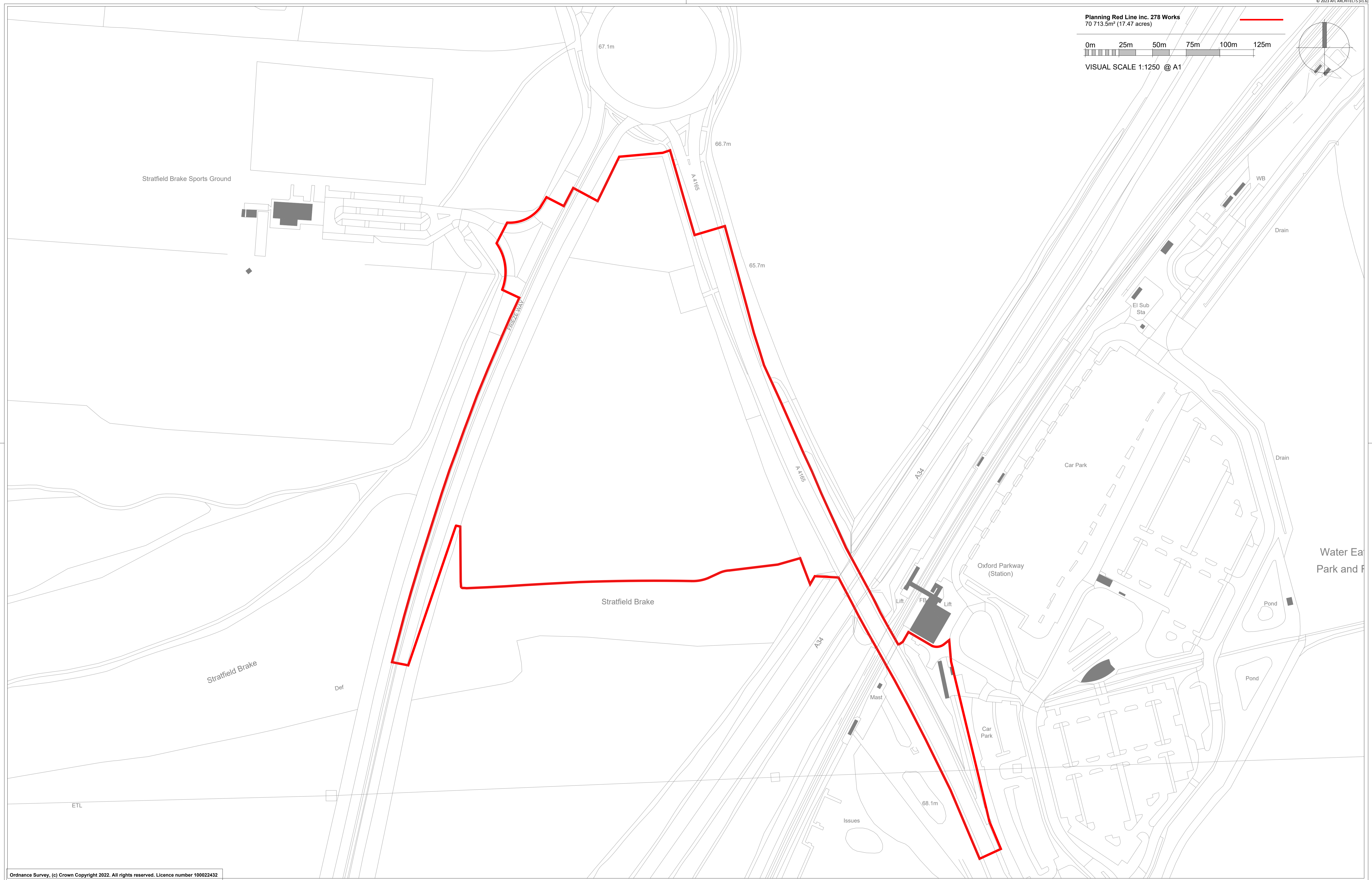
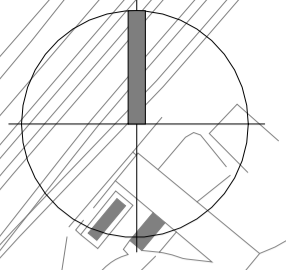
## APPENDIX 4: APPLICATION SITE BOUNDARY



Planning Red Line inc. 278 Works  
70 713.5m<sup>2</sup> (17.47 acres)



VISUAL SCALE 1:1250 @ A1



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Any discrepancies are to be reported to the Architect before any work commences  
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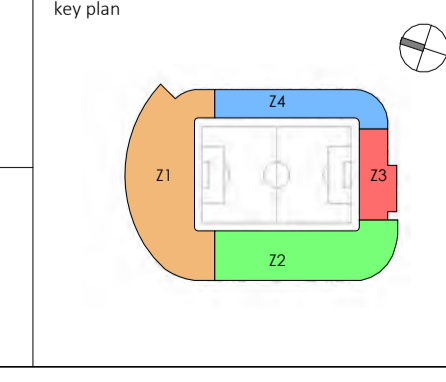
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PO9	14/12/23	JA	Final Issue for Planning
rev no.	rev date	rev by	description

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project  
**Oxford United Football Club**

location  
**Oxford**

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**Site Location Plan**

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221524	1 : 1250	rev date	14/12/23
dwg purpose	PLANNING	status	S2
		rev	P09
bim project origin zone level type role 6-digit no.			
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