

Early Medieval (AD 410 - 1066) and Medieval (AD 1066 - 1485)

- 4.43 There are no HER records attributed to the early medieval or medieval period within the Site. There is one HER record attributed to the early medieval within the study area, as well as one HER record attributed to the medieval period within the study area.
- 4.44 The attributed early medieval HER record is for a recorded early medieval pit and possible sunken feature building (**MOX28352**) identified during the Oxford Archaeology 2022 evaluation (OA, 2022; **EOX7289**), located c.450m south of the Site. Meanwhile, the medieval HER record is for a 2007 metal detecting findspot for a medieval gold quarter noble (**MOX24030**), located c.850m south-west of the Site. Given the distance of the recorded early medieval remains and HER record for the medieval gold quarter comprising an archaeological findspot, neither HER record provides any meaningful insight into the Site's archaeological potential.
- 4.45 Based on available HER records, the Site has no potential to contain early medieval or medieval archaeological remains of significance.

Post-Medieval (AD 1485 - 1900) and Modern (AD 1900 - Present)

- 4.46 There are no HER records attributed to the post-medieval period within the Site, however, there are seven such HER records located within the study area.
- 4.47 Within the study area, four HER records are associated with local industrial practices in the form of 18th-19th century brick and tile manufacturing and a former windmill. According to the HER, these records comprise the following:
- An 18th-19th century brick kiln (**MOX27369**) recorded during the Oxford Archaeology 2017 evaluation (OA, 2017; **EOX6407**), located c.90m west of the Site;
 - The location of two former brick and tile manufacturing sites (**MOX5004**, **MOX5019**) identified from historic OS maps, located c.350m south-east and c.700m east and south-east of the Site, respectively; and
 - The location of a former windmill (**MOX10904**) identified from historic OS maps, located c.300m east of the Site.
- 4.48 Observations made during the Site walkover as well as from consulted repositories of information outlined in **Section 3**, indicates that the Site contains no evidence for the presence of remains associated with the surrounding local industrial practices listed in paragraph 4.45.
- 4.49 Post-medieval agricultural features in the form of ridge and furrow have been recorded during two previous archaeological events within the study area. These events comprised a geophysical survey by Magnitude Surveys in 2021 (**EOX7053**) across fields to the north of the Site up to the Aynho and Ashendon Railway, as well as an evaluation by Oxford Archaeology in 2013 (**EOX3436**) across fields c.910m south-east of the Site.
- 4.50 The Site as well as fields across the study area have been identified to contain ridge and furrow of similar character and form from site walkover observations, as well as consulted

aerial photography and LiDAR imagery. Although the date of such features within the Site is uncertain at this stage, it is likely that the ridge and furrow visible across the Site is of medieval to post-medieval date.

- 4.51 The site of a 19th century milepost (**MOX4944**) is recorded c.200m south-east of the Site on the HER. Given its function and discrete location along the A41 to the south-east of the Site, the milepost provides no insight into the Site's archaeological potential.
- 4.52 Based on available HER records, the Site has no potential for significant archaeological remains of post-medieval date. Post-medieval remains within the Site are limited to the confirmed presence of agricultural remains in the form of ridge and furrow.
- 4.53 In terms of modern period records, there is one HER record associated with a former WWII P.O.W. camp within the Site and two modern HER records located within the study area.
- 4.54 One HER record is located within the Site, attributed to the former WWII 'Old Windmill Camp 33' P.O.W. (**MOX28095**). The majority of the P.O.W. camp itself was located across the present-day site of the adjacent Bicester Caravan & Leisure site, L.C. Hughes Metal Recycling site to the east of the Site boundary. Only peripheral storage activities, suggested to be ephemeral by consulted aerial photographs, occurred within the northern half of the Site during the camp's operation.
- 4.55 Consulted aerial photographs show that for a brief period during 1944, the northern half of the Site was utilised for peripheral storage uses to the camp itself. As such, no structures or features associated with the main former P.O.W. camp were located within the Site. Therefore, no significant remains associated with the camp are anticipated to be present within the Site. Any remains present would be of negligible historic interest.
- 4.56 A HER record for Aynho and Ashendon Railway built in 1910 (**MOX28264**), is located c.830m north of the Site.
- 4.57 Two HER records are located c.550m west of the Site, associated with the WWII M.O.D. Central Ordnance Depot site at Graven Hill (**MOX28595**, **MOX27884**).
- 4.58 Based on available HER records, the Site has no potential to contain any significant remains of modern date.

PREVIOUS ARCHAEOLOGICAL EVENTS

- 4.59 No previous archaeological events are recorded on the HER within the Site boundary, however, a total of 15 previous archaeological events are recorded on the HER within the study area. Those previous events recorded on the HER within the study area comprise one historic building recording programme (**EOX7577**), four geophysical surveys (**EOX6220**, **EOX6712**, **EOX2357**, **EOX7053**), eight evaluations (**EOX7289**, **EOX6407**, **EOX6234**, **EOX6736**, **EOX6176**, **EOX7376**, **EOX6235**, **EOX3436**), one excavation (**EOX6408**) and one watching brief (**EOX7577**). Relevant events and their findings have been discussed above, where relevant.

2024 SUMO GeoSurveys Geophysical Survey (SUMO GeoSurveys, 2024)

- 4.60 A magnetometry geophysical survey of the Site was undertaken by SUMO GeoSurveys in June 2024 (**Appendix EDP 2**). Detected anomalies of possible archaeological origin included a series of segmented ditch-like and pit-like features primarily across the Site's central field, as well as a roughly east-west orientated series of ridge and furrow across the entirety of the Site. The detected ridge and furrow corresponded to site walkover observations and consulted aerial photographs. The Site has not been subject to intrusive archaeological investigation at this stage, to confirm the date, function and preservation of any potential archaeological remains.
- 4.61 According to SUMO GeoSurveys, the detected ditch-like features represent two possible rectangular enclosures, which may be contemporary with Late Iron Age/Early Roman agricultural field system remains recorded to the west of the Site, across the footprint of the existing Symmetry Park development (SUMO GeoSurveys, 2024).
- 4.62 Alternatively, such features have also been suggested to represent modern drainage channels of no historic interest. If confirmed to be of Late Iron Age/Early Roman origin through intrusive archaeological investigation, such remains would be considered to be no more than local or low heritage significance, reflecting previously recorded wider contemporary small-scale settlement and agricultural practices across the study area.
- 4.63 The detected ridge and furrow across the Site has not been assigned a confident date in SUMO GeoSurveys' geophysical survey report. However, it is suggested here that the agricultural features are most likely of medieval to post-medieval date, given their wide spacing and widespread presence of ridge and furrow across the study area. Such remains were observed within the Site during the site walkover, as well as within the wider study area via aerial photographs and LiDAR imagery, discussed further below.
- 4.64 Overall, the geophysical survey results for the Site provide direct evidence for potential archaeological remains within the Site. Such remains are anticipated to comprise Late Iron Age/Early Roman settlement and/or agricultural remains across the Site's central field, as well as medieval to post-medieval ridge and furrow across all three fields within the Site.

CARTOGRAPHIC SOURCES

Historic Maps

- 4.65 Historic maps have been used to aid the establishment of the Site's late post-medieval history (1815) onwards and identify land use change over time. Available historic maps include OS maps only. No tithe map was identified from consulted sources in **Section 3** for Blackthorn Parish. The historic maps which highlight key changes to land use within the Site are outlined below and presented in **Plan EDP 4**. For reference, the publication date of each historic map is referred to below.

1815 OS Drawing Bicester, Oxfordshire (Wikimedia Commons, 2024)

- 4.66 The earliest consulted 1815 OS drawing for Bicester and its surrounding environs, shows the Site comprised of a single field enclosure. No other land use information is shown.

1875-1881 OS Map

- 4.67 The 1875-1881 OS map shows no land use change. The Site continued to function as agricultural land during the late 19th century. The only added detail to the Site is a roughly east-west orientated footpath across its southern half at this time.

Subsequent OS Maps

- 4.68 The consultation of subsequent historic maps shows that the Site continued to function as agricultural land throughout the 20th century up to the present day. Of note, the 2006 10k Raster Mapping map shows the internal field boundary divisions across the Site as well as the c.1990s farm buildings located within the north-east corner of the Site for the first time. Such built features are of no historic interest.

Summary

- 4.69 Consulted historic maps show that the Site has functioned as agricultural land since at least the early 19th century. Land use has remained static, with only internal field boundary divisions and modern farm buildings being added c.1990s within the Site.

Aerial Photographs

- 4.70 Available aerial photographs held by Historic England were consulted to further inform the Site's development history between 1944-1975 and elaborate, where possible, on the Site's land use history outlined above using historic maps. Aerial photographs, which illustrate notable changes to the Site's layout and land use or show potential archaeological features in the form of cropmarks or earthworks are outlined below.
- 4.71 Consulted aerial photographs confirm the location of the adjacent former P.O.W. camp east of the Site, as well as indicating that the northern half of the Site was briefly utilised during 1944 for peripheral storage activities associated with the camp itself. Additionally, available aerial photographs also show that by 1975, the Site's three-field layout had been established and that the former P.O.W. camp had been demolished to create a disused area of land at this time, prior to the establishment of the present-day uses adjacent to the east of the Site.
- 4.72 Available aerial photographs also show the presence of ridge and furrow across the Site, observed during the July 2024 site walkover and detected during the June 2024 geophysical survey of the Site.

HISTORIC LANDSCAPE CHARACTERISATION

- 4.73 The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and study area (HE, 2024). This is achieved by assessing the current landscape's character and dividing the area contained within the Site and study area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure), which enables spatial and temporal patterns to be identified (HE, 2015a).

- 4.74 The Site boundary falls across parts of two HLC areas, which comprise broad classification types of post-medieval enclosure (HOX3541) across the southern and central parts of the Site, as well as a modern rural settlement (i.e. the caravan/camp site adjacent to the east of the Site) (HOX3543) across the northern end of the Site. The latter includes the modern c.1990s agricultural buildings within the north-east corner of the Site, not associated with either the caravan/camp site or recycling centre.
- 4.75 Of the 36 HLC areas located within the study area, post-medieval rural enclosures form a large proportion of the area (16/36 HLC areas) and are of negligible historic interest. Meanwhile, the modern rural settlement area, although less ubiquitous in extent and number of HLCs (10/36 HLC areas) are representative of modern development and hold no historic interest.

LIDAR IMAGERY

- 4.76 The analysis of the Multiple Direction Hill-Shade LiDAR imagery produced from available 2020 National LiDAR Programme data, has identified the following features of interest across certain parts of the Site (see **Plan EDP 4**).
- 4.77 Consulted LiDAR imagery depicts roughly east-west orientated ridge and furrow across the entirety of the Site. Such agricultural features of likely medieval to post-medieval origin, conform with those identified during the site walkover observations as well as consulted aerial photographs, and the July 2024 geophysical survey of the Site. No other features of potential archaeological interest were identified from LiDAR imagery.

SITE WALKOVER

- 4.78 A site walkover of the Site and surrounding area was undertaken in July 2024.
- 4.79 Dry and sunny, clear weather conditions were consistent throughout the walkover. Sufficient visibility persisted throughout the survey to allow effective on-site assessment of Site ground conditions and its setting. In addition, the surrounding built heritage assets were visited to establish the visual relationship between Site and heritage asset for those considered in this report and discussed above.
- 4.80 The walkover identified the presence of ridge and furrow across the Site's three fields. The preservation of the agricultural earthworks across the Site varies with evidence of levelling of the Site's three fields from past arable practices (i.e. ploughing) and from the Site's temporary use as a storage area for the former WWII P.O.W. camp during the 1940s. The Site's southern and central fields were identified to contain the best-preserved ridge and furrow earthworks.
- 4.81 No other extant archaeological remains or evidence of earthworks of potential archaeological significance were identified within the Site. The Site at the time of the site walkover comprised three pastoral fields.

ARCHAEOLOGICAL POTENTIAL SUMMARY

- 4.82 Based on current evidence, the Site has most likely comprised agricultural land since at least the medieval period, utilised for various arable and/or pastoral practices overtime. The Site has been subject to minimal disturbance from previous development, limited to a brief period of storage use by the former WWII P.O.W. camp adjacent to the Site and to that of the extant c.1990s extant farm buildings within the north-east corner of the Site.
- 4.83 The Site has a low potential for prehistoric remains from the Palaeolithic through to the Bronze Age period. This is due to the absence of previously recorded prehistoric remains within the Site and within its vicinity, indicating no potential for the presence of significant prehistoric remains within the Site. Meanwhile, the Site is considered to have a high potential for archaeological remains dating to the transitional period between the Late Iron Age/Early Roman periods.
- 4.84 Based on the findings from previous archaeological events within the footprint of the existing Symmetry Park development and the recent July 2024 geophysical survey of the Site, Late Iron Age/Early Roman remains are anticipated to comprise small-scale settlement evidence in the form of rectangular enclosures and discrete pit-like features as well as agricultural features (e.g. drainage ditches, furrows, field boundaries) within the Site's central field. A review of previously recorded contemporary small-scale settlements and agricultural remains across the study area, indicates that such remains would be no more than low or local heritage significance.
- 4.85 The Site has a low potential for early medieval remains within the Site. This is due to a lack of previously recorded remains within the study area and the absence of any indication for the presence of significant remains of such date to be present within the Site.
- 4.86 The Site has a high potential for medieval and post-medieval remains within the Site in the form of undated ridge and furrow agricultural features. Ridge and furrow is present across all three fields within the Site, orientated roughly east-west. The degree of preservation of ridge and furrow across the Site varies due to previous ploughing and disturbance of the Site's land surface from storage practices associated with the former WWI P.O.W. camp adjacent to the east of the Site. Such agricultural features are also visible across the wider study area and reflect local agricultural practices of the medieval to post-medieval periods. Therefore, ridge and furrow remains present within the Site are considered to be of negligible historic interest.
- 4.87 The Site has no potential to contain modern archaeological remains of significance. This includes the presence of any remains associated with the former P.O.W. camp, in which no potentially associated features were detected during the July 2024 geophysical survey of the Site by Sumo GeoSurveys (SUMO GeoSurveys, 2024).
- 4.88 Overall, none of the archaeological remains within the Site, whether known or unknown, are anticipated to be of such significance that they would merit preservation *in situ*. Instead, potential archaeological remains within the Site are likely to comprise remains of no greater than low or local heritage significance.

Section 5 Impact Assessment

INTRODUCTION

- 5.1 This section assesses the potential for the development proposals to result in impacts on heritage assets, either directly or through changes within their setting. In this sense, it addresses Step 3 of HE 2017.

SETTING ASSESSMENT

- 5.2 The baseline assessment set out in **Section 4** above does not identify any heritage assets in the Site's wider environs whereby the proposed development of the Site has potential to result in change within their settings that might result in an effect on their significance. As such, it is concluded that the proposed development would not result in any effect on the significance of any heritage asset in the wider landscape.

ARCHAEOLOGICAL IMPACTS

- 5.3 Any previously unrecorded archaeological remains located within the footprint of the proposed built development, roads or ponds or other drainage features would likely be subject to total loss or heavy disturbance from the implementation of the proposed development.
- 5.4 Based on the evidence considered within **Section 4** the loss would be likely to include archaeological remains dating to the Late Iron Age/Early Roman periods which would be of low or local heritage significance as well as remains of ridge and furrow earthworks that would be of negligible significance.
- 5.5 Such loss or harm would, most likely need to be considered under Paragraph 209 of the NPPF such 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."

- 5.6 In accordance with Paragraph 211 of the NPPF and the OCAS response at **Appendix EDP 4** the Site will be subject to a condition requiring a staged programme of investigation. This will serve to record the Site's archaeological remains before their loss through a programme of archaeological investigations carried out to a scope and methodology agreed in advance with OCAS.

Section 6 Conclusions

- 6.1 This Archaeological and Heritage Assessment for Tritax Big Box Developments was produced by EDP to provide an assessment of historic environment impacts to inform a detailed planning application for a commercial development at Symmetry Park, Bicester, Phase 3 ('the Site').

Designated Heritage Assets

- 6.2 The Site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered historic landscapes, registered historic parks and gardens or conservation areas. Therefore, none will be physically affected by the proposed development within the Site.
- 6.3 In line with Historic England's *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets* (HE, 2017), the Site has been identified to have no potential to change any aspect of the settings of surrounding heritage assets, resulting in an impact on their heritage significance. Designated heritage assets located beyond the Site boundary are therefore not considered to be sensitive to change from development within the Site.

Non-designated Heritage Assets

- 6.4 The Site's development will not result in any effect on the significance of any non-designated heritage assets in the wider landscape.
- 6.5 The Site has been identified to have a low potential for prehistoric remains from the Palaeolithic through to the Bronze Age period. However, the Site is considered to have a high potential for archaeological remains dating to the transitional period between the Late Iron Age/Early Roman periods.
- 6.6 Late Iron Age/Early Roman remains within the Site are anticipated to comprise of small-scale settlement evidence in the form rectangular enclosures and discrete pit-like features as well as agricultural features (e.g. drainage ditches, furrows, field boundaries) within the Site's central field. A review of previously recorded contemporary small-scale settlements and agricultural remains across the study area, indicates that such remains would be no more than low or local heritage significance.
- 6.7 The Site has a low potential for early medieval remains. This is due to a lack of previously recorded remains within the study area and the absence of any indication for the presence of significant remains of such date to be present within the Site.
- 6.8 The Site has a high potential for medieval and post-medieval remains in the form of undated ridge and furrow agricultural features. Ridge and furrow is present across all three fields within the Site, orientated roughly east-west. The degree of preservation of ridge and furrow across the Site varies. Such agricultural features reflect local agricultural practices of the medieval to post-medieval periods also represented by ridge and furrow present within the

wider area. Hence, ridge and furrow remains present within the Site are considered to be of negligible historic interest.

- 6.9 The Site has no potential to contain modern archaeological remains of significance. This includes the presence of any remains reflecting peripheral storage uses of the Site to the former WWII P.O.W. camp adjacent to the east of the Site.
- 6.10 The proposed development would most likely result in the total loss or heavy disturbance of any archaeological remains within its footprint, most likely remains of low significance. In accordance with Paragraph 211 of the NPPF and, as stated in a consultation response from OCAS, any planning permission would be subject to a condition requiring a staged programme of archaeological investigation. Such work would record archaeological remains within the Site before their loss with the impact upon their significance considered with reference to Paragraph 209 of the NPPF.
- 6.11 Overall, the proposed development is considered to be compliant with legislation and national and local planning policies set out in **Section 2** of this Archaeological and Heritage Assessment.

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Appendix EDP 1

Written Scheme of Investigation



**Symmetry Park,
Bicester, Phase 3**

**Written Scheme of
Investigation for an
Archaeological and
Heritage Assessment**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Tritax Big Box Developments

November 2024

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APPENDICES

Appendix EDP 1 Site Location Plan

Section 1 Introduction

- 1.1 This Written Scheme of Investigation (WSI) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Tritax Big Box Developments (hereafter referred to as 'the Client') for approval by the archaeological advisor to Cherwell District Council (CDC).
- 1.2 The document sets out the methodologies to be employed in the preparation of a desk-based Archaeological and Heritage Assessment (hereafter referred to as a 'the assessment') for Phase 3 of the Symmetry Park project at Bicester, Oxfordshire (hereafter known as 'the site'). The Site's location is shown in **Appendix EDP 1**.
- 1.3 This document sets out the methodologies to be employed in the preparation of an Archaeological and Heritage Assessment. The aim of the proposed assessment is to assess the nature, extent and significance of the historic environment which has the potential to be affected by the proposed development. The assessment will accompany a planning application for a proposed commercial development within the Site.
- 1.4 The assessment will address the relevant policies contained within the *National Planning Policy Framework (NPPF)* (MHCLG, 2023), revised December 2023, and local policies within the Cherwell Local Plan 2011-2031 (adopted July 2015) (CDCNO, 2015).
- 1.5 The report will take into account the additional planning guidance for enhancing and conserving the historic environment as set out in the *Planning Practice Guidance (PPG)* revised February 2024 (MHCLG, 2024), and best practices set out in relevant Historic England advice notes.
- 1.6 The assessment will also conform to additional guidance for archaeological desk-based assessment contained in the *Standard and Guidance for Historic Environment Desk-based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020), as well as guidance set out in the *Archaeological Desk-Based Assessment: Guidance Document - April 2024* produced by OCC's county archaeological services (OCC, 2024).

SITE DESCRIPTION

- 1.7 The Site is located to the east of Graven Hill, Bicester, adjacent to the north side of the A41, centred on National Grid Reference (NGR) 460693, 220620. It is approximately c.7.3 hectares (ha) in extent. The Site comprises an area of undeveloped agricultural land and associated hedgerow boundaries, divided internally by east-west wired fence lines into three fields. The exception to this is a small compound comprised of a group of modern c.1990s farm buildings, constructed from timber, concrete, steel framed and corrugated sheet roofs. The compound is in the far north-east corner of the Site. In addition, the Site boundary includes an access road to the A41 on its western side, through the existing phases of the adjacent Symmetry Park commercial development.

- 1.8 The Site's agricultural land (i.e. three fields) is bound on all four sides by hedgerows, with fields located beyond to the north, Bicester Caravan & Leisure site, L.C. Hughes Metal Recycling site and fields to the east, A41 and fields to the south and existing phases of Symmetry Park, Bicester to the west. The western access road within the Site is bound by the modern commercial development of Symmetry Park and the A41 at its southern end.
- 1.9 Topographically, the Site is relatively uniform and sits at c.66m Ordnance Datum (aOD). The British Geological Survey (BGS) records the Site's underlying solid geology as mudstone, associated with the Peterborough Member. No superficial geological deposits are recorded within the Site (BGS, 2024). Additionally, the BGS records no geotechnical borehole data within the Site (*ibid*).

Section 2 Methodology

- 2.1 The report will be produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020) as well as the *Archaeological Desk-Based Assessment: Guidance Document - April 2024* produced by Oxford County Council (OCC) county archaeological services (OCC, 2024). The CIfA guidelines provide a national standard for the completion of desk-based assessments, while the OCC guidelines provide a county wide standard for the completion of desk-based assessments within the Local Planning Authority (LPA) boundary of OCC.
- 2.2 The assessment will use a 1km radius from the site boundary as a study area for its consideration of potential physical effects on heritage assets. A broader study area will be adopted for the evaluation of potential effects upon the setting of designated heritage assets.
- 2.3 The assessment will involve the consultation of readily available archaeological and historical information from documentary, cartographic, aerial photographic and LiDAR sources. The principal sources of information will comprise:
- Information held by the Oxfordshire Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within the vicinity of the Site. Also, information from the Oxfordshire Historic Landscape Character study, National Mapping Program and Portable Antiquity Scheme (if available);
 - Fieldwork reports from investigations within the Site;
 - Information on the British Geological Society online maps;
 - Maps and documents held by the Oxfordshire History Centre and online sources, including all editions of the Ordnance Survey;
 - Available LiDAR coverage of the Site and its environs;
 - The National Heritage List for England curated by English Heritage; and
 - Aerial photographs held by the Historic England Archive.
- 2.4 The information gathered from these sources will be complemented by a site walkover. This walkover will consider the nature and significance of known and/or potential archaeological assets within the Site, identify visible historic features, and assess possible factors which may affect the survival or condition of known or potential assets. The site walkover will also consider, where appropriate, the contribution made by the land within the site to the settings of heritage assets situated within its wider zone of influence and the value of the historic landscape resource more generally.

- 2.5 A report will be produced which will provide a synthesis of relevant information for the application site and thereafter will conclude with: (1) an assessment of its likely archaeological potential, made with regard to current best practice guidelines; and (2) an assessment of the likely effect of the proposed development upon designated assets. With regard to (2) above, the assessment process will be undertaken with reference to the Historic England guidance *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition)* (HE, 2017) and 'Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019).

Section 3

Report Content

3.1 The report structure will be dependent on the findings of the research, the needs of the project, and the stage within the planning process. The report will, as a minimum, contain the following sections:

- Non-technical summary;
- Introduction;
- Context of project;
- Site location and description;
- Geological and topographical description;
- Aims and purpose of the assessment;
- Methodology;
- Baseline archaeological and heritage information presented as a period-based archaeological and historical background, consisting of:
 - i. Designated heritage assets;
 - ii. Non-designated heritage assets;
 - iii. Cartographic, aerial photographic and LiDAR evidence (if data is available to a sufficient resolution to be useful for the purposes of the assessment); and
 - iv. Site walkover.
- Assessment of the potential for archaeological remains within the site considering previous/known impacts;
- Assessment of the potential physical impact of the proposed development on the significance of archaeological remains within the site;
- Assessment of the potential effect on the significance of designated heritage assets through changes to their settings;
- Conclusions;
- Supporting data in appendices, as necessary;
- References; and

- Supporting illustrations, including reproduction of relevant HER data, LiDAR data (where available), and historic maps.
- 3.2 Provided that there are no issues of commercial confidentiality, a copy of the archaeological and heritage assessment will be submitted to the Oxfordshire HER. Considering the standard process of client review and editing, this will most likely be broadly contemporary with the submission of the planning application.

Section 4

References

British Geological Survey. (2024). *Geology Viewer*. Retrieved from British Geological Survey: <https://geologyviewer.bgs.ac.uk/>

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UK Government. (2023). *Revised National Planning Policy Framework*. Retrieved from gov.uk: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

Appendix EDP 1 Site Location Plan



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COMMERCIAL DEVELOPMENT
LAND ADJACENT TO SYMMETRY PARK
BICESTER - PHASE 3

PHASE 3 - SITE LOCATION PLANNING BOUNDARIES

PL02: Unit references amended. WE.	19.11.24. RM.
PL01: Planning Issue. WE.	22.10.24. RM.
R02: General update. WE.	18.08.24. WE.
P01: First Issue. WE.	03.07.24. WE.
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Drawn by:	WE
Checked by:	RM
Scale @ A1:	1:2000
Date:	MAY 2024
CAD ref:	
Dwg no.:	
Rev:	
4036-X3-001	4036-X3-100 PL02
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