

## 11. Archaeology and Cultural Heritage

### Introduction

- 11.1 This Chapter, which was prepared by Oxford Archaeology (OA), describes the likely significant impacts of the Development on archaeological and cultural heritage resources within the Site and the surrounding area. Specifically, consideration is given to the likely impacts on:
- archaeological deposits (elements of which may also be protected by legislation or by designation, and which are generally below-ground).
  - historic buildings and structures (some of which may be scheduled, listed or locally designated); and
  - the historic landscape (elements of which may be protected by legislation or by designation).
- 11.2 The likely impacts of the Development at the demolition and construction stage, and once the Development is completed and operational are assessed.
- 11.3 The Chapter includes relevant legislation, policy and guidance concerning the conservation of archaeological remains and cultural heritage resources, the methodology used to establish baseline conditions, detailed baseline for both the archaeological and cultural heritage environment, the potential impacts of the Development and any mitigation measures that may be required in order to prevent, reduce or offset any adverse impacts.

### Legislation

#### Ancient Monuments and Archaeological Areas Act 1979

- 11.4 Section 61(12) defines sites that warrant protection due to their being of national importance as 'ancient monuments'. Damage to an ancient monument is a criminal offence and any works taking place within one require Scheduled Monument Consent from the Secretary of State.

#### The Planning (Listed Buildings and Conservation Areas) Act, 1990

- 11.5 The Planning (Listed Buildings and Conservation Areas) Act highlights the importance of built heritage and listed buildings. With regard to the local authority's duty regarding listed buildings in the planning process, Section 66 of the Act states that:

*"... In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

- 11.6 In addition, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. It states that, with respect to the duties of the local authority:

*"... (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

## National Planning Policy

- 11.7 PPS5 '*Planning for the Historic Environment*', March 2010 sets out the Government's planning policies on the conservation of the historic environment and the rationale for its conservation. PPS5 covers all aspects of the historic environment within a common set of policies, which recognise that heritage assets are a non-renewable resource and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.
- 11.8 The policy takes a holistic approach to the historic environment, identifying all elements within this environment that are worthy of consideration in planning matters as 'heritage assets'. A heritage asset is identified in PPS5 as an environmental component that holds meaning for society over and above its functionality. This term includes buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.
- 11.9 PPS5 requires planning authorities to consider the impact of any proposals on the significance of a historic asset or to its setting. There is a presumption in favour of the conservation of designated significant historic assets and that, wherever possible, heritage assets should be put to an appropriate and viable use that is consistent with their conservation.
- 11.10 PPS5 also requires that consideration is given as to how the historic environment could also make a positive contribution to the design of new development.

## Local Planning Policy

- 11.11 Three 'saved' policies from the '*Oxfordshire Structure Plan 2016*' (OCC, 2005) are still in effect. Policy H2 of the Oxfordshire Structure Plan 2016 allows for the development of a new settlement on the Site. The policy stipulates that development of the Site should conserve and improve the heritage assets of the Site.
- 11.12 Similarly, the '*RAF Upper Heyford Revised Comprehensive Planning Brief*' SPD (CDC, 2007) for the Site and Flying Field to the north, sets out the principles for a new settlement. One of the principles is the protection of historically important buildings and their setting.
- 11.13 The '*Cherwell District Council Local Plan 1996*', adopted in 1996 by CDC, aims to protect cultural heritage through implementation of saved policies C18, C21, C23, C25 and C27, which relate to listed buildings, conservation areas, scheduled monuments and historical settlement patterns.
- 11.14 The '*Non-Statutory Local Plan*' (CDC, 2004) also refers to the protection and enhancement of cultural heritage assets, including conservation areas and archaeological resources. These are protected under policies EN39, EN40, EN46 and EN47. In addition, Policy UH1 specifically refers to the preservation of buildings and structures of the cold war era on the Site that have been identified by English Nature as being of national importance.

## Assessment Methodology and Significance Criteria

### Assessment Methodology

#### General Approach

- 11.15 A desk-based archaeological and cultural heritage assessment was carried out for the Site and 1km area surrounding the Site (the Study Area). To establish the nature, extent,

preservation and importance of any cultural heritage receptors are present (i.e. the baseline conditions) information relating to the cultural heritage resource, including archaeological sites and monuments, local geology and topography, ground conditions, historic buildings and historic landscape features within the Study Area was collated and analysed.

- 11.16 The assessment was undertaken in accordance with the Institute of Field Archaeologists (IFA) standards as set out in the Standards and Guidance for archaeological desk-based assessment (IFA, 2001). The assessment methodology adopted was based on that outlined in the Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3 Part 2, in the amended document HA 208/07, issued by the Highways Agency in August 2007. Although this was written for road schemes in particular, it is accepted as a general best-practice approach to archaeological desk-based assessment. This version of the DMRB divides the cultural heritage resource into three sub-topics: Archaeological Remains, Historic Buildings and Historic Landscape.

#### Character Areas

- 11.17 To assist in the assessment of potential impacts on built heritage and their likely significance, the Site was divided into six Character Areas which were established from the Landscape Character Assessment of the Airbase South of the Cold War Zone (ACTA, 2006). That report set out seven distinct Character Areas but the current Site boundary excludes one of these areas. The six Character Areas were subdivided into a series of smaller components to reflect key groups of structures and open spaces (e.g. OA1A and OA1B) (see **Table 11.1**) since it was not possible to assess all the structures on the Site owing to the vast number present.
- 11.18 A Gazetteer listing all structures by Character Area is included within **Appendix 11.1**. This includes information such as building number, date, building description and reference. The Gazetteer can therefore be cross-referenced with this Chapter to obtain more information about the individual structures. The information within this Gazetteer was taken from the 'Heyford Park Building Appraisal' (Roger Evans, 2006) and 'Former RAF Upper Heyford Airbase: Landscape South of the Cold War Zone' (ACTA, 2006), together with documents held by the North Oxfordshire Consortium.
- 11.19 **Table 11.1** below sets out the six Character Areas and the subdivisions of each of the Character Areas, together with the identification used within this Chapter, and within the Landscape Character Assessment (ACTA, 2006) and the 2007 ES.

#### Consultation

- 11.20 Mr Richard Oram, Oxford County Archaeological Curator, was consulted with regard to the scope of archaeological evaluation works needed to inform the archaeological assessment and the outline strategy for future mitigation. A copy of the correspondence is provided in **Appendix 2.3**.
- 11.21 English Heritage and CDC were also consulted at all stages in the planning process. During the most recent meeting on the 13 September 2010 between English Heritage, CDC and North Oxfordshire Consortium, it was confirmed that English Heritage and CDC did not envisage any objections to the proposals on the grounds of heritage.

Table 11.1: Description of Character Areas

| Description                              | Current OA Number | Number in 2006 ACTA Report | Number in 2007 ES |
|--|-------------------|----------------------------|-------------------|
| <b>Sports Fields and Large Buildings</b> | <b>1</b>          | 2                          | 10                |
| Sports Fields                            | 1A                | 2A                         | 10A               |
| Superstore/ Hospital                     | 1B                | 2B                         | 10B               |
| <b>South Residential Area</b>            | <b>2</b>          | 3                          | 11                |
| South Bungalows                          | 2A                | 3A                         | 11A               |
| Mixed Use Area                           | 2B                | 3B                         | 11B               |
| Semi-Detached Houses                     | 2C                | 3C                         | 11C               |
| Carswell Circle North                    | 2D                | 3D                         | 11D               |
| Carswell Circle South                    | 2E                | 3E                         | 11E               |
| <b>Barracks and Institutions</b>         | <b>3</b>          | 4                          | 12                |
| Store/ Petrol Station                    | 3A                | 4A                         | 12A               |
| Parade Ground Buildings                  | 3B                | 4B                         | 12B               |
| West Barracks                            | 3C                | 4C                         | 12C               |
| 1930s Area                               | 3D                | 4D                         | 12D               |
| <b>East Huts</b>                         | <b>4</b>          | 5                          | 13                |
| <b>Technical Area</b>                    | <b>5</b>          | 6                          | 14                |
| Aircraft Sheds                           | 5A                | 6A                         | 14A               |
| Service Area                             | 5B                | 6B                         | 14B               |
| Copse and Open Ground                    | 5C                | 6C                         | 14C               |
| Post-War Open Landscape                  | 5D                | 6D                         | 14D               |
| 1920s Core                               | 5E                | 6E                         | 14E               |
| <b>North Residential Area</b>            | <b>6</b>          | 7                          | 15                |
| Officer Housing                          | 6A                | 7A                         | 15A               |
| North Bungalows                          | 6B                | 7B                         | 15B               |

### Sources of Information

11.22 OA consulted a range of sources holding primary and secondary data recording cultural heritage and archaeological features, including:

- The National Monuments Record (maintained by English Heritage) - digital records of Designated Sites (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Historic Battlefields), and Archaeological monuments and activities;
- The Oxfordshire Historic Environment Record (maintained by Oxfordshire County Council) - records of archaeological sites, monuments and cropmarks;
- Aerial photographs held at the National Monuments Record (maintained by English Heritage);

- The Oxfordshire County Record Office (maintained by Oxfordshire County Council) - historic maps and documentary sources;
- The Centre for Oxfordshire Studies, Oxford (maintained by Oxfordshire County Council) - historic maps;
- The Sackler Library, Oxford - published secondary sources;
- Archives of former RAF Upper Heyford (held by the North Oxfordshire Consortium) - detailed technical drawings of buildings, structures and services;
- Reports on previous archaeological and geotechnical investigations within the Site and the Study Area (held by Oxford Archaeology);
- Secondary and documentary sources held by Oxford Archaeology;
- On-line archaeological and historical records held by the Archaeology Data Service (<http://ads.ahds.ac.uk/>) and the Defence of Britain Project (<http://www.britarch.ac.uk/projects/dob/index.html>);
- Previous reports undertaken in relation to the Flying Field, in particular the Conservation Plan (ACTA *et. al* 2005), a Landscape Character Assessment of the Airbase South of the Cold War Zone (ACTA 2006) and RAF Upper Heyford (Airfield Research Publishing 1996) and the 2007 ES for Heyford Park (Roger Evans Associates, 2007);
- Upper Heyford Proposed Layout 1926 from Francis, P. (1996) 'RAF Upper Heyford' Airfield Research Publishing;
- Upper Heyford Site Plan 1939 from Francis, P. (1996) 'RAF Upper Heyford' Airfield Research Publishing;
- Upper Heyford Site Plan 1945 from Francis, P. (1996) 'RAF Upper Heyford' Airfield Research Publishing;
- Ordnance Survey (1999) 1:25,000 Explorer 191;
- RAF Upper Heyford Land Quality Assessment Phase Two: Intrusive Survey Factual Report Appendices, Project No: 07686 - Final Report (Aspinwall and Company, 1997); and
- Walkover survey undertaken by OA in October 2006.

#### Archaeological Work

11.23 Although no archaeological evaluations have been carried out within the Site, a series of evaluations have taken place within the Flying Field to inform earlier proposed development schemes. Within the Flying Field a series of trenches were excavated by John Samuels Archaeological Consultants during May 1999. These trenches were located in the eastern and western parts of the Flying Field. In addition, OA undertook a geophysical survey within two areas of the Flying Field in 2006. The geophysical survey consisted of a detailed magnetic survey. The results of this work informed a targeted trenched evaluation in 2007 in the eastern part of the Flying Field.

11.24 The majority of information used came from borehole and test pit results excavated across the Flying Field which allowed tentative conclusions to be made concerning areas which may have been truncated where archaeological deposits may not survive, and areas where the build up of made ground for levelling associated with the Flying Field may have protected archaeological deposits. Information from these sources is indicative only as they only provide a small window into the ground and the exact interpretation of deposits can be problematic.

## Significance Criteria

- 11.25 The sensitivity of the key structures and open spaces identified within each Character Area within the Site was determined to some extent through the Landscape Character Assessment (ACTA, 2006) which lists buildings and features of ‘Special Interest’. However, this did not detail levels of significance, and therefore these were determined through professional judgement.
- 11.26 The DMRB methodology sets out the criteria for determining the significance of individual receptors within each of the following sub-topics: Archaeological Remains, Historic Buildings and Historic Landscape, together with the magnitude of the impact, which is specific to the particular topic.
- 11.27 The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected environmental receptor and the predicted ‘extent’ and/or ‘magnitude’ of the impact or change. The assessment of significance ultimately relies on professional judgement, although comparing the extent of the impact with criteria and standards specific to each topic can guide this judgement.
- 11.28 The determination of the value of receptors (sites and features) was based mainly on existing designations, but professional judgement was also applied where features were found which does not have any formal national or local designation.
- 11.29 Details of criteria specific to this assessment for each of the sub-topics are defined in **Tables 11.2 to Table 11.7** below and a significance matrix is set out in **Table 11.8**.

**Table 11.2: Receptor Sensitivity/Value for Archaeological Remains**

| Receptor Sensitivity/Value | Description  |
|----------------------------|--|
| Very High                  | <ul style="list-style-type: none"> <li>World Heritage Sites (including nominated sites);</li> <li>Assets of acknowledged international importance; and</li> <li>Assets that can contribute significantly to acknowledged international research objectives.</li> </ul>   |
| High                       | <ul style="list-style-type: none"> <li>Scheduled Monuments (including proposed sites);</li> <li>Undesignated assets of schedulable quality and importance; and</li> <li>Assets that can contribute significantly to acknowledged national research objectives.</li> </ul>  |
| Medium                     | <ul style="list-style-type: none"> <li>Designated or undesignated assets that contribute to regional research objectives.</li> </ul>   |
| Low                        | <ul style="list-style-type: none"> <li>Designated and undesignated assets of local importance;</li> <li>Assets compromised by poor preservation and/or poor survival of contextual associations; and</li> <li>Assets of limited value, but with potential to contribute to local research objectives.</li> </ul> |

Source: DMRB HA208/07 Annex 5 Table 5.1.

Table 11.3: Receptor Sensitivity/Value for Historic Buildings

| Receptor Sensitivity/value | Description   |
|----------------------------|---|
| Very High                  | <ul style="list-style-type: none"> <li>Structures inscribed as of universal importance as World Heritage Sites; and</li> <li>Other buildings of recognised international importance.</li> </ul>   |
| High                       | <ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains;</li> <li>Grade I and Grade II* Listed Buildings;</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade;</li> <li>Conservation Areas containing very important buildings; and</li> <li>Undesignated structures of clear national importance.</li> </ul>   |
| Medium                     | <ul style="list-style-type: none"> <li>Grade II Listed Buildings;</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations;</li> <li>Conservation Areas containing buildings that contribute significantly to its historic character; and</li> <li>Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul> |
| Low                        | <ul style="list-style-type: none"> <li>'Locally Listed' buildings;</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association; and</li> <li>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>   |

Source: DMRB HA208/07 Annex 5 Table 6.1.

11.30 There are a number of variables in determining magnitude of change. These include the sensitivity or vulnerability of a site to change (for example, depth of alluvium, or the presence of made-ground), the nature of past development or management impacts, and the differing nature of development processes such as piling and topsoil stripping (see **Tables 11.5 to 11.7**).

**Table 11.4: Receptor Sensitivity/Value for Historic Landscape**

| Receptor Sensitivity/Value | Description  |
|----------------------------|--|
| Very High                  | <ul style="list-style-type: none"> <li>World Heritage Sites inscribed for their historic landscape qualities;</li> <li>Historic landscapes of international value, whether designated or not; and</li> <li>Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).</li> </ul>  |
| High                       | <ul style="list-style-type: none"> <li>Designated historic landscapes of outstanding interest;</li> <li>Undesignated landscapes of outstanding interest;</li> <li>Undesignated landscapes of high quality and importance, and of demonstrable national value; and</li> <li>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</li> </ul> |
| Medium                     | <ul style="list-style-type: none"> <li>Designated special historic landscapes;</li> <li>Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; and</li> <li>Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</li> </ul>  |
| Low                        | <ul style="list-style-type: none"> <li>Robust undesignated historic landscapes;</li> <li>Historic landscapes with importance to local interest groups; and</li> <li>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</li> </ul>  |

Source: DMRB HA208/07 Annex 5 Table 7.1.

**Table 11.5: Magnitude of Impact for Archaeological Remains**

| Magnitude of Impact | Description   |
|---------------------|---|
| <b>Major</b>        | The Development would cause a large change to existing environmental conditions. Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.                                       |
| <b>Moderate</b>     | The Development would cause a noticeable change to existing environmental conditions. Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset. |
| <b>Minor</b>        | The Development would cause a small change to existing environmental conditions. Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.   |
| <b>Negligible</b>   | The proposed Development would cause no discernible change to existing environmental conditions. Very minor changes to archaeological materials, or setting.  |

Source: DMRB HA208/07 Annex 5 Table 5.2.



**Table 11.6: Magnitude of Impact for Historic Buildings**

| Magnitude of Impact | Description  |
|---------------------|--|
| <b>Major</b>        | The Development would cause a large change to existing environmental conditions. Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.  |
| <b>Moderate</b>     | The Development would cause a noticeable change to existing environmental conditions. Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified. |
| <b>Minor</b>        | The Development would cause a small change to existing environmental conditions. Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.                           |
| <b>Negligible</b>   | The Development would cause no discernible change to existing environmental conditions. Slight changes to historic buildings elements or setting that hardly affect it.  |

Source: DMRB HA208/07 Annex 5 Table 6.2.

**Table 11.7: Magnitude of Impact for Historic Landscape**

| Magnitude of Impact | Description  |
|---------------------|--|
| <b>Major</b>        | The Development would cause a large change to existing environmental conditions. Change to most or all key historic landscape elements, parcels or components; extreme visual impacts; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.                                     |
| <b>Moderate</b>     | The Development would cause a noticeable change to existing environmental conditions. Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character. |
| <b>Minor</b>        | Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited changes to historic landscape character.  |
| <b>Negligible</b>   | The Development would cause no discernible change to existing environmental conditions. Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual impacts, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.            |

Source: DMRB HA208/07 Annex 5 Table 7.2.

11.31 The environmental impact significance criteria, based on the receptor significance and impact magnitude criteria described above, are outlined in the **Table 11.8**.

**Table 11.8: Significance Matrix**

| Receptor Sensitivity/Value | Magnitude of Impact |             |          |            |
|----------------------------|---------------------|-------------|----------|------------|
|                            | Major               | Moderate    | Minor    | Negligible |
| <b>Very High</b>           | Substantial         | Substantial | Moderate | Slight     |

| Receptor Sensitivity/Value | Magnitude of Impact |            |            |            |
|----------------------------|---------------------|------------|------------|------------|
|                            | Major               | Moderate   | Minor      | Negligible |
| High                       | Substantial         | Moderate   | Slight     | Negligible |
| Medium                     | Moderate            | Slight     | Negligible | Negligible |
| Low                        | Slight              | Negligible | Negligible | Negligible |

## Assumptions and Limitations

- 11.32 Archaeological features and deposits can often survive undetected until an intrusive archaeological investigation or development work takes place. Very little archaeological excavation has been carried out within the Study Area and none within the Site itself. As a general rule, a low level of previous work increases the level of uncertainty of assessments of the archaeological potential of the area. Therefore, it should not be assumed that an absence of evidence for below ground archaeological features and deposits provides an accurate picture of the archaeological potential of an area.

## Baseline Conditions

### Geology

- 11.33 The geology of the Site is composed of Mid Jurassic Greater Oolite Limestone (BGS Sheet 218) (see also Chapter 8 – Ground Conditions and Contamination). On the slopes of the Cherwell Valley to the west the underlying strata of the Inferior Oolite and Upper Lias are successively exposed. The Greater Oolite supports a light, calcareous well-drained soil of the Aberford Association, which is a fertile soil suitable for arable cropping (SSEW 1984, 71). These soils are rarely deep and archaeological features and deposits that may be present are very susceptible to plough damage. Where they survive undisturbed archaeological deposits may be very close to the ground surface.

### Archaeology

- 11.34 A Gazetteer of the identified archaeological deposits identified with the Site and Study Area is provided in **Appendix 11.1**. These features have each been given an OA site number. The location of all identified archaeological features within the Study Area is shown on **Figure 11.1**.

#### Archaeology within the Site

- 11.35 Within the Site the only below ground archaeological features identified are likely to relate to the early use of the Flying Field, relic post-medieval features and an area of quarrying which will have removed any archaeological potential in its footprint. Features identified are:
- OA 1102: military buildings built by 1939 which are no longer extant;
  - OA 1096: the site of a building labelled as The Tower on the 1885 Ordnance Survey (OS) Map, set within an enclosed piece of land. It had been replaced by a smaller building by the 2nd edition OS map of 1900;
  - OA 1094: an old quarry seen on the 1st edition OS map of 1886;
  - OA 1101: military buildings built by 1926 no longer extant.

### Archaeology within the RAF Upper Heyford Conservation Area

- 11.36 Adjacent to the Site boundary, a number of archaeological sites have been identified, including:
- OA 1084: a dry stone wall which is still extant, forming the eastern boundary of the Site and seen on the map of 1885;
  - OA 1106: an earthwork seen on the 1885 map associated with Aves Ditch just outside the eastern boundary; and
  - OA 1069: a quarry shown on aerial photographs to the south of the proposed access road.
- 11.37 The Flying Field contains a number of archaeological features, such as the significant Aves Ditch (OA 1027) which is a Roman Road following an earlier Iron Age boundary. Aves Ditch is located approximately 400m east of the Site, along with a number of prehistoric cropmarks to the north-east. With the exception of Aves Ditch, no archaeological site has a visible presence close to Site.
- 11.38 The results of the archaeological investigation carried out by John Samuels Archaeological Consultants in 1999 (OA 1085) indicated that there had been considerable ground disturbance over much of the Flying Field. The trenches around the south-eastern group of Aircraft Sheds indicated an area of very heavily disturbed ground. The line of 'Aves Ditch', a major prehistoric boundary, was not found, although another possibly prehistoric linear feature was located in this area. There was evidence to suggest that there was some survival of archaeological remains at the western end of the former airfield (Samuels, 1999, pg. 3).
- 11.39 In addition, a possible Roman earthwork (OA 1035) and a medieval iron dagger were found on the Flying Field during metal detecting. There are a large amount of cropmarks surrounding the Flying Field, which appear to extend onto the Flying Field (OA 1037 and associated activities and OA 1054, 1025, 1033, 1037, 1054 to the east, west and north).
- 11.40 Field boundaries associated with the post-medieval field systems (OA 1089, 1090, 1091, 1092 and 1093) are shown on historical maps to extend across the Site. These field boundaries, however, no longer exist. Other features have also been identified from historic maps, probably dating to the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century. These include: a small quarry (OA 1095); former buildings (OA 1097, 1098); a well (OA 1100); and an earlier phase of military buildings (OA 1103).

### The Palaeolithic Period (c 500000 to 8500 BC)

- 11.41 Palaeolithic hunter gatherers may potentially have been periodically exploiting the resources of the region, utilising river valleys, such as that of the Cherwell to access hunting territories within the peripheries of the Thames watershed (Lewis *et al*, 1992). In Oxfordshire, the river terrace gravels are the principal sources of Palaeolithic artefacts.
- 11.42 There are no recorded sites or finds of Palaeolithic origin within the Site or the Study Area. Although numerous artefacts dating to the Palaeolithic period have been recovered throughout Oxfordshire, the vast majority are from south and west Oxfordshire.

### The Mesolithic Period (c 8500 to 3400 BC)

- 11.43 Evidence suggests that Mesolithic communities were exploiting areas within the Thames Valley and alongside its tributaries (Lewis, 2000, 54 to 55) such as the River Cherwell. By the later Mesolithic period, the Cherwell Valley may potentially have been the focus for seasonal

camps and small scale clearances of woodland during spring to summer with winter hunting on the adjacent higher ground.

- 11.44 Mesolithic microliths and other flints found near the confluence of the River Cherwell and River Ray may possibly be associated with a riverside encampment, and there have been further finds northwards up the Cherwell Valley towards the Site (Case, 1986, 18).
- 11.45 There are no recorded sites or finds of Mesolithic origin within the Site, although a Mesolithic lithic implement was recovered within the Study Area during an archaeological evaluation in Ardley (OA 31).

#### The Neolithic period (c 3400 to 2400 BC)

- 11.46 Settlement evidence for the Neolithic period can be more easily recognised than from the Palaeolithic and Mesolithic periods as structures and earthworks with a wider selection of find types including pottery enter the archaeological record. Monument types represented from this period include Long Barrows, Mortuary Enclosures, Cursus Monuments, Causewayed Enclosures, Henges and the first instances of barrows with encircling ring ditches.
- 11.47 In the Upper Thames region (which includes the Limestone uplands adjacent to the Cherwell) Neolithic settlement may have spread into areas peripheral to the Thames Valley along tributary valleys such as the Cherwell (Barclay *et al*, 1996, 6 to 14). Interestingly there appears to be a divide along the line of the Cherwell to the west, the Cotswold massif is characterised by the presence of Long Barrows of the Cotswold/Severn type which appear to be entirely lacking east of the Cherwell.
- 11.48 The majority of the evidence for Neolithic settlements in Oxfordshire is located in the south of the county on the gravel terraces (Steane, 1996, 20). This is due in part to the large scale gravel extraction taking place near Yarnton and Wallingford, and the subsequent archaeological excavations such as those carried out by OA.
- 11.49 There are no recorded sites or finds of Neolithic origin within the Site or Study Area. The nearest Neolithic evidence is from Steeple Aston (c 2½km west of the Site, and hence to the west of the River Cherwell (see below) where a pit possibly dating to the Neolithic, and other redeposited Neolithic artefacts were recovered during an excavation (Cook and Hayden, 2000, 101).

#### The Bronze Age (c 2400 to 700 BC)

- 11.50 The divide between the east and west sides of the River Cherwell shown in the Neolithic period appears to continue into the earlier Bronze Age with a greater number of ring ditches recorded in the Cotswolds to the west of the Cherwell compared with the East Cherwell Uplands, on the edge of which Upper Heyford lies (Featherstone and Bewley, 2000, pg.21).
- 11.51 The most characteristic feature of the Middle and Late Bronze Age in Britain, and especially in the Thames Valley, is the appearance of a managed and established farming landscape with land divisions and identifiable settlements (Miles, 1997, pg.9). Extensive sites have now been recognised on the terraces of the Thames Valley at Yarnton/Cassington, Stanton Harcourt, Farmoor, Dorchester and Abingdon. The uplands of the Cotswolds and East Cherwell remain, albeit apparently little exploited and possibly peripheral until the later Bronze Age/Early Iron Age. Where upland sites have been recognised there is evidence that they may have been involved in pastoral stock keeping, specifically of cattle and sheep.

11.52 There are no recorded sites or finds of Bronze Age origin within the Site. However, evidence for Early Bronze Age activity within the immediate vicinity of the Site is given by the name of the Hundred in which the Site lies. The 'Ploughley Hundred' is named after Ploughley Barrow, a probable Bronze Age Barrow located on high ground within the parish of Fritwell, and first noted by Plot in 1724 (Pugh, 1959, pg. 2 and 135). It is also conceivable that a peculiar circular triple ditched enclosure on the edge of the plateau to the west of the River Cherwell, overlooking Lower Heyford may be a Henge monument (Featherstone and Bewley, 2000, Plate 7). In addition, a Bronze Age barrow (OA 1071) is recorded in the Sites and Monuments Record (SMR) as being seen as a cropmark in Ardley, although the area is now affected by housing. Cropmarks representing a possible pit alignment (OA 1052) are located to the east of the Flying Field.

#### The Iron Age (c 700 BC to AD 43)

11.53 The proliferation of enclosed sites now recognised on the upland limestones of the Cotswolds and East Cherwell plateau (on which former Airbase stands) has been interpreted as colonisation of the upland massifs during the Early to Middle Iron Age (Miles, 1996, 12). This colonisation will probably have spread along tributaries of the Thames, such as the Cherwell. The great majority of the sites recognised comprise enclosed farmsteads or stock enclosures, broadly of the 'banjo' type (OA 1028, 1037 and 1044 and also as part of OA 1025 and 1058). Enclosed sites are rare within the main Thames Valley and it is possible that these upland enclosures represent a differing form of land tenure (perhaps a greater degree of private landholding) than the apparently more communal open settlements within the Thames Valley. As such these enclosures may represent a foretaste of the prevalent Villa sites that were to become established on the Cotswold uplands during the Roman period (Hingley, 1984, pg. 72 - 88). It should, however, be born in mind that unenclosed sites in the form of open settlements, without deep boundary features, may also have been present here but these will not show up clearly on aerial photographs and may only survive as artefact scatters within the plough soil.

11.54 During the later Pre-Roman Iron Age, the Study Area may have been within a border area between the Catevaulani to the east, Dobunni to the west and Atrebatas to the south. The river line of the Cherwell has been associated as a boundary line between the Catevaulani and the Dobunni (Salway, 1999 Figure. 6). During the Late Iron Age it is becoming evident that these border areas may have attracted more centralised settlement known as Oppidum. Oppidum may have served as a port of entry for trade along the Thames to Kent and the continent as well as centres for political exchange.

11.55 Within the Study Area there are four sets of cropmarks clearly showing banjo enclosures which date to the Iron Age (OA 1028, 1037, 1044, 1111). In addition, two areas of enclosures/settlement sites cropmarks (OA 25 and 58) appear to also include banjo enclosures, and as such would also date to the Iron Age. There are also a number of cropmarks which are not as easy to accurately date, but which are most likely to have Iron Age origins due to their proximity to the known Iron Age sites in the area. These comprise:

- Three sets of circular cropmarks (OA 1029, 1045 and 1087);
- Nine groups of linear and rectilinear enclosures (OA 1033, 1039, 1040, 1041, 1048, 1067, 1083, 1086 and 1088); and
- Two groups of cropmarks depicting both linear and circular enclosures (OA 1038 and 1054).

11.56 The Aves Ditch (OA 1027), a major prehistoric boundary, is located approximately 400m east of the Site. Although little is known about the Aves Ditch (OA 1027), recent trenching has

shown that it has a bank on its east side and in the area where it has been investigated it overlay an early Iron Age enclosure. It probably therefore dates to Late Iron Age defence/boundary system (Henig and Booth 2000, pg. 28). If it does date to this period, it may possibly be the Catevaulanian twin to the (probably Dobunni) Oxfordshire Grim's Dyke to the west of the Cherwell.

- 11.57 OA undertook a geophysical survey within two areas of the Site (OA 1113 and 1114) in 2006. Trench excavation targeted on geophysics anomalies within the Flying Field revealed the presence of two ring ditches of probable Iron Age date (OA 1113). This is interpreted as a round house, a further curvilinear ditch, probably indicative of Iron Age settlement and the remains of ridge and furrow. All these features lay below a layer of made ground associated with levelling and landscaping undertaken when the Flying Field was laid out. Within the Study Area two recent archaeological investigations have revealed Iron Age features. Excavation recorded a large north-west / south-east aligned Late Iron Age ditch and associated features to the south-east of the Site, near Aves Ditch (OA 1112). Also in this area, associated with works along a Thames water pipeline, three Iron Age farmsteads were excavated in the vicinity of Aves Ditch (OA 1108).

#### Romano-British Period (AD 43 to AD 410)

- 11.58 Roman Oxfordshire was divided politically between three long-established civitates; the Catuvellauni, the Atrebates and the Dobunni, so despite there being small towns and settlements within what is now Oxfordshire, there was no central administration and no major towns (Henig and Booth, 2000, pg. 34).
- 11.59 The postulated Late Iron Age boundary, Aves Ditch, along the line of the Cherwell between the Civitas of the Catuvellauni to the east and Dobunni to the west (OA 1027) appears to have remained an important feature in the Roman administration of the British province. This appears to have survived throughout Roman rule into the 4<sup>th</sup> century (Salway, 2000, Figures 1, 2 and 7 to 8). It is known to have been utilised by the Romans as a road, and is labelled on the OS map of 1833 (**Figure 11.5**) as Wattle Bank or Ash Bank. The 1833 1<sup>st</sup> edition 1" mile map, although small scale, clearly shows a bank to the west of the current extent of Aves Ditch, possibly just to the south of the Site, implying that the line of the road used today, may not be following the original alignment which lay to the west (OA 1106). Conversely these earthworks to the west could be earthworks associated with, but not following, Aves Ditch.
- 11.60 There is very little evidence for early Roman military occupation in the region, except the early Roman fort at Alchester, which lies at the junction of Akeman Street Roman Road with the main (probably military) road from the south coast port Chichester via Silchester and Dorchester to Watling Street at Towcester (Salway, 1999, pg. 1 to 22). Akeman Street became established soon after the consolidation of Roman rule as the major route between the Civitas capitals of St Albans (*Verulamium*) and Cirencester (*Corinium*). This major road is located to the south of the Study Area (c 1.5 km) and crosses the Cherwell on the northern edge of Kirtlington. The Port Way (OA 1047), which runs along the western edge of the RAF Upper Heyford Conservation Area, is a spur branching north from the Akeman Street. The presence of Roman Roads usually attracted roadside settlements and burials.
- 11.61 The most prominent aspect of Roman archaeology within Oxfordshire is the villas, of which there are many examples. The nearest of these to the Site is that at Middleton Stoney (c 2.5km to the south of the Site) (Young, 1986, pg. 60). The majority of Roman Oxfordshire villas appeared particularly from the 2<sup>nd</sup> century and seemed to have formed estate centres with a primary interest in agriculture (Henig and Booth, 2000, 82). By the late Roman period (4<sup>th</sup>



century) they may be the landed estates of government officials and churchmen (Salway 1999). Once more however, there appears to be a divide along the line of the Cherwell with a greater prevalence of Villa sites to the west compared with the east Cherwell uplands.

- 11.62 There is one further recorded site of Romano British origin within the Study Area; a number of Romano British pottery shards found south of Ardley in 1973 and c 500m south-east of the Site within the Study Area (OA 1060).

#### The Early Medieval Period (AD 410 to AD 1066)

- 11.63 Little is known of the period after the withdrawal of the Romans from Britain. The 1839 Tithe Map of Ardley shows the parish boundary to partially follow the line of Aves Ditch (OA 27), which suggests that the ditch was still a visible landmark when the parishes were laid out in the early medieval period. It is therefore plausible that Aves Ditch was also a boundary prior to the formation of the parish, and perhaps used as a tribal boundary in the 7<sup>th</sup> and 8<sup>th</sup> centuries between Mercia to the north, Wessex to the south and Hwicce to the west. Blair highlights the uncertainty of allocating exact boundaries to tribes during this period (1994, pg. 52) and it may be the case that the Site and the Study Area were located in 'no mans land'.

- 11.64 It was not until the 11<sup>th</sup> century that Oxfordshire, as an administrative area was formed. Blair believes the formation of Oxfordshire can be dated with confidence to just before the first references to it, as Oxnaford scire in 1010 to 1011 and *Provincia Oxnafordnensi* in 1012 (1994, 104).

- 11.65 There are no recorded sites of early medieval origin within the Site. A Saxon burial mound to the south-east of Little Heyford and other nearby graves (Pugh, 1959, pg. 186) makes it possible that this area was settled from the 6<sup>th</sup> century. It is also possible that settlements existed at the other local locations now occupied by villages. The discovery of early medieval inhumations with grave goods (OA 1043) just south of the Flying Field in the 19<sup>th</sup> century may be linked to one of these early settlements. The exact location of this discovery is not known but appears to be located close to Aves Ditch, the present parish boundary. It was common in this period to locate cemeteries close to parish boundaries.

#### The Later Medieval Period (AD 1066 to AD 1550)

- 11.66 During the later medieval period, the landscape within which the Site is located was probably similar to that seen on the post-medieval maps discussed below, possibly utilised as common arable and grassland on high ground and by settlements located within areas of arable which still exist today.

- 11.67 There are a number of settlements within the Study Area which are mentioned in the Domesday Book of 1086. The Domesday Book records that an estate assessed at 10 hides was held in 'Haiford', (Pugh, 1959, pg.197), whilst a certain Ralph held five hides in Lower Heyford (*ibid*, pg. 183). 'Haiford' would therefore appear to represent Upper, rather than Lower Heyford. The Domesday Book also mentions Somerton as being under the lordship of Odo of Bayeux and Miles Crispin (*ibid*, pg. 291), and Ardley is recorded as being held by Robert d'Oilly (*ibid*, pg. 8).

- 11.68 There is one recorded find of later medieval date within the Flying Field, an iron dagger (OA 66) found at its northern extent. Aside from current settlements/houses a further ten later medieval sites have been recorded in the archaeological records as falling within the Study Area. These include:

- A Grade II\* Listed Church (OA 106);

- A turf maze (OA 1026);
- Two sets of earthworks (OA 1055 and 1056);
- A Tithe Barn (OA 1057);
- Two fishponds (OA 1063 and 1073);
- A penannular brooch (OA 1064); and
- Two sunken medieval villages at Upper Heyford and Ardley villages (OA 1061 and 1081).

#### Post-Medieval Period (AD 1550+)

- 11.69 The earliest map consulted showing the Site and its surroundings in any detail is the Davies Map of Oxfordshire, dating to 1797 (**Figure 11.2**). This is not a totally accurate portrayal but does give some indication of the land use across the Site, road layout and settlement. The most obvious difference to later maps is the arrangement of roads in the area of the Site and Flying Field. In the area of Ballards Copse (also seen on the First edition 6 inch map and discussed below), the road alignment and number of roads is totally different to that seen in the mid-19<sup>th</sup> century with roads converging from Upper Heyford and Somerton villages (neither seen on later maps), as well as those which are present on later maps running along the line of Aves Ditch. The roads in this area do not converge directly but form a series of junctions formed round 'Child Grove'. The route of Aves Ditch is clear to the south and north of the Site, but in the area of Child Grove its alignment is made up of a number of roads and its course is not the straightened version seen on later maps. This implies that the exact alignment of the Ditch was not followed in this area during this period, possibly due to the lack of restriction in the landscape caused by the fact that this eastern part of the Flying Field appears to be Common pasture land. The 1833 map (**Figure 11.3**) also hints that that the roads laid out in the mid-19<sup>th</sup> century do not follow the original line of Aves Ditch in this area, as the earthwork are annotated (OA 1106) to the west of the current road.
- 11.70 The Site is located partially in pasture/common land in the east with the western part in the *Upper and Lower Heyford Fields* unenclosed arable. Davies shows topography which clearly shows that the open, common pasture fields were laid out within the upland plateaux of each parish.
- 11.71 Camp Road is not in existence during this period, although a road extends from Upper Heyford village to Middleton Stoney, to the south of what would become Camp Road. A kiln is located adjacent to this road near its junction with Aves Ditch, at a location today named Lime Hollow. This, and the nature of the underlying geology, implies it was likely to be a lime kiln. It is likely that this is listed in the SMR to the east (OA 1009). Other such kilns may be present within the Site.
- 11.72 The 1833 map (**Figure 11.3**) does not show details such as field boundaries but does show the structure of the landscape and shows that the roads had been formalised into the pattern seen today. The map shows earthwork to the west of the Aves Ditch ('Remains') and also Child Grove is identified as Chilgrove.
- 11.73 The Site is shown on the 1842 Enclosure map of Upper Heyford parish (**Figure 11.4**). The accompanying apportionment shows that the fields within the Site were mostly arable. The field names reflect the fact that they have been recently enclosed with names such as First Allotment, Third Allotment, etc. The road alignment around the junction with Aves Ditch is by this time as it is shown on the First Edition 6 inch map and thus changed from its 18<sup>th</sup> century alignment. This probably coincided with the enclosure of the landscape, whereby the unenclosed lands were enclosed into small private landholdings, thus formalising the structure



of the landscape and roads. The formalisation and enclosure of the landscape (OA 1090) has included the addition of Camp Road and the removal of the two roads, discussed above, seen on the Davies map: Upper Heyford to Middleton Stoney (although the line of this appears to be followed by a path to Caulcott Bottom Style) and Somerton to Aves Ditch which would have extended through the centre of the Flying Field.

11.74 The 1885 1st edition Ordnance Survey (OS) map (**Figure 11.5**) shows the Site in detail, including field boundaries (OA 1091), which appear mostly the same as the 1842 Enclosure map but with some additions. On the Site, a group of buildings and an area of land with trees and/or scrub (Gorse Cover), together with a tower and well (OA 1096) are shown. A small quarry is shown along Camp Road (OA 1094).

11.75 The map shows in detail the layout of the field boundaries, farms, paths and copses. Ballards Copse is shown on the Flying Field, within the vicinity of the road junction with Aves Ditch which may include elements of Child Grove, as shown on the 1797 map. Interestingly the line of Aves Ditch is labelled Yeh Bank Wattle just to the north of the Flying Field implying that possibly a bank associated with this feature still remained at this date outside the Flying Field.

11.76 The subsequent OS maps do not show any new structures within the Site, but both the 1900 2nd edition map and the 1923 3rd edition map show slightly altered field layouts (OA 1092 and 1093 respectively). Once established as an airfield, there were three main periods of construction prior to the present layout: c 1926 (OA 1101); c 1939 (OA 1102); and c 1945 (OA 1103).

#### Summary of Archaeological Potential

11.77 The potential for the Site to contain primary archaeological deposits from the Palaeolithic period is very low. On the Limestone upland, on which Flying Field is located, any deposits which may have contained *in-situ* Palaeolithic material have long since been eroded away. Any artefacts which do survive would most likely have undergone a high degree of transportation, but would still be considered as of high archaeological significance.

11.78 Similarly, the potential for the Site to contain significant archaeological deposits of the Mesolithic period is very low, although there is a higher potential for artefacts of this period to remain in the ploughed soils. Although these artefacts may also have been affected by transportation, concentrations of discoveries may prove to offer relevant information.

11.79 Despite the presence of Neolithic features at Steeple Aston, there are no archaeological features and artefacts within the Site and Study Area. In addition, the overall lack of Neolithic evidence to the east of the River Cherwell suggests a low potential for archaeology of this period to be discovered within the Site.

11.80 In a similar pattern to the Neolithic period, there are less recorded Bronze Age sites to the east of the River Cherwell than to the west. However, the presence of a barrow at Ardley (OA 1071), the pit alignment near Ashgrove Farm and the Ploughley Barrow, on similar high ground, suggest a higher potential for Bronze Age archaeology. In addition, the presence of the circular triple ditched enclosure (OA 1034) on the edge of the plateau overlooking Lower Heyford, although outside of the Study Area, may have been a focal point of Bronze Age activity. As such, it is likely that activity associated with this feature occurred within the Study Area. Therefore, there is an uncertain but moderate potential for Bronze Age archaeology within the Site.

11.81 There is a very high potential for an Iron Age settlement to have existed within the Site. Iron Age ring ditches have been found in the Flying Field to the north and Aves Ditch extends close

to the eastern boundary of the Site. There is also an abundance of 'banjo' enclosures and other enclosures of the Iron Age period within the Study Area.

- 11.82 Many of the enclosures identified as being potentially Iron Age in date within the Study Area may well have continued in existence into the early Roman period. The relevance of Aves Ditch and Port Way within the Roman period is well known and it is possible that many of the enclosures seen as cropmarks continued into the Roman period. The Site's location between Aves Ditch and Port Way highlights the potential for a settlement within this area.
- 11.83 It is known from the Domesday Book that the majority of the surrounding villages to the Site existed by the 11<sup>th</sup> century. It is therefore likely that these were the main settlement sites throughout the later, early medieval period, and as such it is unlikely that there were additional settlements within the Site. However, the presence of the Anglo Saxon cemetery outside the eastern edge of the Site, close to the parish boundary, suggests the possibility of other burials (OA 1043). Aves Ditch forms the parish boundary of the newly formed parishes and is likely to have still been visible at this date, at least to the north and south of the Flying Field.
- 11.84 During the later medieval and post-medieval periods, the majority of the Site appears to have been part of the Open Fields of Upper and Lower Heyford, with the eastern part of the Site used as common pasture. Remnants of ridge and furrow have been discovered to the west. At no time during these periods do any of the settlements encroach on the Site. The line of the road following Aves Ditch appears not to have been fixed as it travels just to the east of the Site. Enclosure formalised the layout of the road into its 19<sup>th</sup> and 20<sup>th</sup> century alignment. The 19<sup>th</sup> century maps show a number of buildings which previously stood within the Site and there is a possibility of other, unmapped, structures, including lime kilns, being present within the Site associated with later activity.

#### Potential Survival of Archaeological Deposits

- 11.85 The archaeological potential of the Site depends greatly on the previous impacts to which it has been subjected. **Figure 11.6** shows that the majority of areas where construction and /or ground disturbance has taken place on the Site and the Flying Field to the north of the Site. The figure shows both areas where existing buildings would have had an impact but also areas of impact caused by previous buildings. The ground has been disturbed across much of the Site over the last century, leading to the disruption, truncation or destruction of any archaeological deposits which lie below. In areas where no buildings are present, archaeology may survive in better condition. These areas could include gardens, areas under hard-standing, roads and in recreational areas. However, such pockets of survival would be rare, isolated and very variable, especially given the amount of landscaping which has also taken place across the Site.

#### Cultural Heritage

- 11.86 A gazetteer of the identified built heritage features within the Site and the Study Area are provided in **Appendix 11.1**. As before, these features have each been given an OA site number. The Character Areas and sub-divisions of the Character Areas are shown in **Figure 11.7**.

#### Designated Sites Within the Site

- 11.87 The Site forms part of RAF Upper Heyford Conservation Area (OA 1), which also encompasses the Flying Field to the north of the Site. The Site and Flying Field have been designated a Conservation Area owing to the distinctive layout and architecture associated with

the Cold War era. The Cold War Landscape is largely unaltered from its original form, and this landscape of 'Flexible Response' is considered to be of national importance. The extent of the Conservation Area is shown on **Figure 11.8**.

11.88 Two Cold War structures within the Site were scheduled in December 2006 (Monument Number 30906) under Section 1 of the Ancient Monuments and Archaeological Areas Act of 1979. These are: the Hardened Telephone Exchange (SAM 30906-04) and the Battle Command Centre (building no. 126) (SAM 30906-05). The location of these two scheduled monuments is shown in **Figure 11.8**.

11.89 There are no Historic Parks or Gardens, Historic Battlefields or Listed Buildings within the Site.

#### Designated Sites within the Study Area

11.90 Three Conservation Areas currently exist within the Study Area. These include: the RAF Upper Heyford Conservation Area, which also encompasses the Site; Ardley Conservation Area, approximately 580m east of the Site (OA 105) and Rousham Conservation Area (OA 1109) which is located immediately to the west of the Site and includes the historic cores of both Upper Heyford and Lower Heyford.

11.91 There are four scheduled monuments within the Study Area. Of these, three are located within the Flying Field to the north of the Site (see **Figure 11.7**). These three scheduled monuments are:

- the Quick Reaction Alert Area (QRAA): this includes hardened aircraft shelters, security fence, watch tower, fuel supply point and hardened crew buildings (building nos. 3001 to 3009, 2010, 3104 and 3105) (SAM 30906-01);
- the Northern Bomb Store and Special Weapons Area: this is contained within a security fence and includes 'special' and conventional bomb stores (building nos. 1001-1008, 1011, 1032 to 1048, 1050, 1060, 1870) (SAM 30906-02); and
- the Avionics Maintenance Facility (building no. 299) (SAM 30906-03).

11.92 The above scheduled monuments were scheduled in 2006 and share the same monument no. (30906) as the two scheduled monuments located within the Site.

11.93 The fourth scheduled monument within the Study Area is Upper Heyford Tithe Barn (OA 1057), which is located approximately 800m west of the Site. Upper Heyford Tithe Barn is an early 15<sup>th</sup> century stone barn, which is substantially unaltered and in good condition.

11.94 There are twenty eight listed buildings or structures within the Study Area, including:

- three Nose Docking Sheds (building no. 325, 327 and 328 and Listed Building Numbers 490616, 490929 and 490931) on the Flying Field to the north of the Site;
- Squadron Headquarters (building no. 234 and Listed Building Number 494960) on the Flying Field to the north of the Site;
- the Control Tower (building no. 340 and Listed Building Number 495959) on the Flying Field to the north of the Site;
- OA 1057 Grade I Listed Building approximately 790m west of the Site;
- OA 1006 and OA 1018 Grade II\* Listed Buildings; the nearest (OA 1018) being located approximately 750m west of the Site;
- OA 1002 to 1017, OA 1019 to 1023, OA 1074 Grade II Listed Buildings; the nearest Grade II Listed Building to the Site is OA 1011, approximately 230m north of the Site; and

- OA 1062 Grade III (locally) Listed Building, located approximately 730m east of the Site.

11.95 There is one Historic Park within the Study Area: Middleton Park (**OA 1024**), a Grade II Listed 18<sup>th</sup>/19<sup>th</sup> century landscaped park, which is located approximately 900m south of the Site.

#### Built Heritage and Cold War Landscape

11.96 The Site has a high concentration of buildings dating from the World War I to the end of the Cold War. The approximate eras to which the buildings and structures on-Site relate are illustrated in **Figure 11.8**. The OA reference numbers provided after the buildings within this text are detailed in **Appendix 11.1**. **Figures 11.9** and **11.10** show the Cold War Character Areas and designated sites within this landscape.

#### *World War I (1914 to 1918)*

11.97 The military occupation of the Site dates from 1916 when it came briefly into use for the Royal Flying Corps, when Canadian engineers laid out a field with six Aircraft Sheds and a tarmac hangar apron. This apron may also have served as part of the runway, making Upper Heyford the first airfield in Britain to be so equipped. The airfield opened in 1918 as Number Three Mobilisation Station with 122, 157 and 158 Squadrons and the Canadian Royal Air Force occupying the Airbase. The aerodrome covered 108ha, of which 18ha were taken up by station buildings. The type, layout and quantity of buildings were typical of Training Depot Stations built at this time, but the actual position of technical and domestic accommodation was unique to Upper Heyford (ACTA 2006, pg. 2).

11.98 The war ended before the Squadrons became active, and the airfield was not kept on the permanent list of RAF stations. By the end of the 1920s the Site was deconstructed as roads were broken up, underground services removed and all buildings were demolished with the exception of 'one small hut' (Dobinson 2000). The 3rd edition OS map of 1923 shows no evidence of the airfield. The land was returned to New College Oxford in 1919 at the end of the war, and not re-purchased by the President of the Air-Council until 1924 (ACTA *et. al*, 2005<sup>21</sup>).

#### *The Trenchard Years (1924 to 1930)*

11.99 In 1923, the 52-Squadron scheme for the Site was the first within the Gloucestershire/Oxfordshire group of airfields to receive Treasury approval. The land was therefore repurchased in 1924 and funds allocated to build a permanent bomber station. The land purchased extended beyond the World War I site to include land south of Camp Road, and at this time an aerodrome was designed for three squadrons of twelve aircraft with an additional 50% reserves. During this period Sir Hugh Trenchard, the Chief of Air Staff between 1919 and 1930, heavily influenced the strategic selection of bases, and to some extent their layout. This influence is clearly reflected in the plan at RAF Upper Heyford, and was the model on which airfields of its type were based in the period 1925 to 1934. The radial road pattern of the Trenchard layout has survived despite later infill, and provides clear structure to the landscape north of Camp Road.

11.100 The design layout of the airbase was influenced by dispersal, to avoid large numbers of aircraft, equipment and men being hit by a single bombing run. However, tests showed that the buildings needed to be 400 yards (approximately 400m) apart to ensure that no more than one was destroyed by a single bomb. This however proved to be impractical. Therefore, like at RAF Bicester, there was only a modest separation, although the layout was more dispersed than in World War I. A new range of single and two-storey permanent technical buildings were constructed including some building types which had not been seen before. New typologies of

domestic buildings were also constructed at Upper Heyford such as the Barrack Blocks and Married Quarters.

- 11.101 North of Camp Road, significant technical buildings include the extant A-Frame Aircraft Sheds (OA5A.1, buildings nos. 151, 220, 315, 345, 350 and 172), barrack blocks (OA 3B.6, building nos. 440, 450, 466, 471, 480, 483 and 485), and the Officers' Mess and Single Officers' Quarters (OA5E.4, building no. 74). The Officers' Mess and Single Officers' Quarters each retain their 1920s character, with the main facades largely unaltered. The latter is impressive with lawns, entrance, flanking walls leading off the road and a row of sycamores at the east edge which are probably contemporary. These structures are largely unaltered from the 1925 to 1926 construction, retain their landscape setting and have considerable group value with uniformity of design, material and style (ACTA 2006 22). Similar examples also survive at RAF Bicester, with almost identical versions of building nos. 52 and 100.
- 11.102 Other significant surviving structures from this period of development include the Guardhouse (OA5E.3, building no. 100) which frames the entrance to the Site and the Station Offices (OA5E.2, building no. 52).
- 11.103 Also of the same period are avionic structures dating from 1926, which demonstrate the development from the domestic architecture described above, which are attractive neo-Georgian red brick symmetrical structures, towards buildings designed for functional needs. The A-Frame Aircraft Sheds, which are a key landscape feature, are situated at the west edge of the technical area and include four Type A Aircraft sheds set on arc with two sheds further into the Site. These were the first permanent end-opening aeroplane sheds for RAF stations built in the interwar period, and are the largest collection of Type A Aircraft Sheds in the country. They survive in good condition, with only one shed having been compromised by a modern extension, and are therefore a significant feature of the airbase.
- 11.104 Further structures of this phase considered to be of interest include the Station Armoury and Lecture Room (OA5B.1, building no. 125), which was originally built as a three squadron (bomber) Station Armoury. It was constructed in two phases: the north part in 1925 to 1926 and the south part at a right angle to it forming a T-shaped building in 1937/8. Consideration was given to the architecture of the secondary phase and this matches the original in brick colour, window sashes and roof line. Building 123 at RAF Bicester is of identical phasing. To the north of Camp Road the Married Officers' Quarters are also of significance, with little alteration and high group value these are built in an attractive mixture of styles within a well established setting. Those of particular merit are houses 1 and 3 of Larsen Road (OA6A.2), and houses 1-10 on Soden Road (OA6A.1).
- 11.105 Directly facing the south side of Camp Road are buildings considered to be of historical and architectural value; these include the Institute (OA3B.3, building no. 455) and the Sergeants' Mess (OA3B.2, building no. 457). The Institute (building no. 455) remains an impressive building dating from 1925, which originally served as a separate Airmen's Institute and Dining Rooms. It was a two-storey structure planned on symmetrical lines with two projecting wings either side of a central block. The building was extended during the RAF Expansion period, and has subsequently been subject to unsympathetic extensions and alteration, detracting from its primary architectural merit. There are similarities between the Institute at Upper Heyford and building no. 32 at RAF Bicester. The adjacent single-storey Sergeants Mess (building no. 457) is more modest, but has also been designed with some care for its appearance. Beyond this is the Single Sergeants' Quarters (OA12B.1, building no. 459), a building of minor interest
- 11.106 Further to the south, the Dining Room and Cookhouse (OA3B.4, building no. 474) was originally used by the airmen and then extended during the RAF Expansion period to become a



Barrack Block. It remains an interesting building although compromised by infilled windows, and without a comparison at RAF Bicester, which is of a different design. The Ration Store and Shops (building no. 475) has an interesting gabled-shaped roof incorporating a covered entrance but has been compromised by a large amount of replacement brickwork. There is an identical example of this structure at RAF Bicester (building no. 475). Situated to the west is the distinctive married accommodation of Carswell Circle North, which are reminiscent of the garden city style (OA2D, building nos. 535 to 540) (ACTA 2006 22). The houses are set around a central green with canopies over the doors and mouldings around the windows.

- 11.107 Following the construction programme, the airfield became operational in 1927 when Oxford University Air Squadron used it to gain flying experience, and in 1928 the RAF were again reinstated. Between 1931 and 1942 the airbase at Upper Heyford regularly housed at least three bomber squadrons.

*The RAF Expansion Period (1934 to 1939)*

- 11.108 The RAF Expansion Period refers to the era of German re-armament, resulting in the expansion and reorganisation of the RAF, until the outbreak of war. This led to large-scale rebuilding of Britain's airfields, as reflected in the phase of construction within the southern landscape at Upper Heyford Airbase. Pre-war considerations are reflected in the architectural design of the buildings of this period, which do not have the grandeur of earlier structures.
- 11.109 New additions to the landscape reflect a more considered design. To the south of Camp Road significant structures of this period include the Dining Room and Institute (OA3D.1, building no. 488) and the Barrack Blocks Type H (OA3D.2, building nos. 489, 498 and 500). The Dining Room and Institute is a good example of Art-Deco architecture designed by Stratton and Binge. It is a large red brick, flat roofed structure with an imposing south elevation and two projecting wings, the influence of the Art Deco style is evident in the fan lights of the first floor cloakroom and multi-rail staircase railings. The architectural design has however been compromised by the loss of the primary doors and critical windows, as well as the construction of a central entrance porch. At RAF Bicester, building 20 is a similar example although it survives in better condition. The Dining Room and Institute occupies a good central position overlooking countryside, with the surrounding H blocks carefully positioned to not interfere with the open aspect of the building. These structures have group value and form a distinctive landscape, with architectural detailing typical of the period. The 'H' designed barrack blocks have new pitched roofs and new windows which detract from the original concept of a strongly horizontal form emphasised by two concrete string courses. Barrack Block type B (building no. 485) is situated to the north of the Dining Room and Institute and is the only one to retain its 1920s character (although it was actually built in 1937). It is the only one of the original design that has not been subject to the drastic modernisation measures evident on the other examples although its windows have been renewed and it appears to have blocked windows on the upper floor on the north and south sides.
- 11.110 RAF Upper Heyford played an important role in preparing Britain's air force for World War II; perhaps the most significant contribution was the use of one of its aircraft as a test target for the Daventry BBC transmitter, in researching the use of radio waves in detecting enemy aircraft. The increasing threat from Germany led to the formation of six new squadrons, and during the first six months before the outbreak of the war, it was primarily engaged in crew training.

#### *World War II (1939 to 1945)*

- 11.111 The outbreak of the war in 1939 led to a change in the role of the airbase, as operational Squadrons were put on a war footing and training became paramount. The base also continued to be involved in the development of military radio and radar technology, and nationals from all Commonwealth and allied nations passed through training courses there. The 16 Operational Unit was the station's principal resident unit for the majority of the war and the unit took part in the first Thousand Bomber raid in Cologne, the second 'Millennium' raid to Essen, the third Thousand Bomber raid on Bremen and the 'Main Force' raids against Hamburg and Dusseldorf. During this period there was limited construction within the airbase.
- 11.112 The most substantial wartime alteration at Upper Heyford was within what later became the Cold War landscape. Within the current application area, structures of interest include the Married Officers' Houses nos. 19, 9 and 11 Larsen Road and no. 9 Soden Road (OA5B.3) (ACTA 2006 22). These date from the immediate post-war use of the airbase by the RAF.

#### *The First Cold War 1945 to 1964*

- 11.113 The primary historical and archaeological interest of the former airbase is its role during the Cold War, in particular the substantial 'Cold War landscape' in the northern part of the airfield, outside the current application boundary. In this period the relative significance of the landscape within the application boundary reduced.
- 11.114 The period 1945 to 1950 was the time of the Marshall Plan, the hardening of attitudes between the Eastern and Western Blocs, culminating in the Berlin Airlift and the Korean War and the emergence of China as a significant communist power. At this time RAF Upper Heyford was relatively quiet and largely remained as a training unit.
- 11.115 The period 1950 to 1963 was the time of Mutually Assured Destruction (MAD), and in 1950 the British Government approved the formation of permanent United States Air Force (USAF) bases in Britain. In June 1950 work began at former RAF Upper Heyford to remodel the airfield extensively, and it became one of Strategic Air Command's (SAC) 'principal bases in Britain' (MPP 2001). In all approximately 170 new buildings were erected at this time, as well as runways, spectacles, aprons and hardstanding. The main buildings of significance dating from this period are located within the Cold War landscape, outside the current application boundary, and although some construction also took place to the south, inside the area, these buildings are of less archaeological and historical interest. To the south of Camp Road, the USAF occupation of the airbase saw the beginnings of expansion of the residential areas and the development of 'Little America'. This area was infilled with public buildings such as a Petrol Station (OA3A, building no. 493), Chapel (OA2B.1, building no. 572), Supermarket (OA1B.1, building no. 581, building no. 576), Gymnasium (OA1A.2, building no. 583) and Baseball Pitches (OA1).

#### *Sustained Deterrence USAFE 1965 to 1979*

- 11.116 The later 1960s was the beginning of the period of détente culminating in President Nixon's visits to Beijing and Moscow, which continued through the 1970s and saw the hardening of NATO and the Warsaw Pact frontline bases.
- 11.117 In March 1965 the USAF stopped regular SAC rotations in England, and RAF Upper Heyford was transferred to the United States Airforce Europe (USAFE). In 1966 France withdrew from NATO, and all US aircraft on French bases were redeployed, thus the 66th Tactical Reconnaissance Wing of the 4th Allied Tactical Force was moved to the airbase. In this phase

the airbase continued to be used as a forward base by SAC, and with the use of B52 bombers the runway was widened. In the late 1960s and early 1970s new buildings were erected within the area of proposed Development to the south, and the Cold War landscape to the north.

- 11.118 The next phase of operation in the 1970s was of ‘Sustained Deterrence’, which saw a major episode of building, in order to house the three Squadrons of 20th Tactical Fighter Wing. These changes and the subsequent hardening of buildings created the ‘Landscape of Flexible Response’ and the base became operational in the 1970s with the arrival of 20th Tactical Fighter Wing’s three squadrons (55th, 77th and 79th). These were equipped with F111 ‘Aardvark’, and by July 1971 RAF Upper Heyford could claim to be the largest fighter base in Europe. To the south the USAF occupation saw the expansion of ‘Little America’, particularly the construction of bungalows employing a standard design and materials (OA2A and OA2B).
- 11.119 As a result of the vulnerability of these aircraft, Hardened Aircraft Shelters (HAS) were provided between 1977 and 1980. Within the area of proposed Development the Hardened Telephone Exchange (OA5B.2, building no. 129) and Battle Command Centre (OA5A.4, building no. 129) were constructed and are now designated as Scheduled Monuments.

#### *The Second Cold War 1980 to 1993*

- 11.120 The 20th Tactical Fighter Wing’s role changed in 1984 with improved Warsaw Pact defences, and the F111s were replaced in the UK by the introduction of mobile Ground Launched Cruise Missiles. In 1987 a Treaty led to the dismantling of medium and short-range nuclear missiles, and by this date the 42nd Squadron joined Upper Heyford. Several of these took part in the suppression of Libyan air defences in 1986. From the 1980s the threat from the Soviet Union declined, although F111s from Upper Heyford were involved in the First Gulf War (1991) and the Kurdish Relief (1992), as well as operations during the Bosnian Conflict. Strategic arms treaties of 1991 and 1993 led to the end of the Cold War. In 1993 the F111s left Upper Heyford, and the base was handed back to the MoD in 1994.
- 11.121 This phase of operation is reflected in further construction within the Cold War landscape largely to serve the 42nd Squadron. Structures considered to be of national significance within the Cold War landscape to the north, include a group of 6 HASs (building no. 3052 to 55 and 3058) and a Squadron Headquarters (building no. 383). Within the settlement area construction also took place such as the hospital (building no. 582), although this does not include any buildings of historical or archaeological interest.

#### *Summary of Built Heritage and Cold War landscape potential*

##### *Overview*

- 11.122 The heritage potential of the Site is high as reflected in its designation as a Conservation Area in 2006. In general those structures dating from the periods of the World Wars are located to the south within the settlement area and within the application boundary. Overall these are of less significance than those relating to Upper Heyford’s Cold War history, which are situated in the vast area to the north, outside the application boundary.
- 11.123 The landscape within the current application boundary dates from the mid 1920s, and the more significant structures of this period lie within Character Area 5. These are the A-Frame aircraft sheds within Character Area 5A, and the core 1920s part of Character Area 5E. Character Area 5 also retains its radial plan form reflecting Trident’s influence over the military landscape. Character Area 3 also contains buildings of significance from this period, although overall the structures are of less architectural merit, and the landscape is less coherent.



Elsewhere the settlement area has been subject to considerable infill, particularly in the Post-War period. There are two hardened Cold War structures within the application boundary, both of which are Scheduled Monuments; these are the Telephone Exchange and Battle Command Centre within Character Area 5. The landscape and buildings have been graded from negligible to very high in significance, and this information is also illustrated in **Figure 11.11**.

11.124 The significance of the Character Areas is illustrated within **Figure 11.12**, although there are instances where there are buildings of higher intrinsic significance within a Character Area of lower overall significance. These are highlighted on the plan. For example Character Area OA3 is of low significance but includes structures of medium significance. However, where there are structures of lower significance within an area of higher overall significance these are not highlighted (e.g. negligible structures within an area of low significance). This is because within this Assessment only key structures are graded. It was not in the scope of this study to illustrate the significance and associated impacts of every structure.

11.125 The following text describes each of the Character Areas identified, tabulates the key structures within each and attributes significances to the Character Area and components. In examples where key structures are not tabulated, this is due to the fact that they are not prominent structures or because the Character Area clearly defines the group of structures without need for further elaboration (for example the East Huts (Character Area 4)). A full list of all structures is provided within the Gazetteer (**Appendix 11.1**).

#### Character Areas within the Site

11.126 A description of the sub-divisions of the Character Areas within the Site is given below, together with their significance. The sub-divisions of the Character Areas are shown in **Figure 11.9**.

#### *Area 1 Sports Fields and Large Buildings*

##### Significance: Low

11.127 This area is defined by Camp Road to the north, the School Huts to the west and the bungalows to the east. In general this is an open landscape with few buildings and trees, which is in contrast to the surrounding landscape. The landscape is divided into two key components. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

#### *OA1A: Area 1A Sports Fields*

##### Significance: Low

11.128 The area includes open sports facilities (Baseball Pitches and Tennis Courts); with prominent sports buildings at the centre. Key elements of this Character Area are shown in **Table 11.9**, and all elements are listed in the Gazetteer (**Appendix 11.1**).

**Table 11.9: Key Elements of Character Area OA1A**

| Ref:  | Description | Building No. | Significance |
|-------|-------------|--------------|--------------|
| OA1.1 | Gym         | 583          | Low          |

#### *OA1B: Area 1B Superstore/ Hospital*

##### Significance: Low

- 11.129 Area 1B has large spaces of hard standing and is dominated by the Store and Hospital. Key elements of this Character Area are shown in **Table 11.10**, and all elements are listed in the Gazetteer (**Appendix 11.1**).

**Table 11.10: Key Elements of Character Area OA1B**

| Ref:   | Description | Building No. | Significance |
|--------|-------------|--------------|--------------|
| OA1B.1 | Supermarket | 581          | Low          |
| OA1B.2 | Hospital    | 582          | Low          |

*OA2: Area 2 South Residential Buildings*

Significance: Low

- 11.130 This area contains a mixture of high-density houses, which do not have the spacious, vegetated, garden-city attributes of the housing north of Camp Road. Overall, the parameters are set by open countryside to the south, the sports area to the west and barracks and institutions to the east. The Character Area is subdivided into five groups. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA2A: Area 2A South Bungalows*

Significance: Low

- 11.131 Character Area 2A is characterised by its uniformity of buildings and plan, with light grey bungalows and gardens. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA2B: Area 2B Mixed Use Area*

Significance: Low

- 11.132 In contrast to 2A this area is more indeterminate and open, with small prefabricated or blocks structures of mixed use and materials. Key elements of this Character Area are tabulated in **Table 11.11** below, and all elements are listed in the Gazetteer.

**Table 11.11: Key Elements of Character Area OA 2B**

| Ref:   | Description                       | Building No. | Significance |
|--------|-----------------------------------|--------------|--------------|
| OA2B.1 | Chapel                            | 572          | Low          |
| OA2B.2 | Chapel Support                    | 549          | Low          |
| OA2B.3 | Married Warrant Officers Quarters | 543          | Low          |
| OA2B.4 | Grocery Store/Laundrette          | 547          | Low          |
| OA2B.5 | Residential structure             | 546          | Low          |

*OA2C: Area 2C South Semi-Detached Houses*

Significance: Low

- 11.133 An area of dense, uniform 1950s brown brick housing with tile roofs, blank gable ends set in two east-west rows and two pairs orientated north/south at the ends. The lack of gardens gives the buildings a utilitarian appearance and the fenestration gives the structures an incoherent appearance. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA2D: Area 2D Carswell Circle North*

Significance: Low/ Medium

- 11.134 An aesthetically pleasing group consisting of six rows of houses enclosed around a hexagonal green, which are uniform in appearance having recently been repaired and painted white. This gives a garden-city quality to the area with stylised vernacular details in gables, windows, doorways and bay windows. The space between the groups of buildings prevents the form from being oppressive, and emphasises group value. These structures are defined as being of low significance, although they are at the high end of this spectrum being of Low-Medium value. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA2E: Area 2E Carswell Circle South*

Significance: Low

- 11.135 This group is based on the same plan as those to the north but lack the uniformity, with only four sides of the hexagon built and with housing facing away from the green. This lack of uniformity is emphasised by the gardens facing toward the centre with sheds at the ends, presenting a blank wall to the central space. Structurally, the houses have dark red/brown brick, tile roofs and squat chimneys. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA3: Area 3 Barracks and Institutions*

Significance: Low

- 11.136 The origin of this area is based on two simple layouts; the barracks and other buildings set around the parade ground at the north end (1925 to 1926), and the late 1930s layout of the Institute and H-block barracks to the south. A number of structures within this landscape are of medium significance, particularly within Character Areas 3B and 3D. However, overall the landscape lacks coherence due to post-war infill, and the structures are a mixture of periods and styles dominated by large institutional buildings. All elements of this Character Area are listed in the Gazetteer (**Appendix 11.1**).

*OA3A: Area 3A Store/Petrol Station*

Significance: Low

- 11.137 This small open area is dominated by open hard surfaces and built up edges, with Camp Road to the north and the edge of the petrol station tarmac to the east. This Character Area is interesting from a social history point of view, in depicting life on the Airbase and the creation of 'Little America', but the individual structures are not of significance. Key elements of this Character Area are shown in **Table 11.12** below, and all elements are listed in the Gazetteer.

**Table 11.12: Key Elements of Character Area OA3A**

| Ref:   | Description                | Building No. | Significance |
|--------|----------------------------|--------------|--------------|
| OA3A.1 | Single Sergeants' Quarters | 459          | Low          |
| OA3A.2 | Store                      | 492          | Low          |
| OA3A.3 | Petrol Station             | 493          | Low          |

### OA3B: Area 3B Parade Ground Buildings

#### Significance: Low

- 11.138 A confusing mixture of buildings in various periods, styles, material and quality with considerable infill characterise this area. The primary 1920s layout is formed around the Parade Square with a Sergeants' Mess, Institute, Cookhouse and Barrack Blocks. Some of these structures have been subject to additions, and the barracks have been substantially altered/rebuilt except building no. 485. Those that have been rebuilt may be of negligible significance but have been valued at low because they have group value, and add to value of the Character Area. The western parameters of this area include Post-War structures such as a Thrift Shop and Store. These structures have been less well maintained than the 1920s buildings to the north of Camp Road are presently empty, and some have considerable external vegetation, particularly the Sergeants' Mess (OA3B.1).
- 11.139 The 1920s structures facing Camp Road (OA3B.1 to OA3B.3) are of particular interest and are architecturally impressive structures, which add value to the core 1920s landscape opposite (Area 5E). Key elements of this Character Area are shown in **Table 11.13** below, and all elements are listed in the Gazetteer.

**Table 11.13: Key Elements of Character Area OA3B**

| Ref:   | Description                                  | Building No.                    | Significance |
|--------|--|---------------------------------|--------------|
| OA3B.1 | Sergeants' Mess                              | 457                             | Medium       |
| OA3B.2 | Institute                                    | 455                             | Medium       |
| OA3B.3 | Dining Room and Cookhouse                    | 474                             | Medium       |
| OA3B.4 | Ration Shop                                  | 475                             | Low          |
| OA3B.5 | Barrack Block Type C (substantially rebuilt) | 450, 440, 480, 483, 466 and 471 | Low          |
| OA3B.6 | Barrack Block Type B                         | 485                             | Medium       |
| OA3B.7 | Central Heating Station                      | 467                             | Low          |
| OA3B.8 | Recreation Centre and Open Mess              | 472                             | Low          |

### OA3C: Area 3C West Barracks

#### Significance: Low

- 11.140 This area is dominated by functional Post-War rectangular, long barracks, with large areas of hard-standing for car-parking. These structures are of little value and may be of negligible significance, but their number and location mean that they have some group value. All elements of this Character Area are listed in the Gazetteer.

### OA3D: Area 3D 1930s Area

#### Significance: Low

- 11.141 The 1930s character of this area has been retained to the north with large low-range buildings in a spacious setting, which include the Institute and H-plan Barrack Blocks. To the south, the coherence is compromised by two Post-War Barrack Blocks (building nos. 445 to 446). The H Barracks Blocks are of medium significance, although architecturally they are not as impressive as the 1920s structures within Area 3B along Camp Road (OA3B.1 to OA3B.3). Key elements of this Character Area are shown in **Table 11.14** below, and all elements are listed in the Gazetteer.

Table 11.14: Key Elements of Character Area OA 3D

| Ref:   | Description               | Building No.     | Significance |
|--------|---------------------------|------------------|--------------|
| OA3D.1 | Dining Room and Institute | 488              | Medium       |
| OA3D.2 | H Barrack Blocks          | 489, 498 and 500 | Medium       |

*OA4: Area 4 East Huts*

Significance: Negligible

- 11.142 This small area is similar to the school huts just outside the application boundary to the west, with closely packed white huts which are now run-down. All elements of this Character Area are listed in the Gazetteer.

*OA5: Area 5 Technical Area*

Significance: Medium/Low

- 11.143 This area contains a wide range of high-density building types, but with clusters of structures of similar materials that are defined within five components. The area has been subject to infilling but the character of the 1920s landscape has been retained reflecting the Trenchard layout, with six dominant A-Frame aircraft sheds, and the survival of the major buildings in prominent positions. The Character Area is divided into five components. All elements of this Character Area are listed in the Gazetteer.

*OA5A: Area 5A Aircraft Sheds*

Significance: Medium

- 11.144 This area is dominated by the aircraft sheds which despite being modified and painted in USAF colours, and despite infilling of buildings around them, retain their original character. This is emphasised by the plan form with enclosed spaces, broken by long vistas along the radiating avenues. The Character Area also includes the Scheduled Monument of the Battle Command Centre, which is a hardened Cold War structure. Key elements of this Character Area are shown in **Table 11.15** below, and all elements are listed in the Gazetteer.

Table 11.15: Key Elements of Character Area OA5A

| Ref:   | Description                  | Building No.                 | Significance |
|--------|------------------------------|------------------------------|--------------|
| OA5A.1 | Aircraft Sheds               | 151, 172, 350, 345, 320, 315 | Medium       |
| OA5A.2 | Main Workshop                | 130                          | Low          |
| OA5A.3 | Night Flying Equipment Store | 158                          | Low          |
| OA5A.4 | Battle Command Centre        | 126                          | Very High    |

*OA5B: Area 5B Service Area*

Significance: Low

- 11.145 This is a complex area with a wide range of building materials and types, but does not contain any major dominant structures. It consists largely of yards/parking areas and single storey buildings and clusters of minor 1920s red brick structures, with Post-War (mainly office) structures to the east. A prominent characteristic is the plan form and radiating avenues which

is considered to be of medium significance. This Character Area includes the Scheduled Monument of the Telephone Exchange, which is a Hardened Cold War structure.

- 11.146 Although the Armoury and Lecture building (OA5B.1) is listed as being of medium value, it is considered to be of lower medium value and is not as architecturally impressive as the 1920s structures within Character Area 5E. Key elements of this Character Area are shown in **Table 11.16** below, and all elements are listed in the Gazetteer.

**Table 11.16: Key Elements of Character Area OA5B**

| Ref:   | Description                 | Building No. | Significance |
|--------|-----------------------------|--------------|--------------|
| OA5B.1 | Armoury and Lecture         | 125          | Medium       |
| OA5B.2 | Hardened Telephone Exchange | 129          | Very High    |
| OA5B.3 | Hardened Telephone Exchange | 115 and 117  | Low          |
| OA5B.4 | Main Church and Store       | 133          | Low          |
| OA5B.5 | Works Service               | 59           | Low          |
| OA5B.6 | Canal Boat Workshop         | 103          | Medium       |
| OA5B.7 | Power House                 | 114          | Low          |

*OA5C: Area 5C Copse and Open Ground*

Significance: Negligible

- 11.147 The most prominent characteristic of this area is the mature trees, and large areas of hard standing with Post-War sheds. All elements of this Character Area are listed in the Gazetteer.

*OA5D: Area 5D and Area 14D Post-War Open Landscape*

Significance: Low

- 11.148 This open landscape is characterised by large areas of hardstanding and grassland with trees, and widely spaced large Post-War buildings. Key elements of this Character Area are shown in **Table 11.17** below, and all elements are listed in the Gazetteer.

**Table 11.17: Key Elements of Character Area OA5D AND 14D**

| Ref:   | Description         | Building No. | Significance |
|--------|---------------------|--------------|--------------|
| OA5D.1 | Innovation Centre   | 77 and 78    | Low          |
| OA5D.2 | Accommodation Block | 41           | Low          |
| OA5D.3 | Commissary          | 32-35        | Low          |

*OA5E Area 5E 1920s Core*

Significance: Medium

- 11.149 This area contains the characteristics of the 1920s layout, with the principal structures largely intact (with the exception of the north elevation of 74) and separated by lawns with scattered trees. The structures within this Area are of the highest significance within the application area (other than the Battle Command Centre and Hardened Telephone Exchange),

and are enhanced by the spacious setting. Key elements of this Character Area are shown in **Table 11.18** below, and all elements are listed in the Gazetteer.

**Table 11.18: Key Elements of Character Area OA5E**

| Ref:   | Description                                  | Building No. | Significance |
|--------|--|--------------|--------------|
| OA5E.1 | Crew Briefing Hut                            | 51           | Negligible   |
| OA5E.2 | Station Officers                             | 52           | Medium       |
| OA5E.3 | Guardhouse                                   | 100          | Medium       |
| OA5E.4 | Officers' Mess and Single Officers' Quarters | 74           | Medium       |

*OA6: Area 6 North Residential Area*

Significance: Low

11.150 This area divides clearly into Officers' houses to the south and bungalows to the north, and is separated from Area 5 by a tree-lined edge and open countryside to the east. All elements of this Character Area are listed in the Gazetteer.

*OA6A: Area 6A Officers' Housing*

Significance: Medium

11.151 The area is characterised by its suburban appearance, with housing in green spacious settings. There is a mixture of style and materials including Garden City style, Georgian Revival and 1950s housing to the north with less architectural embellishment. The 1920s housing of Larsden Road has been valued as of medium significance. However, these are considered to be of medium/low significance and are not as impressive as those within Area 5E. Key elements of this Character Area are shown in **Table 11.19** below; all elements are listed in the Gazetteer.

**Table 11.19: Key Elements of Character Area OA5E**

| Ref:   | Description                   | Building No. | Significance |
|--------|-------------------------------|--------------|--------------|
| OA6A.1 | Housing, Soden Road           | 1 to 10      | Low          |
| OA6A.2 | Housing, Larsden Road (1920s) | 1 and 3      | Medium       |
| OA6B.3 | Housing, Larsden Road (1950s) | 9, 11 and 19 | Low          |

*OA6B: Area 6B North Bungalows*

Significance: Low

11.152 The uniform 1960s/70s bungalows characterise this area layout in a compact unit with gardens to the rear, and trees forming much of the perimeter boundaries. All elements of this Character Area are listed in the Gazetteer.

## Impact Assessment

### Types of Impact

- 11.153 Impacts are defined as the physical changes to the environment attributable to the construction and operation of a proposed Development. Impacts on archaeological and cultural heritage resources can include:
- direct impacts resulting in destruction of monuments, buildings or buried remains;
  - direct impacts resulting in destruction e.g. by compression of buried deposits, vibration or by drying out of waterlogged remains;
  - indirect impacts on setting reducing the appreciation of the resource e.g. by noise, visual intrusion, dust; and
  - severance by removing a monument or site from its context.
- 11.154 Construction impacts are most commonly direct impacts. These can arise from:
- demolition and clearance works, including topsoil stripping; and
  - excavation e.g. for structures/services, planting, drainage works.
- 11.155 Other direct impacts include:
- vibration damage to historic buildings and other structures from piling;
  - de-watering of environmentally sensitive deposits through drainage alterations; and
  - de-watering may also occur through cumulative minor impacts to drainage.
- 11.156 There may also be setting issues (indirect impacts) affecting Scheduled Monuments, Listed Buildings, other Designated Sites or the wider historic landscape, such as:
- noise affecting the context and appreciation of historic sites;
  - dust; and
  - visual intrusion through the removal of screening.
- 11.157 In any area where topsoil is removed the below-ground archaeology can be adversely affected. Removal of topsoil is an archaeological impact as it exposes any archaeology that may be present immediately beneath the topsoil, which is then damaged by subsequent movement of vehicles and plant involved in construction activities (i.e. through rutting and compaction). In addition, it is possible that topsoil removal without archaeological supervision may result in over-stripping, which would have a direct impact on archaeological deposits located beneath the topsoil, or under-stripping, where archaeological features are concealed beneath a thin layer of topsoil but are then exposed and unprotected from subsequent construction activities.
- 11.158 The impact of excavation for foundations, services and for the connecting road can be major. Ground disturbance exceeding 0.25m in depth can result in the destruction of all shallow below-ground archaeological features and truncation of deeper features.
- 11.159 The determination of impact magnitude is based on the vulnerability of the receptor, its current state of survival/condition and the nature of the impact upon it.
- 11.160 The survival and extent of archaeological deposits is often uncertain and consequently the magnitude of change is difficult to predict with any certainty.



## Potential Below-Ground Impacts on the Archaeological Resource

### *Impacts on Known Archaeology*

- 11.161 A number of identified sites have been identified within the Site:
- OA 1102 – The remains of military buildings built by 1939 which are no longer extant. These lie in an area which has already been affected by current buildings, suggesting survival in this area would be low. This is confirmed by the borehole results in this area (**Figure 11.2**). There would likely be no additional adverse impact in this area as it lies within an area where the buildings would be retained.
  - OA 1096 – the site of a building labelled as The Tower on the 1885 OS map (see **Figure 11.5**), set within an enclosed piece of land. It had been replaced by a smaller building by the 2nd edition OS map of 1900. This lies just to the east of an existing building therefore may survive in some form. The test pits close by indicate both truncation and no impact. The current building to the west is to be demolished (building no. 79) which may have an impact on this features. However, the plan is to incorporate this area into open space. This is therefore not assessed as a significant adverse impact.
  - OA 1094 – an old quarry seen on the 1st edition OS map of 1886. This feature has been filled in and built over and is of very low significance.
  - OA 1101 - Military buildings built by 1926 no longer extant. There would be no adverse impacts in this area.
- 11.162 The only other impacts on known archaeological resources within the Site would be on post-medieval boundaries that are no longer extant but which may exist below ground as field boundaries. However, these are likely to be very disturbed and any impact on these features would be **negligible**.

### *Impacts to Unknown Archaeology*

- 11.163 The majority of the Site is likely to have had at least some previous disturbance (see above). Much of the archaeological potential in the area would therefore have been at least partially destroyed. There is a chance that some archaeological deposits may survive in pockets surrounding these buildings, in gardens and under areas of shallow hardstanding, but it is likely that these areas were also disturbed during construction of their associated facilities, services and landscaping. The chance of discovering significant archaeology in these areas is likely therefore to be very low, and that which may be present is likely to be isolated in pockets and truncated.
- 11.164 On that basis, the magnitude of change would be uncertain but likely to be low (in the context of that which already likely to have occurred). The likely impact of the Development on any unknown archaeological remains within the Site is unknown, but likely to be **negligible**.

### *Assessment of Impacts on the Built Heritage and Landscape Character*

- 11.165 The following section discusses the potential impacts on the built heritage within the Site, based on the Character Areas and significances described in previously in this Chapter as the basis for the assessment.

- 11.166 The environmental impacts on the built heritage and landscape character within this section are described in the following format:

a) **Direct Primary Impacts.**

- b) **Impacts on setting from changes inside the Character Area.**
- c) **Impacts on setting from changes outside the Character Area.**

11.167 In examples where a Character Area is further subdivided into smaller Character Areas (for example OA1), an overview of the impact on the Character Area as a whole is described, followed by more specific analysis of the smaller sub-Character Areas. A summary of the potential environmental impacts on the Site is provided later in this Chapter and the resulting Environmental Impacts are tabulated in **Appendix 11.2**.

### **OA1: Area 1 Sports Field and Large Buildings**

#### Significance: Low

11.168 **Direct Primary Impacts:** All structures within Character Area OA1 are to be demolished, which would be of major impact to the built heritage and Character Area (OA1A - OA1B). Whilst this Character Area is of interest in terms of the social understanding of the Airbase and 'Little America', it is of low built significance in terms of its built heritage. There would therefore be an **adverse impact of slight significance** on Character Area OA1 and the built heritage as a result of the demolition.

11.169 **Impacts on the setting from changes inside OA1:** The demolition within the area would entail the loss of the military context of Character Area OA1 and the structures within this, which would be of **negligible impact** on the Character Area and structures. This is because the total loss of the Character Area would mean that the impact of a change in setting is not relevant.

11.170 **Impacts on the setting from changes outside OA1:** The proposed demolition within Character Area OA1 would result in the loss of the military context of the Character Area, and therefore the impact of the surrounding proposed Development is not applicable. Therefore there would be a **negligible impact** on the setting of Character Area OA1 and the structures as a result of the proposed Development.

### **OA1A: Area 1A Sports Fields**

#### Significance: Low

11.171 **Direct Primary Impacts:** The proposed Development would result in the loss of the Gym (OA1A.1), although it is proposed to build one further structure only within the Character Area. The demolition would be a major impact and result in an **adverse impact of slight significance** to the built heritage.

11.172 **Impacts on the setting from changes inside OA1A:** The demolition within the area would entail the loss of the military context of Character Area OA1A and the structures within this, which would be a **negligible impact** on the setting of the Character Area. This is because the total loss of the Character Area would mean that the impact of a change in setting is not relevant.

11.173 **Impacts on the setting from changes outside OA1A:** The proposed demolition within Character Area OA1A would result in the loss of the military context of the Character Area, and therefore the impact of the surrounding proposed Development is not applicable. Therefore there would be a **negligible impact** to the setting of Character Area OA1A and the structures as a result of the proposed Development.

### **OA1B: Area 1B Superstore/ Hospital**

#### Significance: Low

- 11.174 **Direct Primary Impacts:** The extant structures in this Character Area would be demolished, including the Supermarket (OA1B.1) and Hospital (OA1B.2), which would have an **adverse impact** of **slight significance** on the built heritage.
- 11.175 **Impacts on the setting from changes inside OA1B:** This area would be replaced with new housing which would have a **negligible impact** on the setting of Character Area OA1B. This is because the military context of the Character Area would already be lost, and therefore the impact of the changes in setting are not relevant.
- 11.176 **Impacts on the setting from changes outside OA1B:** The proposed demolition within Character Area OA1B would result in the loss of the military context of the Character Area. Therefore the impact of the surrounding proposed Development is not applicable, and there would be a **negligible impact** to the setting of Character Area OA1B as a result of the proposed Development.

### **OA2: AREA 2 SOUTH RESIDENTIAL AREA**

#### Significance: Low

- 11.177 **Direct Primary Impact:** Limited demolition is proposed within this area, which would have a moderate impact on Character Area OA2. However the components of Character Area OA2 (with the exception of Carswell Circle North) are of low significance, and overall the demolition would be of **adverse impact** of **negligible significance** to the built heritage within Character Area OA2.
- 11.178 **Impacts on the setting from changes inside OA2:** The housing within Character Area OA2 is to be entirely retained, with the exception of one block in OA2A. The areas to be retained include Carswell Circle North (OA2D) which is of low/medium significance; higher significance than the rest of this character area.
- 11.179 The buildings proposed for demolition are concentrated at the northern end of this area and they include the Grocery Store/Laundrette (OA2B.4) and a residential structure (OA2B.5). The residential character of the area would be retained although there would be a slight loss to some of the 'Little America' aspect of this character area.
- 11.180 Overall, the impact from the Development within OA2 would have an **adverse impact** of **negligible significance** on the built heritage and landscape character of the site.
- 11.181 **Impacts on the setting from changes outside OA2:** The new build surrounding OA2 would be residential and community based, and therefore the Development outside OA2 would likely give rise to an **adverse impact** of **negligible significance** on the setting of the structures within Character Area OA2.

### **OA2A: Area 2A South Bungalows**

#### Significance: Low

- 11.182 **Direct Primary Impacts:** The bungalows within the character area would be almost entirely retained; only two bungalows would be demolished to allow a green route to pass through this area. Overall, there would be an **adverse impact** of **negligible significance** on the built heritage within Character Area OA2A.

11.183 **Impacts on the setting from changes inside OA2A:** The area would be largely retained in its current form (other than the one building to be demolished) and there would be a negligible impact on the setting of Character Area OA2A.

11.184 **Impacts on the setting from changes outside OA2A:** Development within the surrounding areas would be largely residential and community based facilities. This would have a **negligible impact** on the setting of Character Area OA2A.

#### **OA2B: Area 2B Mixed Use Area**

Significance: Low

11.185 **Direct Primary Impacts:** This Character Area is to be substantially redeveloped resulting in the demolition of the majority of structures including the Grocery Store/Laundrette and residential structure (OA2B.4 and OA2B.5). Three structures to the south-east would be retained which include the Chapel (OA11B.1), Chapel Support (OA2B.2) and Married Warrant Officers Quarters (OA2B.3). The direct impact would be of **adverse impact** of **slight significance** on the built heritage within Character Area OA2B.

11.186 **Impacts on the setting from changes inside OA2B:** There would be an **adverse impact** of **negligible significance** to the setting of Character Area OA2B and the retained structures as a result of changes within OA2B. Those structures which are to be demolished are of low significance, and those which are to be retained are in close proximity and therefore would retain a group value.

11.187 **Impacts on the setting from changes outside OA2B:** Character Area OA2B would be substantially changed with only the retention of a small section of the east. As a result the impact of the surrounding redevelopment is less relevant. The other parts of Character Area 2 would be largely unchanged although the adjacent Character Areas (OA3 and OA1B) would see greater change. Overall there would be an **adverse impact** of **slight significance** to the setting of the character area and retained structures as a result of changes outside OA2B.

#### **OA2C: Area 2C Semi-detached Houses**

Significance: Low

11.188 **Direct Primary Impacts:** All houses within Character Area 2C are to be retained and therefore there would be a **negligible impact** on the structures.

11.189 **Impacts on the setting from changes inside OA2C:** As this Character Area is to remain unaltered there would be a **negligible impact** to the setting of OA2B.

11.190 **Impacts on the setting from changes outside OA2C:** The large adjoining residential area to the south (Character Area OA2A) would remain unaltered and some of the buildings at the eastern end of the adjoining Character Area to the north (OA2B) would also be retained. Other buildings immediately to the north in Character Area OA2B would be lost. Overall there would be an **adverse impact** of **negligible significance** on the setting of OA2C from development outside this character area.

#### **OA2D: Area 2D Carswell Circle North**

Significance: Low/ Medium

11.191 **Direct Impacts:** There is no proposed demolition or redevelopment within this Character Area, and therefore there would be a **negligible impact** on the structures and Character Area OA2D.

11.192 **Impacts on the setting from changes inside OA2D:** There is no proposed demolition or construction within the Character Area, and therefore there would be a **negligible impact** to the setting of Character Area OA2D as a result of changes within the Character Area.

11.193 **Impacts on the setting from changes outside OA2D:** The adjacent residential parts of Character Area 2 (OA2A and OA2E) would remain almost entirely unaltered and the buildings in the immediately adjacent part of Character Area OA2B to the north would also be retained. The area to the east (Character Area 3) would see extensive demolition and this would have an impact on the setting of Carswell Circle North, because it would lessen the overall military character of the landscape. However these structures are Barracks and Institutions, in contrast to the housing, and therefore this is considered to be of low impact to the setting of the structures and Character Area OA2D. Overall there would be an **adverse impact of negligible significance** on the setting of Character Area OA2D by impacts outside this area.

#### **OA2E: Area 2E Carswell Circle South**

Significance: Low

11.194 **Direct Primary Impacts:** The buildings in Carswell Circle South (OA2E) would be entirely retained and therefore the direct primary impacts of the proposed Development would be of **negligible impact**.

11.195 **Impacts on the setting from changes inside OA2E:** There is no proposed demolition or construction within the Character Area, and therefore there would be a **negligible impact** to the setting of Character Area OA2D as a result of changes within this area.

11.196 **Impacts on the setting from changes outside OA2E:** The adjacent residential parts of Character Area 2 (OA2A and OA2D) would remain largely unaltered although the one building in OA2A which is proposed for demolition is adjacent to OA2E. The area to the east (Character Area 3) would see extensive demolition and this would have an impact on the setting of Carswell Circle South, because it would lessen the overall military character of the landscape. However these structures are Barracks and Institutions, in contrast to the housing, and therefore this is considered to be of low impact to the setting of the structures and Character Area OA2E. Overall there would be an **adverse impact of negligible significance** on the setting of Character Area OA2E by impacts outside this area.

#### **OA3: AREA 3 Barracks and Institutions**

Significance: Low

11.197 **Direct Primary Impacts:** This Character Area is being substantially redeveloped, resulting in the loss of the large majority of the built heritage. The only buildings to be retained are the Sergeants Mess (OA3B.1), the Institute (partial retention; OA3B.2), Barrack Block Type B (OA3B.6) and the Dining Room and Institute (partial retention; OA3D.3). This would be of major impact and the demolition would be of **adverse impact of slight significance** on the Character Area and built heritage.

11.198 **Impacts on the setting from changes inside OA3:** Although the setting of the retained structures would be substantially altered, the retention of the 1920s structures on the north side of Camp Road within Character Area 5E, would serve to retain a small aspect of the 1920s setting of the two northernmost retained structures in Character Area 3. The demolition within Character Area OA3 would have an **adverse impact of slight significance** on the setting of the Single Sergeants Quarters (OA3A.1) and an adverse impact of **moderate** significance on the Sergeants Mess and Institute and Barrack Block Type B.

11.199 **Impacts on the setting from changes outside OA3:** The Character Area would be largely demolished with the exception of OA3B.1, OA3B.6, OA3B.2 (partial retention), and OA3D.1 (partial retention). Therefore the impact of demolition on setting is only relevant to these structures. As discussed above, the retention of the 1920s core within OA5E would ensure the period setting of the two northern structures is partially retained, and this would serve to mitigate views of the proposed development to the north. New buildings would be erected to the east and west of these northern two retained structures but the area immediately to the south would become a sports ground. This sports area would extend south as far as the two other buildings proposed for retention. New residential building would be constructed around the other sides of the two southernmost retained buildings. The demolition of buildings outside Character Area OA3 would have an **adverse impact** of **negligible significance** on the setting of the Single Sergeants Quarters (OA3A.1) and an adverse impact of **moderate** significance on the Sergeants Mess and Institute and Barrack Block Type B.

11.200 Overall there would be an **adverse impact** of **moderate to negligible significance** on the setting of the surviving buildings in Character Area OA3 as a result of changes outside this area.

#### **OA3A: Area 3A Store/Petrol Station**

Significance: Low

11.201 **Direct Primary Impacts:** All standing structures within this Area are proposed for demolition including the Single Sergeant's Quarters (OA3A.1), Store (OA3A.2) and Petrol Station (OA3A.3). This would be an **adverse impact** of **slight significance** to the demolished built heritage of the area. These structures and the small Character Area are of interest in terms of the social history of the site but they are of low (if not negligible) significance.

11.202 **Impacts on the setting from changes inside OA3A:** The buildings in this character area are proposed for demolition and therefore the impact of changes inside OA3A on the setting of the buildings would no longer be relevant. The development would therefore have a **negligible impact** on the setting of this character area.

11.203 **Impacts on the setting from changes outside OA3A:** The buildings in this character area are proposed for demolition and therefore the impact of changes outside OA3A on the setting of the buildings would no longer be relevant. The development would therefore have a **negligible impact** on the setting of this character area.

#### **OA3B: Area 3B Parade Ground Buildings**

Significance: Low

11.204 **Direct Primary Impacts:** All structures with the exception of the Institute (OA3B.2, partial retention), Sergeants' Mess (OA3B.1) and Barrack Block Type B (OA3B.6) would be demolished. This includes the Dining Room and Cookhouse (OA3B.3), Ration Shop (OA3B.4) and Barrack Blocks (OA3B.5), Central Heating Station (OA3B.7) and Recreation Centre and Open Mess (OA3B.8). A new primary school would be erected in the western part of the area while the central part would become a sports ground. The eastern part of the area would be developed for residential use.

11.205 The direct impact to those structures which are proposed for demolition would be an **adverse impact** of **slight significance** to the built heritage with the exception of the Dining



Room and Cookhouse (OA3B.3) which is of moderate significance. The demolition of this structure would have a large impact on this built heritage; however the remaining structures proposed for demolition are of low significance only. The Institute (OA3B.2) is of medium significance and although it is proposed for partial demolition the parts of the building that would be retained are the more significant elements. The two retained structures (OA3B.1 and OA3B.2) to the north of the Character Area add value to Character Area 5E.

11.206 **Impacts on the setting from changes inside OA3B:** Overall this Character Area is of low significance, as it is not a coherent landscape and has a confusing mixture of buildings of various periods, styles and materials. The demolition and rebuild would mean that the military characteristics of the Character Area are lost, with the exception of the Institute (OA3B.2), Sergeants' Mess (OA3B.1) and Barrack Block Type B (OA3B.6). These three buildings however are of medium significance and the surrounding redevelopment within the Character Area, would impact their setting and this would be a **moderate** impact.

11.207 **Impacts on the setting from changes outside OA3B:** Redevelopment to the north (OA5) would have an **adverse impact** of **negligible significance** to the setting of the northernmost retained structures in OA3B. The Guardhouse (OA5E.3; partial retention) and Station Office (OA5E.2) directly opposite would be retained, in addition to the Trident radial plan. The retention of these built structures would mask much of the redevelopment within Character Area OA5.

11.208 The landscape to the south would also be substantially lost (OA3C and OA3D) which would have an **adverse impact** of **slight significance**, particularly on the setting of the Barrack Block Type B (OA3B.6) which is of medium significance. This impact is lessened by the fact that the Dining Room and Institute (OA3D.1) is to be partially retained. The buildings in OA2B to the west would be retained and this is therefore this is of **negligible impact**.

#### **OA3C: Area 3C West Barracks**

Significance: Low

11.209 **Direct Primary Impacts:** All structures within this Area would be demolished resulting in a **slight** impact to the structures.

11.210 **Impacts on the setting from changes inside OA3C:** The total loss of the Character Area means that the impact of the changes to the setting of OA3C are not relevant, and are of **negligible impact**.

11.211 **Impacts on the setting from changes outside OA3C:** The total loss of the area as a result of demolition and redevelopment means that the impact of the changes to the setting of OA3C are not relevant and are of **negligible impact**.

#### **OA3D: Area 3D 1930s Area**

Significance: Low

11.212 **Direct Primary Impacts:** The structures within this Character Area would be demolished, except for the Dining Room and Institute (OA3D.1) which is to be partially retained (the southern half). This will have an adverse impact of **slight** significance to the character area.

11.213 The buildings to be demolished includes the H-Barrack Blocks (OA3D.2) which are of medium significance and the direct primary impact of the Development would therefore have a **major** impact of moderate significance on this structure as well as on the demolished part of OA3D.1. There would be a **slight** adverse impact on the other structures.

11.214 **Impacts on the setting from changes inside OA3D:** The total loss of the rest of Character Area OA3D would have a **moderate** impact on the setting of the one retained structure: part of the Dining Room and Institute (OA3D.1)

11.215 **Impacts on the setting from changes outside OA3D:** The buildings in the adjacent character areas (OA3B, OA3C) would be almost entirely demolished and this would have a **moderate** impact on the setting of the retained element of OA3D.1.

#### **OA4: Area 4 East Huts**

Significance: Negligible

11.216 **Direct Primary Impact:** The huts would be demolished and the land developed for housing, which would be a **negligible impact** on Character Area OA4 because these are of negligible significance.

11.217 **Impacts on the setting from changes inside OA4:** The total loss of the Character Area means that the impact of the changes to the setting of OA3D are not relevant, and are of **negligible impact**.

11.218 **Impacts on the setting from changes outside OA4:** The total loss of the area as a result of demolition and redevelopment means that the impact of the changes to the setting of OA3D are not relevant and are of **negligible impact**.

#### **OA5: Area 5 Technical Area**

Significance: Medium/ Low

11.219 This Character Area includes two Scheduled Monuments, the Battle Command Centre (no. 30906-05) and the Hardened Telephone Exchange (no. 30906-04).

11.220 **Direct Primary Impacts:** Large parts of the Character Area would be redeveloped which would be of major impact to Character Areas OA5B and moderate impact to OA5C and OA5D. However, these are of low to negligible significance and overall the demolition would be of **adverse impact of slight significance** on the built heritage. There would be no direct primary impact to the Scheduled Monuments of the hardened Battle Command Centre and Telephone Exchange.

11.221 **Impacts on the setting from changes inside OA5:** The redevelopment would have a moderate impact on the setting of Character Areas OA5D and OA5E, because the redevelopment would be in close proximity and have direct visual connections with the areas of development. Elsewhere the landscape would be subject to minor impacts. Therefore, overall there would be an **adverse impact of slight significance** on the setting of Character Area OA5 as a result of changes within Character Area 5.

11.222 **Impacts on the setting from changes outside OA5:** The proposed Development within Character Areas OA2, OA3 and OA4 on south side of Camp Road, opposite Character Area 5 would see extensive demolition although direct visual connections to these areas would be weakened due to the strong linear nature of Camp Road. To the east in Character Area 6 no buildings are proposed for demolition. Overall, development outside Character Area 5 would have an **adverse impact of negligible significance** on the setting of this area. .



### OA5A: Area 5A Aircraft Sheds

#### Significance: Medium

- 11.223 The Character Area includes the Scheduled Monument of the Battle Command Centre (no. 30906-05), as detailed above.
- 11.224 **Direct Primary Impacts:** The A-Frame Aircraft Sheds (OA5A.1) which are the dominant feature and characteristic of the Character Area are to be retained, together with most of the less significant structures between the Aircraft Sheds. The Main Workshop (OA5A.2) would be demolished together with several other structures, mainly towards the western end of the area. The buildings proposed for demolition are all of low or negligible significance and their loss would form an **adverse impact of slight significance**.
- 11.225 **Impacts on the setting from changes inside OA5A:** There is limited proposed development within Character Area 5A, although there would be demolition of structures of low or negligible significance. This would have a low impact and an **adverse impact of negligible significance** on the setting of Character Area OA5A.
- 11.226 Although the Battle Command Centre (OA5A.5) would be retained, demolition of structures within the Character Area must be given consideration in relation to the setting of the Scheduled Monument. Although a number of structures are proposed for demolition in Character Area OA5A none of them is in the immediate vicinity of the Battle Command Centre and none have a significant visual relationship with the scheduled structure.
- 11.227 The proposed Development within the Character Area would have a **slight impact** on the setting of the Battle Command Centre.
- 11.228 **Impacts on the setting from changes outside OA5A:** Extensive residential new build is proposed to the south-east of the Battle Command Centre within Area 5B, although direct views to and from this area would be limited.
- 11.229 Overall, the development to the south-east of Character Area OA5A would result in a minor impact and slight adverse effect and large impact on the setting of the Battle Command Centre. The impact of development elsewhere is considered to be of **negligible impact** to the setting of the Battle Command Centre, because it would be screened by extant structures.
- 11.230 A heritage centre is proposed within hangar 315 which would utilise the close vicinity of the Battle Command Centre, situated directly to the north-east, to enhance the visitor experience. This would facilitate an understanding of the Site and an appreciation of the significance of the Site within the context of Cold War history.

### OA5B: Area 5B Service Area

#### Significance: Low

- 11.231 This Character Area includes the Scheduled Monument of the Hardened Telephone Exchange, as detailed above.
- 11.232 **Direct Primary Impacts:** The Development would entail the demolition of the majority of structures within this Character Area, and the construction of new residential accommodation, although the prominent radial plan form would be retained. The demolition would include the Motor Transport sheds, Main Church and Store, Works Service and Power House (OA5B.3, OA5B.4, OA5B.5 and OA5B.7). These are all of low significance and the direct impact of their demolition would therefore comprise an **adverse impact of slight significance**.

- 11.233 **Impacts on the setting from changes inside OA5B:** The demolition detailed above would be of **adverse impact** of **slight significance** to the setting of Character Area OA5B, because the majority of structures would be demolished and replaced with new housing, which would result in the loss of much of the military character of the area.
- 11.234 The demolition and construction within Character Area OA5B would impact the setting of the Hardened Telephone Exchange (OA5B.3), which is situated to the south-east of the Battle Command Centre (OA5B.5), and is also a Scheduled Monument.
- 11.235 There would be considerable demolition in immediately to the south-east of the Hardened Telephone Exchange within OA5B. However, these structures and others in the Character Area do not enhance the setting of the Telephone Exchange because they are architecturally contrasting and of various periods and styles. The Telephone Exchange is a hardened structure which is in uniformity with other structures within the Cold War landscape, but within Character Area OA5B it is not within its functional context. Therefore, the loss of these structures to the south-east would not affect the setting of the building, and indeed may enhance the setting of the Telephone Exchange, resulting in an **adverse impact of slight significance**. The demolition should open up the Character Area enabling a more open landscape, and therefore provide more presence to the architecturally striking building. The retention of the Armoury and Lecture structure (OA5B.1) situated directly to the north-east of the Hardened Telephone Exchange means that the immediate military context of the structure would be retained, and overall demolition within the Character Area is considered to be of minor impact to the structure.
- 11.236 The Armoury and Lecture building (OA5B.1) is proposed for retention, and there would be a **adverse impact of negligible significance** on the setting of the building. It would be screened from the proposed development to the south-east by planting and being situated next to the Hardened Telephone Exchange the two structures would retain an isolated military context.
- 11.237 The Canal Boat Workshop (OA5B.6) would be retained although it would be subject to an **adverse impact of slight significance** because the immediate surrounding military structures would be removed, thus significantly impacting the setting of the building. There would be extensive development to the north of the Canal Boat Workshop, although immediately to the east and west only planting is proposed. The A-Frame Aircraft Sheds would be retained providing military context to the structure, and the structures currently to the north (such as building 106) do not enhance the military setting of the structure.
- 11.238 **Impacts on the setting from changes outside OA5B:** Elsewhere, the proposed Development would have a negligible **impact** on the setting of the Hardened Telephone Exchange and Lecture and Armoury structure because it would be screened by extant structures and proposed screening. There would be a **adverse impact of negligible significance** on the setting of the Canal Workshop (OA5B.6) as a result of changes outside OA5, because the retention of the A-Frame Aircraft Sheds would ensure the structure retains some military context. The development to the south of Camp Road would to a small extent impact the setting of the building, but there are not strong visual connections between these two areas.

#### **OA5C: Area 5C Copse and Open Ground**

##### Significance: Negligible

- 11.239 **Direct Primary Impacts:** A number of negligible structures within the Character Area would be demolished to facilitate the use of most of this space within the commercial area, although building no. 80 would be retained. This would give rise to a low impact on the structures and

Character Area, which is dominated by the hardstanding and vegetation, and is of negligible historical significance. The resulting primary impact would therefore be a **negligible impact** on the structures and Character Area.

11.240 **Impacts on the setting from changes inside OA5C:** The use of Character Area 5C as a commercial area would mean that there would be a continued use of the area, as it is currently used for a mixture of industrial/business purposes. The demolition of some minor structures means that overall there would be a low impact and **negligible impact** to the setting of Character Area 5C, as a result of changes within Character Area 5C.

11.241 **Impacts on the setting from changes outside OA5C:** The retention of the A-Frame Aircraft Sheds situated directly to the west of the Character Area would continue to enhance the military context of Character Area OA5C. To the east, within Character Area OA5D there would be considerable demolition, although further to the south the substantial Innovation Centre (OA5D.1) and accommodation block (OA5D.2) would both be retained. Overall there would be an **negligible impact** on the setting of Character Area as a result of changes outside OA5C

#### **OA5D: Area 5D Post War Open Landscape**

Significance: Low

11.242 **Direct Primary Impacts:** The Commissary (OA5D.3) would be demolished which would be a major impact and a slight adverse effect to the structures.

11.243 **Impacts on the setting from changes inside OA5D:** The Innovation Centre (OA5D.1) would be retained and would form a commercial use; the accommodation block would be retained and would provide an institutional residential use. OA5D.1 would be shielded from development inside Character Area OA5D and there would be a **negligible impact** to the setting of this building from changes within this area. The accommodation block is immediately adjacent to an area proposed for new houses and the impact of the Development within this area would have a **negligible adverse impact** on this building.

11.244 **Impacts on the setting from changes outside OA5D:** The impact of development surrounding the Character Area is only applicable in the central and southern parts of the area, as the northern part is being developed, thus losing its military context. The proposed development within Character Areas 5B and 5C would have an **adverse impact of negligible significance** on the setting of the Innovation Centre (OA5D.1) and accommodation block, as these areas are located directly to the west. The development within the remaining surrounding landscape (OA5E, OA6) would be of **negligible impact** to the setting of Character Area 5D because very little demolition is proposed.

#### **OA5E: Area 5E 1920s Core**

Significance: Medium

11.245 **Direct Primary Impacts:** All structures within this Character Area would be retained with the exception of a later addition to the Crew Briefing Hut (OA5E.1) and the eastern half of the guardhouse. The loss of OA5E.1 would form a positive impact as it compromises the architectural integrity of the Station Officers building (OA5E.2). Overall there is an **adverse impact of slight significance** as a result of direct impacts to the structures and Character Area OA5E.

11.246 **Impacts on the setting from changes inside OA5E:** Very little demolition or construction is proposed within this area; the existing spaces between buildings would very largely remain as open space. Overall the proposed development within Character Area OA5E is considered to

likely to have a **adverse impact** of **negligible significance** on the setting of the Character Area and built heritage.

- 11.247 **Impacts on the setting from changes outside OA5E:** Substantial demolition and new build is proposed immediately to the north-west within OA5B, and to the south (OA4, OA3B). However, the structures directly to the east on Soden Road (OA6) and to the north (OA5D) would be retained. The Development, in particular within Character Area OA5B, would have a medium impact on the setting of this core Area, although the radial plan of the Area would be retained. Overall there would be an **adverse impact** of **slight significance** on the setting of the structures and Character Area, with the exception of the Crew Briefing Hut (OA5E.1) would be of **negligible impact** to the setting as a result of changes outside OA5E because it is of negligible significance.

#### **OA6: Area 6 North Residential Area**

Significance: Low

- 11.248 **Direct Primary Impacts:** No demolition is proposed within Character Area 6 and therefore the Development would have a **negligible impact**.
- 11.249 **Impacts on the setting from changes inside OA6:** No demolition or construction is proposed within Character Area 6 and therefore development within this area would have a **negligible impact** on the setting of the character area.
- 11.250 **Impacts on the setting from changes outside OA6:** The only area adjacent to Character Area 6 where substantial demolition and/or new construction is proposed is at the northern end of OA5D where the commissary is to be lost. This building makes a negligible contribution to the setting or character of OA6 and therefore its demolition is considered to be of **negligible impact** to the setting of Character Area OA6 as a whole. Extant structures and screening would mean that visual connections between Character Area 6 and the other main areas of proposed Development are not possible.

#### **OA6A: Area 6A Officers' Housing**

Significance: Medium

- 11.251 **Direct Primary Impacts:** There would be a **negligible impact** to the houses on Soden and Larsen Roads, as no demolition is proposed within Character Area OA6A.
- 11.252 **Impacts on the setting from changes inside OA6A:** No significant changes are proposed within OA6A and therefore the Development would have a **negligible impact** on the setting of Character Area 6A.
- 11.253 **Impacts on the setting from changes outside OA6A:** This Character Area is a small self-contained unit, which is visually separated from the surrounding site, although there are visual connections to Character Area 5E which would be retained. There would also be few changes within the southern part of OA5D which adjoins OA6A. Overall, there would be a **negligible impact** on the setting of OA5A as a result of changes outside the Character Area.

#### **OA6B: Area 6B North Bungalows**

Significance: Low

- 11.254 **Direct Primary Impacts:** No demolition is proposed for OA6B and therefore the direct primary impact of the Development would have a **negligible impact** on this area.

11.255 **Impacts on the setting from changes inside OA6B:** No significant changes are proposed within OA6B and therefore the Development would have a **negligible impact** on the setting of this area.

11.256 **Impacts on the setting from changes outside OA6B:** Development is proposed within Character Area 5D which is directly to the west of Character Area 6B. There are visual connections between the two receptors, however the extant buildings within OA5D do not add value to Character Area OA6B, and the replacement with residential structures is in keeping with the residential character of Character Area 6B. Overall, the proposed development within OA5D would have a **negligible impact** on the setting of Character Area 6B. The surrounding development would also have a **negligible impact** on the setting of Character Area 6B, because strong visual connections are not possible between this area and the Site.

*Impact on Built Heritage outside the Site and within the Study Area*

11.257 The listed buildings are clustered within the surrounding villages of Upper Heyford, Lower Heyford, Ardley and Fewcott and there are also four listed structures within the area between these villages. These are illustrated in **Figure 11.1**. The proposed Development within the Site would have a **negligible impact** on the setting of these structures. Within Upper Heyford, Lower Heyford and Caulcott the topography of the land slopes steeply down into the village and away from the Site, and therefore views to the settlement area are not possible from the listed buildings.

*Significance of Environmental Impact*

| <b>Adverse Environmental Effect</b> | <b>Application Area</b> |
|-------------------------------------|-------------------------|
| Negligible                          | 60                      |
| Slight                              | 25                      |
| Moderate                            | 7                       |
| Substantial                         | 0                       |

11.258 It is considered that overall, the Development would have a medium impact on the application area and that this would result in an **adverse impact of slight/moderate significance** on the Site's built heritage and landscape character.

11.259 The area includes two Scheduled Monuments - the Hardened Telephone Exchange and the Hardened Battle Command Centre - which would be subject to a small change in their setting, resulting in a minor magnitude of change leading to an **adverse impact of slight significance** on the setting of these features.

11.260 It is proposed to create a Heritage Centre within Hangar 315 which is located in close proximity to the Battle Command Centre and would incorporate this building into the visitor experience. The provision of visitor information within the centre and around the site, together with increased access to heritage features would result in a **beneficial effect** for the Site as a whole.

11.261 The proposed Development would entail the demolition of a significant number of structures throughout this landscape, most extensively within OA1 (Sports Fields and Large Buildings), OA3 (Barracks and Institutions) and OA5B (Service Area). The most significant structures are

within Character Area OA5, which forms the 1920s core, and includes architecturally impressive structures, within spacious settings. There would be an **adverse impact of slight significance** on the settings of these buildings as a result of proposed development directly to the north-west, although the radial Trenchard plan of Character Area 5 would be retained. The A-Frame Aircraft Sheds (of medium significance) within Character Area 5A would also be retained, which would help screen the proposed new development from the Cold War landscape to the north (outside the application boundary), and retain the military setting of many of the retained structures.

- 11.262 There would be extensive demolition and rebuilding within Character Area OA3 which consists of Barracks and Institutions, although the Institute and Sergeants Mess at the north would be retained and put to new use, which would serve to enhance the 1920s structures of Character Area OA5E. Character Area OA3 is of low significance although it does contain some structures of medium significance, but within this spectrum they are of medium/low value.
- 11.263 Overall, the impacts on historic structures in Areas 3 and 5 will be an **adverse impact of slight/moderate** significance. But generally the historic interest of the site will remain legible and accessible, while the retention and proposed re-use of some key buildings and historic layout, together with the provision and proposed enhancement of the open space in the area of the former parade ground will sustain the historic interest of the site, and this is regarded as a **beneficial effect** of the development.
- 11.264 Little demolition and few changes are proposed for the main existing residential areas (OA2 and OA6). The only buildings proposed for demolition in these areas are a number of minor structures at the north end of OA2B (including Grocery Store/laundrette and residential structure) and a single bungalow in OA2A. The loss of the buildings at the north end of OA2B would reduce the 'Little America' character of this area but overall the Development would give rise to an **adverse impact of slight/moderate significance** on the 'Little America' character.
- 11.265 The proposed future uses for structures within the Site include commercial, residential, community facilities, hotel/care home and institutional residential. In general the use of such buildings ensures that the condition is observed and maintained rather than being left to deteriorate, thereby ensuring the longevity of the buildings.
- 11.266 There would be no significant change to the settings of the Listed buildings outside the application area but within the Study Area.
- 11.267 The Development would have a **negligible impact** on the character of the Conservation Area immediately to the east of the Site (OA1109).

## Mitigation and Residual Impacts

### Archaeological Deposits

- 11.268 No likely significant adverse impacts on known archaeological sites are predicted. Therefore, no mitigation would be required.
- 11.269 The Site has a high potential to contain archaeological deposits associated with the Iron Age and Roman periods. However, this potential has been severely compromised by current and past development. Discussions with Richard Oram, Oxfordshire County Archaeologist, have indicated that no evaluation or mitigation would be required for any development within the Settlement Area.



11.270 There would be no residual impacts on the below and above ground archaeological resource, given that the evaluation and mitigation strategy proposed would neutralise all adverse impacts. In general, the successful completion of the mitigation process would alleviate some of the impacts, and the residual loss would thereby be diminished.

11.271 Overall, it is concluded that the likely residual impact of the Development on the below and above ground archaeological resource would be **negligible**.

## Built Heritage

11.272 The proposed Development would result in impacts on the built heritage of varying degrees of significance, both positive and negative. The type of mitigation required is dependent on the significance of the potential impact on the structure or Character Area, and these are summarised in **Appendix 11.2**.

11.273 The mitigation and future management of the Site should be adaptable and able to meet the changes and needs of the Site. For example, any changes in designations would need to be given appropriate consideration.

11.274 All structures within the former RAF Upper Heyford fall into one of three categories:

- they would be retained as currently used;
- they would be demolished; or
- they would be retained for new uses, which may involve intervention into fabric or adaptation.

11.275 A programme of building recording would serve the following purposes:

- it would provide a record of those structures which are to be retained and not reused, as a basis for their management;
- it would provide a record of those structure to be demolished; or
- it would provide a record against which proposals for intervention or adaptation which would require consent can be considered.

11.276 The programme of building recording should follow English Heritage 2006 guidance *Understanding Historic Buildings*, a guide to good recording practice, which sets out and describes levels of recording from 1 to 4. The level of recording required should be undertaken in consultation with English Heritage and the Oxfordshire County Archaeologist, and be based on the adverse environmental impacts. The guidance sets out requirements for drawn, photographic and written records which should be adapted to meet the requirements of structures within the Site. Many of the structures contain significant internal fixtures and fittings and such features must be taken into account in the recording programme. It is understood that English Heritage have drawn up specifications for building recording at the former RAF Upper Heyford and should form the basis of future recording.

11.277 One objective of this work is to create an ordered archive of the Site, and the vast number of structures means that the methodology for this must be clearly established at the commencement of the recording programme. All recording should be incorporated into a single archive and a suitable base plan used, which would provide a base plan for all recording work.

11.278 The study and investigation of historic buildings, and the increased availability of information about the history of the site in the public domain is regarded as a **beneficial effect** of the development.

## Conclusions

- 11.279 The Site has a potential to contain deposits of the Iron Age and probably the Roman period, although this would have been compromised within the Site by previous development. There is no requirement therefore to carry out any evaluation or mitigation in this area.
- 11.280 Overall, it is concluded that the likely residual impact of the Development on the below and above ground archaeological resource would be **insignificant**.
- 11.281 The built heritage potential of the Site is reflected in its designation as part of a Conservation Area and the recent scheduling of five Cold War sites (two within the Site and three outside it).
- 11.282 The current application area largely comprises the main surviving buildings of the inter-war flying field and, apart from the two scheduled Cold War monuments, the most significant surviving buildings and elements of the landscape character are from this inter-war period. However, the inter-war phase of the airfield's history is of less significance than the Cold War phase to the north of the Site, parts of which are considered to be of international significance.
- 11.283 Overall, the Development would result in an **adverse impact** of **slight/moderate significance** on the built heritage and landscape character of this area, owing to the demolition of a number of structures, in particular within OA1 (Sports Fields and Large Buildings), OA3 (Barracks and Institutions) and OA5B (Service Area).
- 11.284 The most significant structures are located within the 1920s core (Character Area 5) and there would be an **adverse impact** of **slight significance** on the setting of the structures as a result of the Development, although the Trenchard radial plan would be retained. There would be extensive demolition within Character Area 3 which consists of Barracks and Institutions of medium/ low significance, although the Institute, Barrack Block Type B, Dining Room and Institute and Sergeants' Mess would be retained. Within the main existing residential areas (OA2 and OA6) there would be some loss to the 'Little America' area but there would be almost no demolition of the existing residential buildings.
- 11.285 The two Scheduled Monuments (the Hardened Telephone Exchange and the Hardened Battle Command Centre) would be subject to an **adverse impact** of **slight significance** as a result of a low magnitude of impact to the setting of these features.
- 11.286 In summary, there would be considerable change within the Site although the more significant buildings and areas would not be directly impacted, and much of the significant historic character would remain. Demolition would predominantly be carried out within the less historic or less coherent areas.
- 11.287 A programme of mitigation would be agreed with the County Archaeologist and English Heritage, which would entail the recording of the adversely impacted structures and Character Areas.
- 11.288 This programme of investigation would increase the understanding of modern military history on the Site, and this would be disseminated to a public audience. Both this, and the proposed heritage centre, open days and better site access will make the heritage of Upper Heyford more accessible to many. This is a **significant beneficial effect** of the development proposals overall.
- 11.289