



# **ARCHAEOLOGICAL ASSESSMENT**

**Land at Clifton Road,  
Deddington, Oxon**

**Banner Homes**

**Dr MICHAEL DAWSON FSA  
MIFA**

**21<sup>st</sup> October 2013**



© CgMs Limited

No part of this report is to be copied in any way  
without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be  
held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office.  
**Licence No: AL 100014723**

# **HERITAGE ASSESSMENT**

## **Land at Clifton Road, Deddington, Oxon**

**LOCAL PLANNING AUTHORITY:  
CHERWELL DISTRICT COUNCIL**

**SITE CENTRED AT: SP 471 317**

## **CONTENTS**

### Summary

- 1.0 Introduction and Scope of Study
- 2.0 Planning Background and Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background including Map Regression Exercise
- 5.0 Site Conditions and the Proposed Development
- 6.0 Summary and Conclusions
- 7.0 Sources Consulted

## **APPENDIX 1**

HER Baseline Data and Map

## **APPENDIX 2**

Historic Map Regression

## **LIST OF ILLUSTRATIONS**

Fig 1 Location of the proposed development area at Clifton Road, Deddington

Fig 2 Enclosure Award map 1808.

Fig 3 The proposed development site in October 2013

## **Summary**

*Evidence from maps, archives, publications and other sources has been examined to assess the potential of significant archaeological evidence to exist within the proposed development area at Clifton Road, Deddington. The evidence gathered for past activity at the proposed development area suggest slight potential to yield prehistoric, Roman and Saxon period archeology and slight to moderate potential to locate further medieval evidence. However, the map evidence shows that there is potential for archaeology associated with activity during the Post-Medieval period, though not of great significance. During the modern period the site has remained in agricultural use.*

*In general the proposed development area has been found to lie in an area in which historic landscape trends, however, indicate some potential, in particular for evidence of medieval settlement. This level of potential suggests further assessment may be necessary to confirm the nature of the archaeological interest of the site under NPPF para 128. Nevertheless, given the topography and the current level of evidence it is considered that archaeology will not provide a fundamental impediment to development.*

## **1 INTRODUCTION AND SCOPE OF STUDY**

### **1.1 Introduction**

1.1.1 This desk based assessment considers the archaeological potential of land off Clifton Road, Deddington, in Oxfordshire. The land is situated on the eastern side of Deddington, north of Deddington Castle between houses flanking Clifton Road. The village of Deddington is on the western side of the River Cherwell Valley (Figs 1). The proposed development area is in the district of Cherwell. The proposed development area is open grassland, once agricultural land.

1.1.2 This report was prepared by Michael Dawson of CgMs on behalf of Banner Homes in support of a proposal for development.

### **1.2 Scope of Study**

1.2.1 The objectives of the report can be summarised as follows:

- To assess the potential of the proposed development area to contain archaeological evidence.
- To assess the potential survival of archaeology at the proposed development area, its condition and extent.
- To assess and evaluate the potential significance of any archaeology and to examine whether this might be the subject of further evaluation or mitigation.
- To assess whether the archaeological evidence, or potential evidence, would provide a constraint to development.

1.2.2 Evidence from published and unpublished sources and from Oxford Historic Environment Record (HER) has been examined for the proposed development site. In addition, HER records and other evidence up to 500m surrounding the proposed development site have been examined to determine the pattern of archaeological and historic development of the landscape. The latter provides the basis for assessing the potential presence of archaeological data.

## **2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

### **2.1 National Policy and Guidance**

2.1.1 In March 2012 the Department of Communities and Local Government (DCLG) published the National Planning Policy Framework (NPPF), providing guidance for planning authorities, property owners, developers and others on the conservation, preservation and investigation of Heritage Assets.

2.1.2 A Heritage Asset is defined in Annexe 2 of NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions due to its heritage interest.

2.1.3 In short, government guidance provides a framework that:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects Heritage Assets (as defined above)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions

### **2.2 Regional Plan Policies**

2.2.1 The South East Plan is the Regional Spatial Strategy for the South East of England. It replaced the Oxfordshire Structure Plan 2016, but three policies were 'saved' and still remain in force. These saved policies are not related to the historic environment.

### **2.3 Regional Spatial Strategy for the South East**

#### **2.3.1 The South East Plan May 6<sup>th</sup> 2009**

2.3.2 The South East region Plan was revoked on 25<sup>th</sup> March 2013.

## **2.4 Cherwell Adopted Local Plan 1996**

2.4.1 Existing planning policy for the district is contained in the saved policies of the Cherwell Local Plan, adopted 1996. These are the policies used when making planning decisions. Policies from the adopted local plan not listed in the schedule expired on 27 September 2007 and will no longer be used. At present the

## **2.5 Non-Statutory Cherwell Local Plan 2011<sup>1</sup>**

2.5.1 This document has been re-titled as **"the Non-Statutory Cherwell Local Plan 2011"** from its previous title "the Cherwell Local Plan 2011". The reasons for this are explained in the following paragraphs.

2.5.2 On 13 December 2004 the Council decided to discontinue work on the draft Cherwell Local Pan 2011 and has begun preparing a Local Development Framework (LDF) under the new planning system.

2.5.3 The Council also decided on this date to approve the draft Cherwell Local Plan 2011 as interim policy. The text of this Plan, the Proposal Map and the Inset Maps have been updated since the production of the Revised Deposit draft September 2002 to reflect the Pre-inquiry Changes made to the Revised Deposit draft Plan, and the decisions made by the Council following consideration of the representations to the Pre-inquiry Changes. Its contents are up to date as of the 13 December 2004. There are parts of the Plan that are no longer relevant such as parts of the Introduction.

2.5.4 On 13 December 2004, following the consideration of all representations received to the proposed Pre-Inquiry Changes to the draft Cherwell Local Plan 2011, and the approval of further changes, Cherwell District Council resolved:

- that all work necessary to proceed towards the statutory adoption of the draft Cherwell Local Plan 2011 be discontinued and,
- that the draft Cherwell local Plan 2011 be approved as Interim Policy for development control purposes and
- that work begins at the earliest practicable opportunity on the preparation of Development Plan Documents pursuant to Part Two of the Planning and

---

<sup>1</sup> <http://www.cherwell.gov.uk/index.cfm?articleid=1720> accessed 27<sup>th</sup> March 2013



Compulsory Purchase Act 2004 and meeting in full the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.

2.5.5 The reasons why this decision was made are as follows:

2.5.6 To avoid the commitment of resources to the remaining stages of a process that may end with a failure to adopt the draft Cherwell Local Plan 2011 as the local plan for legal reasons due to timescales imposed by the Environmental Assessment of Plans and Programmes Regulations 2004;

2.5.7 If the Draft Cherwell Local Plan 2011 were to be adopted as the local plan, by the date of the intended adoption in 2006 it would be substantially out of date, having been overtaken by the approval of the Oxfordshire Structure Plan 2016.

2.5.8 A detailed explanation of this decision is contained within a report to the Executive of 1 November 2004 which is available for inspection at the Council's offices at Bodicote House, Banbury Oxfordshire OX15

2.5.9 This decision means that a public local inquiry into objections made to the draft Cherwell Local Plan 2011 will no longer take place. The policies and proposals in the draft Cherwell Local Plan 2011 have not been the subject of all of the statutory local plan preparation procedures, including the public local inquiry, and they do not therefore have development plan status. However, they will be an important material consideration amongst all other relevant considerations in deciding planning applications. As stated above the draft Cherwell Local Plan 2011 has now been re-titled the as "the Non-Statutory Cherwell Local Plan 2011".

2.5.10 The adopted Cherwell Local Plan (adopted November 1996) remains part of the statutory Development Plan for the area. Its policies will be 'saved' (i.e. they will continue to operate), except where deleted by the Local Development Scheme (LDS) (see below) or the Council's Annual Monitoring Report, until September 2007. The Secretary of State may extend the life of the saved policies beyond that date.

2.5.11 The Council has started work on a Local Development Framework (LDF) under the Planning and Compulsory Purchase Act 2004. A Local Development Scheme (LDS) (which is part of the Local Development Framework) was produced in draft form and sent to the Government Office by the required deadline in March 2005. It sets out the Council's

programme for the preparation of Local Development Documents (LDD'S), including Development Plan Documents (DPD's). The LDS is currently (June 2005) being finalised through discussion with the Government Office. The LDS will be amended in future, when necessary, in connection with the Government Office.

#### 2.5.12 **Archaeology and the Built Heritage: Applications**

2.5.13 EN47 The council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. in particular it will:

- (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;
- (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;
- (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals;
- (iv) ensure that where physical preservation in- situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. such measures will be secured either by a planning agreement or by a suitable planning condition.

9.127 Along with listed buildings the Secretary of State for Transport, Environment and the Regions also produces a list of scheduled ancient monuments warranting special protection because of their national significance, and which are covered by detailed legislation and procedures. The current list of scheduled ancient monuments can be found in Appendix D. In addition to the scheduled sites there are:

- (I) Monuments of national, regional and special local importance which are unscheduled;

(II) Sites of local importance which cover a wide variety of lesser historic remains and archaeological findspots;

(III) Historic Town / village cores, which can have high archaeological potential that must be taken into account at an early stage in infill and 'brownfield' development proposals.

9.128 The District contains many sites of archaeological or historic interest which, particularly within the context of the wider historic landscape, contribute towards its special character and identity. In addition there is considerable archaeological potential on sites for which information is presently limited. This potential can be identified through the implementation of a staged programme of archaeological assessment and evaluation in accordance with PPG16 and Policy.

9.129 The archaeological resource, which includes buried and standing remains, has great social, economic, cultural and educational value for the community and can benefit the local tourist industry. The Council will favourably consider development proposals that sensitively promote and develop the potential of sites and monuments for the benefit of the community including those which will attract tourists to the area.

9.130 Archaeological remains constitute the principal surviving evidence of the District's past but are a finite, fragile and non-renewable resource very vulnerable to modern development and land use. The Council, in partnership with the County Council, wishes to ensure that remains are protected by proposals of suitable design and land use, and are managed adequately and sympathetically within new developments. The most important archaeological remains and their settings should be permanently preserved (if necessary for public access and display). The Council will also seek to ensure that any sites and areas of particular regional or national archaeological importance are afforded appropriate statutory protection provided under the *Ancient Monuments and Archaeological Areas Act 1979*.

9.131 Government guidance contained in PPG16 encourages early consultation between potential applicants and local planning authorities in order to minimise the risk of potential future conflict. The County Archaeological Officer, located within Cultural Services at the County Council, is available to advise potential applicants of likely archaeological constraints affecting known or potential sites and monuments of archaeological interest,

including historic landscapes, parks, gardens and their settings, and such advice may include:

- (I) The identification of and assessment of the relative importance and potential of particular sites and monuments;
- (Ii) Provisions for permanent preservation, enhancement or mitigation;
- (Iii) Provisions for investigation and recording prior to destruction.

9.132 Preservation in-situ is the preferred option, and accurate information on the survival and significance of sites is essential for proper decision-making.

9.133 Applicants will be expected to supply information at an early stage in order to assess the effect of development on the site's archaeological potential. The results of such assessments must be provided as part of an application for planning permission. Information may be gathered in several stages:

- (I) A desktop study should be undertaken to look at existing information.
- (Ii) Depending on the nature of the site a geophysical, fieldwalking, or other non-invasive survey of the site might also be commissioned.

9.134 A field evaluation of the site might be necessary to provide first-hand information on the surviving state of the archaeological resource.

9.135 As part of the assessment of the archaeological potential of a site, applicants should indicate options for minimising damage to identified archaeological remains. These might take the form of a redesign of foundations to avoid archaeological features, or, as a last resort, excavation of the remains prior to destruction, i.e. "preservation by record". In the latter case developers will be responsible for making appropriate provision for a programme of archaeological investigation, preservation of the archive, and preparation and publication of any reports. Since buildings also form part of the archaeological resource, developers will be expected to ensure that, where preservation cannot be achieved, the specialist recording of the historic fabric that will be altered or destroyed during development will be carried out.

9.136 The County Council is responsible for maintaining the Sites and Monuments Record (SMR) which is managed and developed by the County Archaeological Service. This database has a central role at strategic level in developing policies, in partnership with

local planning authorities, for the stewardship of archaeological remains and by informing decision-making on land-use planning. It is also an important educational resource providing information and academic support to students and researchers, and generally fostering public knowledge and enjoyment of the historic environment.

## **2.6 Conclusion**

2.6.1 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF Section 1 by local plan policies and any other material considerations.

### **3 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The British Geological Survey indicates that the solid geology of the proposed development area comprises the Dyrham Formation. This is a Siltstone and Mudstone, and interbedded, sedimentary bedrock formed approximately 190 to 195 million years ago in the Jurassic Period, when the local environment was dominated by shallow seas. No drift deposits are recorded.

#### **3.2 Topography**

3.2.1 The proposed development area lies on higher ground above small, east flowing tributary streams of the River Cherwell. The site lies at some 125mAOD in an area which is characterised by a series of low ridges.

3.2.2 The proposed development area is former agricultural land. It lies on the eastern side of the village, on level ground. The near rectangular shaped area occupies part of the flat ridge top which characterises the location of Deddington village. Its general aspect is that of a rather enclosed site without extensive views.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 4.1 Introduction

#### 4.1.1 Timescales used in this report.

##### **Prehistoric**

Palaeolithic	450,000 – 12,000 BC
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700BC – 43AD

##### **Historic**

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post-Medieval	1486 – 1800 AD
Modern	1800 – Present

4.1.2 Evidence from the Historic Environment Record in Oxfordshire, within 500m of the proposed development site, and documentary evidence, from the parish of Deddington, in the County Records Office have been consulted. These sources provide a general context for this assessment of land on the eastern margin of the village. They show that evidence of archaeological interest in the region of the proposed development site is dominated by Deddington Castle, but otherwise limited. Within the search area of 500m the Historic Environment Record records only six locations or finds of archaeological interest. However, it is not the purpose of this document to create a detailed archaeology or history of the area, noting every sherd of pottery or lithic flake, but to provide an assessment of the area's history and archaeology, and to document known resources on the application site and predict the potential for as yet to be discovered archaeology.

## **4.2 Prehistoric Period**

- 4.2.1 No evidence from the prehistoric period has been recovered from within 500m of the proposed development site.
- 4.2.2 The general evidence of Prehistoric period activity within the region of the proposed development area, together with the topography, suggests there is only slight potential for further evidence from this period.<sup>2</sup>

## **4.3 Roman Period**

- 4.3.1 A single gold Roman coin has been recovered from near Deddington (HER 2344) and a Roman inhumation, in a pit was recovered in 1877 (HER D7856); otherwise no evidence from the Roman period has been recovered from within 500m of the proposed development site.
- 4.3.2 The general evidence of Roman period activity within the region of the proposed development area, together with the topography, suggests there is only slight potential for further evidence from this period.

## **4.4 Saxon - Medieval**

- 4.4.1 Deddington, the *tun* or village of Deda or Deda's people, may have been settled in the 6th or 7th century, but its development before the Conquest is unrecorded. By 1086, however, it was one of the largest settlements, and the centre of one of the most valuable estates, in Oxfordshire. Not long after the Norman Conquest it acquired a large castle (HER 2543). In 1275–6 Deddington was called a borough, and in 1296 was taxed as such at the higher rate. In 1302 and 1305 the town returned two burgesses to parliament. On no other occasion, however, were the men of Deddington taxed at the higher rate, nor were their representatives again called to parliament. In 1316 the town was not recognized as a

---

<sup>2</sup> *Solent Thames Research Framework Research Agenda. The Neolithic and early Bronze Age*, Richard Bradley, with contributions by Michael Allen and Gill Hey, April 2010 suggests a series of research objectives, but these are contingent on the presence of prehistoric archaeology at the site.



borough by the sheriff, and by the 14th century the existence of a portmoot<sup>3</sup> and some burgage tenements was the only evidence of its former status.<sup>4</sup>

- 4.4.2 The history of Deddington suggests an early village which formed around the *capital messuage* of a substantial estate.<sup>5</sup> The location of this is unknown, but the site of the castle and the present village, suggests it may have lain immediately to the west of the castle. The castle (HER 2543), now a Scheduled Ancient Monument, has seen significant investigation and survey, though restricted to within the ramparts. Excavations have concentrated on the gate, undercroft and chapel (1947-51, 1977-79). A later investigation on the route of a water pipe recovered only ridge and furrow (EOX 1520).<sup>6</sup> The absence of evidence from this period supports the contention that the historic village remains lie beneath the modern village.
- 4.4.3 The earlier medieval settlement was gradually superseded and extended by the creation of burgage plots to the west, probably around New Street. The medieval settlement achieved its greatest extent and status during the late 13th and early 14th centuries, when in 1275 it was described as a borough and, in 1302-5, sent two burgesses to parliament. The settlement has declined from that date, possibly contracting on the eastern margins where a site at Earl's Lane (HER 9437) yielded earthwork evidence of early crofts.
- 4.4.4 The proposed development site lies on the eastern margins of the *present day* settlement area, beyond the historic core of Deddington and the parish church. There are no ground indications of either, ridge and furrow, or remnants of earthworks at the proposed development site which might indicate an area of early medieval settlement.
- 4.4.5 Whilst the absence of medieval evidence from the area of the proposed development does not entirely preclude the survival of structures, the topography of the proposed site suggests that, at best, the area may lie in a marginal area of settlement along the line of the Aynho Road (as Clifton Road was once known). There is, therefore, moderate to slight potential for the remains of structures along the road frontage.

---

<sup>3</sup> The chief functions of the Portmoot, were the punishment of crimes, the settlement of disputes, and the maintenance of law and order in the borough. At its sessions, justice was dispensed and legal sanction given in local matters that demanded official attention.

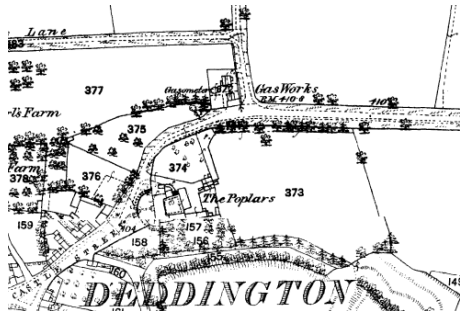
<sup>4</sup> 'Parishes: Deddington', A History of the County of Oxford: Volume 11: Wootton Hundred (northern part) (1983), pp. 81-120. URL: <http://www.british-history.ac.uk/report.aspx?compid=101855> Date accessed: 22 April 2013

<sup>5</sup> Colvin H 1963; a *capital messuage* is the principal house or residence of a manor or estate.

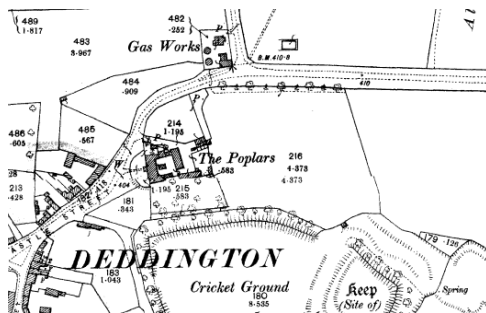
<sup>6</sup> See Appendix 1 HER map for the location of the Deddington Transfer main.

## 4.5 Post-Medieval and Modern Landscape

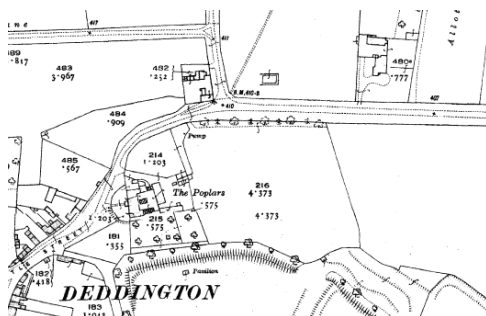
4.5.1 The earliest map evidence for the proposed development area is the Enclosure Award of 1808. This shows the area of the proposed development was occupied by small field enclosures (Fig 2). These enclosures are located to the rear of two houses situated opposite Earl's Lane.



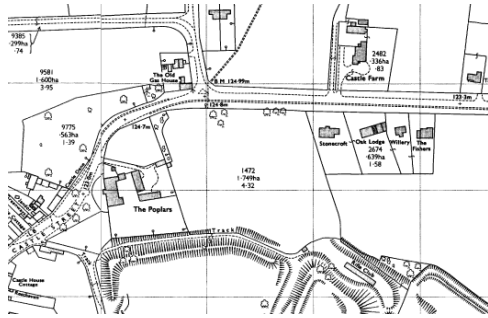
OS 1:2500 1881



OS 1:2500 1900



OS 1:2500 1922



OS 1:2500 1974

4.5.2 The four extracts from the Ordnance survey series, above, illustrate that by the 1880s the houses on the northern edge of the proposed site, fronting Clifton Road, had been demolished and the small enclosures of c.1808 had been amalgamated into a single larger field. From that time onwards there is no evidence of other than agricultural activity at the site. The late evidence of land use and the site's position therefore, suggest there is potential along the road frontage for evidence of Post-Medieval activity, but not of modern activity.

## **5 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

### **5.1 Site Conditions**

5.1.1 The site was visited by Michael Dawson on Wednesday 9th October 2013. The site inspection recorded the condition of the proposed development area, which in brief comprises overgrown grassland south of Clifton Road. The near rectangular field is bounded to the south by a stone wall and a track running below the ramparts of the castle to the east and west by hedging and to the north by Clifton Road. (Figs 3)

### **5.2 The Proposed Development**

5.2.1 The proposed development is for housing, detailed in the accompanying planning application. The following comments are a summary of the general archaeological impacts of development on this site.

5.2.2 The nature of the proposed development is such that it must be assumed that construction will remove a high proportion of any below ground archaeological deposits. This will occur during construction relating to all aspects of development from infrastructure and services to building and landscape planting. Should as yet unrecorded remains be present within the site, they too will be removed by the proposed development. There will, however, be no residual effects from the development on below ground archaeology after construction.

5.2.3 The desk based assessment has shown that the proposed development site has slight to moderate potential to contain archaeological evidence.

### **5.3 The Significance of the Evidence and Policy – Direct Impacts on Below Ground Archaeology**

5.3.1 The new NPPF in section 12 *Conserving and Enhancing the Historic Environment*, employs the concept of significance as the basis for assessing impact on the historic environment and historic assets; paragraph 135 notes that '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of harm or loss and the significance of the heritage asset1*'.

5.3.2 At present the proposed development site falls within that group of development sites where there is potential for surviving archaeological evidence (NPPF paragraph 128). To assess whether there is a level of 'harm' to the historic environment further evaluation will be necessary.

5.3.3 In the circumstances at Deddington, the low level of archaeological potential and the ground conditions suggests that the most appropriate way forward is to evaluate the site and to confirm whether evidence of medieval settlement, the most likely period, survives beneath the proposed development site.

#### **5.3.4 Heritage assets**

5.3.5 The desk-based survey has revealed that there are no significant or designated assets within the proposed development area. The archaeological potential will, however, require further evaluation.

## **6 SUMMARY AND CONCLUSIONS**

### **6.1 Summary**

- 6.1.1 This heritage assessment has examined evidence from written, map, archive and published sources for past activity on land at Clifton Road, Deddington. The proposed development site is located on higher ground above tributary streams of the River Cherwell.
- 6.1.2 This desk-based assessment has established that the proposed development area has only slight potential to yield prehistoric, Roman and Saxon period archeology. There is moderate to slight potential to locate further medieval evidence related to the early development of Deddington, possibly prior to the establishment of the castle, and its development as a borough in the 12<sup>th</sup> and 13<sup>th</sup> centuries.
- 6.1.3 The map evidence suggests that there is potential for archaeology associated with post medieval activity along the road frontage but not during the Modern period. Throughout the Modern period the proposed development area has remained in agricultural use.

### **6.2 Conclusion**

- 6.2.1 In conclusion, the potential to yield further, as yet undiscovered, archaeological evidence has been demonstrated by this desk based study, to be slight for all periods except the post-medieval. The absence of evidence suggests that there is no potential for archaeology of national significance which would preclude development. In this respect archaeology is unlikely to compromise the principle of development.
- 6.2.2 However, the present green field location and the conjectural model of village development, suggests that there may be a request to 'ground truth' the evidence potential evidence of archaeological interest, by the local authority. Such evaluation would typically be carried out by geophysical survey. The timing of such a requirement would need to be negotiated with the Council, although it could also be a condition of a planning consent under Circ 11/95 (55) for an agreed programme of works.

## **7 SOURCES CONSULTED**

Cherwell District Council 2012 *Deddington Conservation Area Appraisal*, Strategic Planning and the Economy, April 2012

Colvin H 1963 *A History of Deddington, Oxfordshire* London:SPCK

Crossley A, Baggs A P, Colvin C et al., (eds) 1983 *Victoria County History. A History of the County of Oxford: Volume 11: Wotton Hundred (northern part)*, London: Institute of Historical Research

Deddington Map Group 2000 *Discovering Deddington. Deddington, Clifton and Hampton 'Three Bound Together'* Deddington:Stonehouse Market Place.

Ekwall E 1980 *The Concise Oxford Dictionary of English Place-names* Oxford:OUP

Henig M, Booth P 2000 *Roman Oxfordshire*, Stroud:Sutton

Pevsner N, 2002 *The Buildings of England Oxfordshire*, London:Yale Univ Press

Taylor J 2007 *An Atlas of Roman Rural Settlement in England*, York:CBA Research Report 151

Turner M V 1933 (2008) *The Story of Deddington*, Deddington:Deddington & Dist Hist Soc

### **General**

Oxfordshire Historic Environment Record (HER)

Historic Maps, in particular OS 1:2500 Series from the 1881 1st edition onwards.

Enclosure Award (Deddington and Barford St Michael) Award (ORO 5/10/1808; Map (PAR86/16/H/1)

Solent Thames research Frameworks

([http://thehumanjourney.net/index.php?option=com\\_content&task=view&id=553&Itemid=277](http://thehumanjourney.net/index.php?option=com_content&task=view&id=553&Itemid=277) accessed 21/10/30)

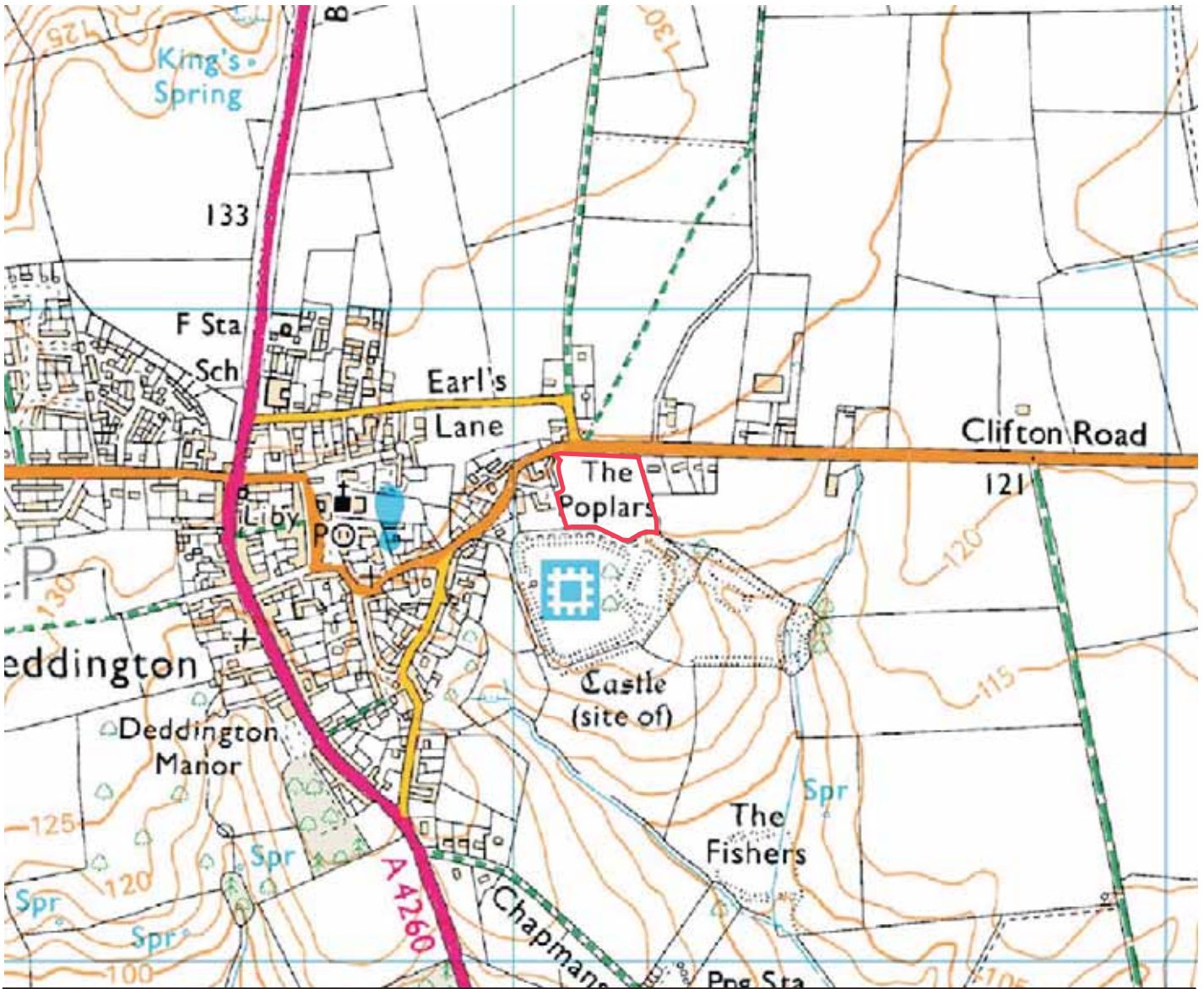
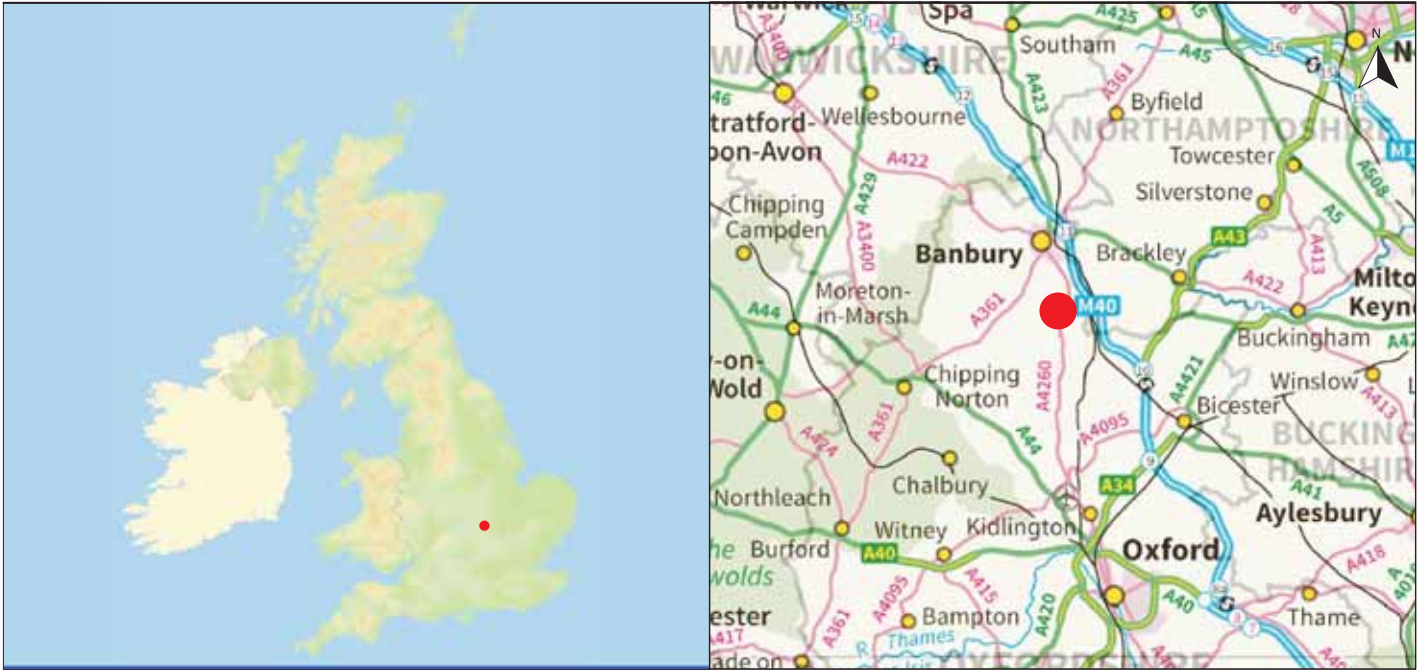


Figure 1: Land at Clifton Road, Deddington



 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	Deddington	
	Not to scale Illustrative only	
	21/10/13	Drawn by: MD Checked by:






Figure 2:  
The proposed  
development site in  
1808 (Enclosure Award  
Map)

Area Location



Deddington	
 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk	
Planning & Development Archaeology & Historic Buildings	
Not to scale Illustrative only	
Date printed: 21/10/13	Drawn by: MD Checked by:



© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office Licence No: AL 100014723

Figure 3 Upper - view of the proposed development site from Clifton Road, looking south.  
 Lower - view of the proposed development site from the south looking westwards.

Deddington	
Not to scale Illustrative only	
Date printed: 28/10/13	Drawn by: MD Checked by:

	London Cheltenham Kettering Newark Birmingham
	<a href="http://www.cgms.co.uk">www.cgms.co.uk</a>
	Planning & Development Archaeology & Historic Buildings

## APPENDIX 1

### SOURCES OF INFORMATION

#### Oxfordshire Historic Environment Record

HER data from the parish of Deddington - Sites noted within 500m of the proposed development site include:

<b>Monuments</b>	<b>Description</b>	<b>NGR</b>
2543	Deddington Castle	SP 469 314
170	Quarry - known as parish pit	SP 474 318
2344	Roman gold coin	SP 467 317
D7856	Roman inhumation and finds	SP4743 3180
9437	Earthwork remains of crofts, south of Earls Lane	SP 470 318
14136	Medieval musical instrument	SP 4660 3186
26035	Wall foundation 12 <sup>th</sup> to 14 <sup>th</sup> century	SP 46921 31616



# Deddington area

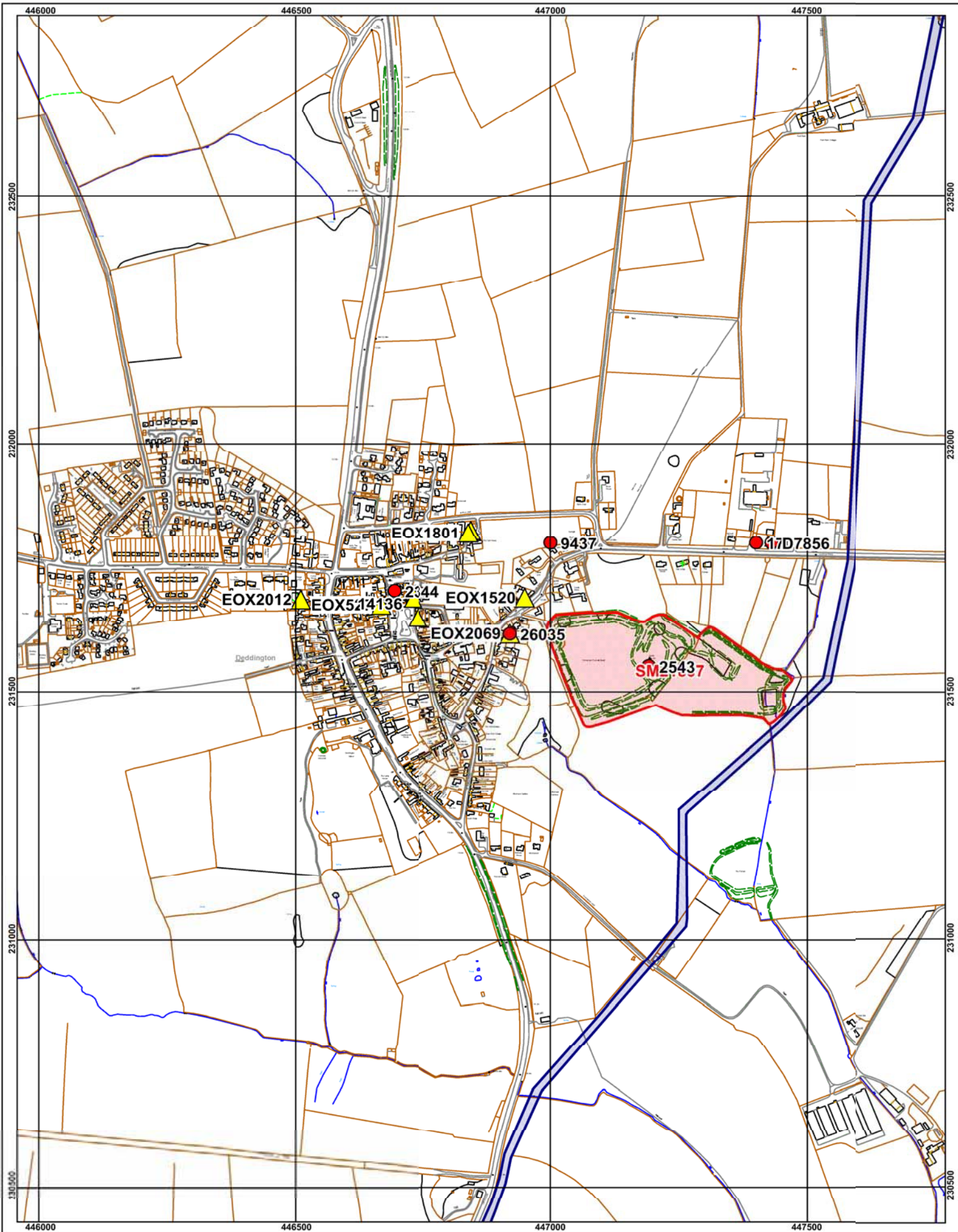
Historic & Natural Environment Team  
Infrastructure Planning Service  
Speedwell House  
Speedwell Street  
Oxford OX1 1NE



**OXFORDSHIRE  
COUNTY COUNCIL**  
ENVIRONMENT & ECONOMY  
www.oxfordshire.gov.uk

Compiled by S Lisk on 3 October 2013

Scale 1:9871



**APPENDIX 2**  
Historic Map Regression

# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

Other Pits	Orchard	Marsh	Brushwood	Mixed Wood	Fir	Arrow denotes flow of water	Site of Antiquities	Pump, Guide Post, Signal Post	Surface Level	Instrumental Contour	Fenced Un-Fenced	Minor Roads	Raised Road	Railway over River	Level Crossing	Road over Stream	Road over Stream	County Boundary (Geographical)	County & Civil Parish Boundary	Administrative County & Civil Parish Boundary	County Borough Boundary (England)	County Burgh Boundary (Scotland)	Rural District Boundary	Civil Parish Boundary	

## Ordnance Survey Plan 1:10,000

Gravel Pit	Disused Pit or Quarry	Lake, Loch or Pond	Boulders	Non-Coniferous Trees	Coppice	Rough Grassland	Saltings	Direction of Flow of Water	Shingle	Sand	Electricity Transmission Line	Standard Gauge Multiple Track	Standard Gauge Single Track	Siding, Tramway or Mineral Line	Narrow Gauge	Geographical County	Administrative County, County Borough or County of City	Municipal Borough, Urban or Rural District, Borough or District Council	Borough, Burgh or County Constituency	Civil Parish	Shown alternately when coincidence of boundaries occurs	Poi Sta	Police Station	PO	Post Office	PC	Public Convenience	PH	Public House	SB	Signal Box	Spr	Spring	TCB	Telephone Call Box	TCP	Telephone Call Post	W	Well

## 1:10,000 Raster Mapping

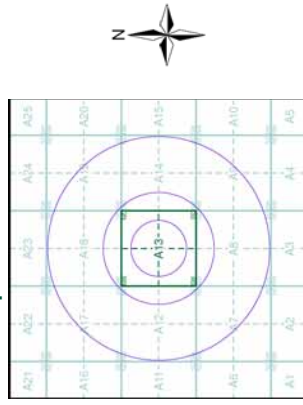
Gravel Pit	Rock	Boulders	Shingle	Sand	Slopes	General detail	Overhead detail	Multi-track railway	County boundary (England only)	District, Unitary, Metropolitan, London Borough boundary	Area of wooded vegetation	Non-coniferous trees (scattered)	Coniferous trees (scattered)	Orchard	Rough Grassland	Scrub	Water feature	Mean high water (springs)	Telephone line (where shown)	Bench mark (where shown)	Point feature (e.g. Guide Post or Mile Stone)	Site of (antiquity)	General Building	Refuse tip or slag heap	Rock (scattered)	Boulders (scattered)	Mud	Sand Pit	Top of cliff	Underground detail	Narrow gauge railway	Single track railway	Civil, parish or community boundary	Constituency boundary	Non-coniferous trees	Coniferous trees	Positioned tree	Coppice or Osiers	Heath	Marsh, Salt Marsh or Reeds	Flow arrows	Mean low water (springs)	Electricity transmission line (with poles)	Triangulation station	Pylon, flare stack or lighting tower	Glasshouse	Important Building



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pq
Northamptonshire	1:10,560	1883 - 1884	2
Oxfordshire	1:10,560	1885 - 1886	3
Northamptonshire	1:10,560	1900	4
Northamptonshire	1:10,560	1923	5
Ordnance Survey Plan	1:10,000	1955	6
Ordnance Survey Plan	1:10,000	1983	7
Ordnance Survey Plan	1:10,000	1994	8
10K Raster Mapping	1:10,000	1999	9
10K Raster Mapping	1:10,000	2006	10
10K Raster Mapping	1:10,000	2012	11

## Historical Map - Slice A



## Order Details

Order Number: 44785940\_1\_1  
 Customer Ref: 15152  
 National Grid Reference: 446910, 231440  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

## Site Details

Site at, Deddington, Oxfordshire



Tel: 0844 844 9852  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk





### Oxfordshire

### Published 1885 - 1886

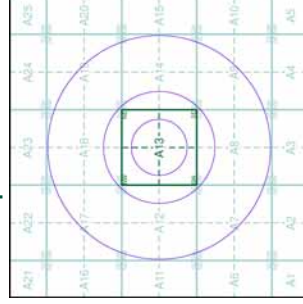
### Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley and Scotland in the 1940's. In 1854 the Ordnance Survey published the first 1:10,560 map. These maps are used to update the 1:10,560 maps. The published data, when there are often some years later than the surveyed date. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in cutting areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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

01000	1886
1:10,560	
01600	1885
1:10,560	

### Historical Map - Slice A



### Order Details

Order Number: 44785940\_1\_1  
 Customer Ref: 15152  
 National Grid Reference: 446910, 231440  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

Site at: Deddington, Oxfordshire



Tel: 0844 844 9852  
 Fax: 0844 844 9851  
 Web: www.envirocheck.co.uk









## Northamptonshire

### Published 1923

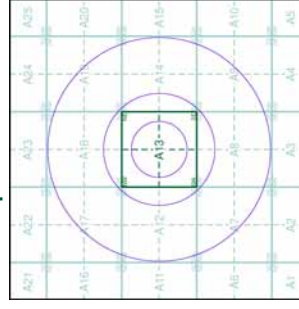
### Source map scale - 1:10,560

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

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

062SW	1923
1:10,560	
068NW	1923
1:10,560	

### Historical Map - Slice A



### Order Details

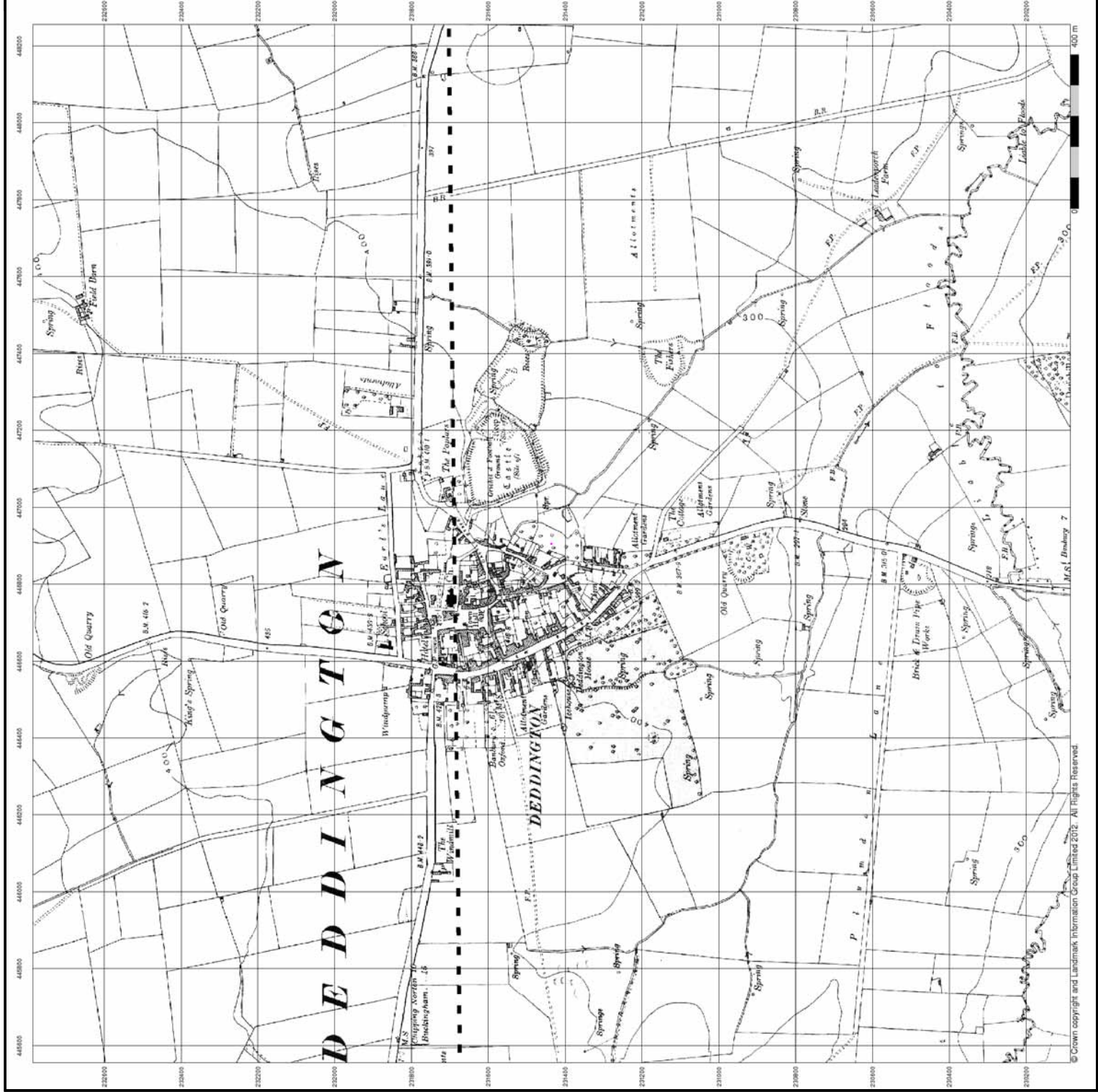
Order Number: 44785940\_1\_1  
 Customer Ref: 15152  
 National Grid Reference: 446910, 231440  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

Site at: Deddington, Oxfordshire



Tel: 0844 844 9852  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



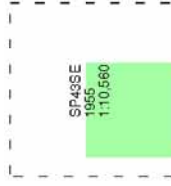


## Ordnance Survey Plan Published 1955

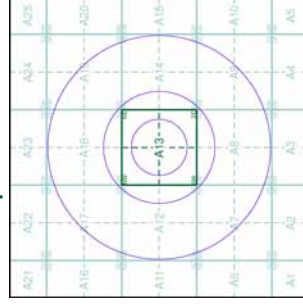
### Source map scale - 1:10,000

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

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



### Historical Map - Slice A



### Order Details

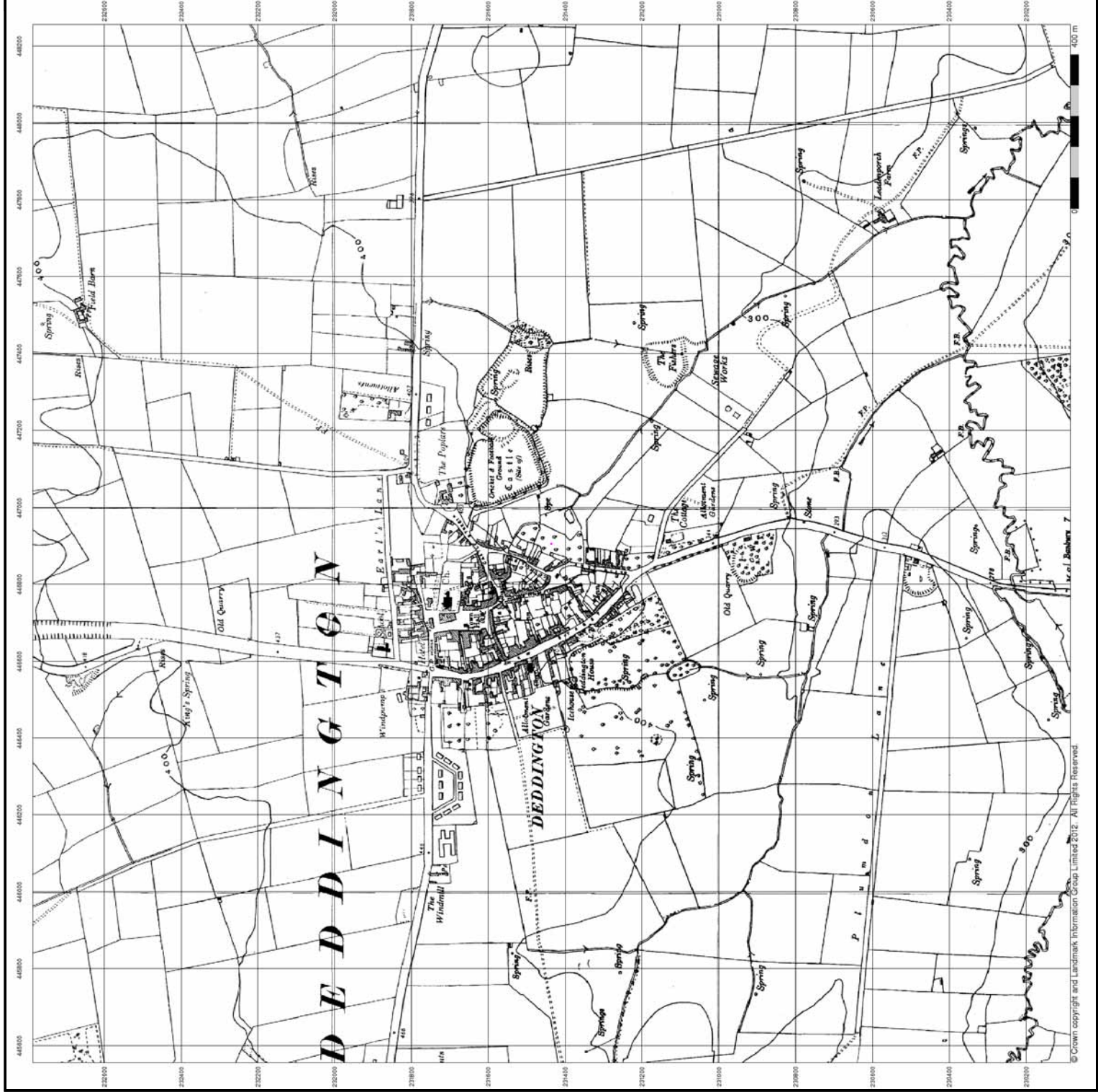
Order Number: 44785940\_1\_1  
 Customer Ref: 15152  
 National Grid Reference: 446910, 231440  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

Site at, Deddington, Oxfordshire



Tel: 0844 844 9852  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk







# Ordnance Survey Plan

Published 1983

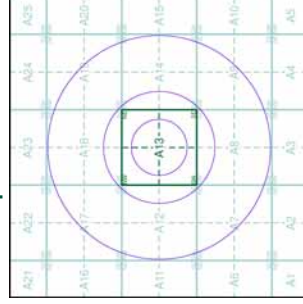
Source map scale - 1:10,000

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

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



## Historical Map - Slice A



## Order Details

Order Number: 44785940\_1\_1  
Customer Ref: 15152  
National Grid Reference: 446910, 231440  
Slice: A  
Site Area (Ha): 0.01  
Search Buffer (m): 1000

## Site Details

Site at, Deddington, Oxfordshire



Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2012. All Rights Reserved.









## 10k Raster Mapping

Published 1999

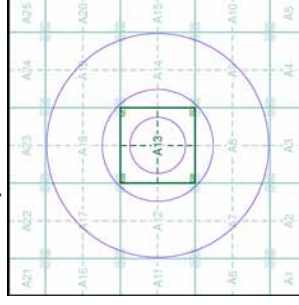
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are published from 1970. The data is highly detailed showing buildings, roads, footpaths, and field boundaries as well as all roads, tracks and paths. Road maps are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

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



### Historical Map - Slice A



### Order Details

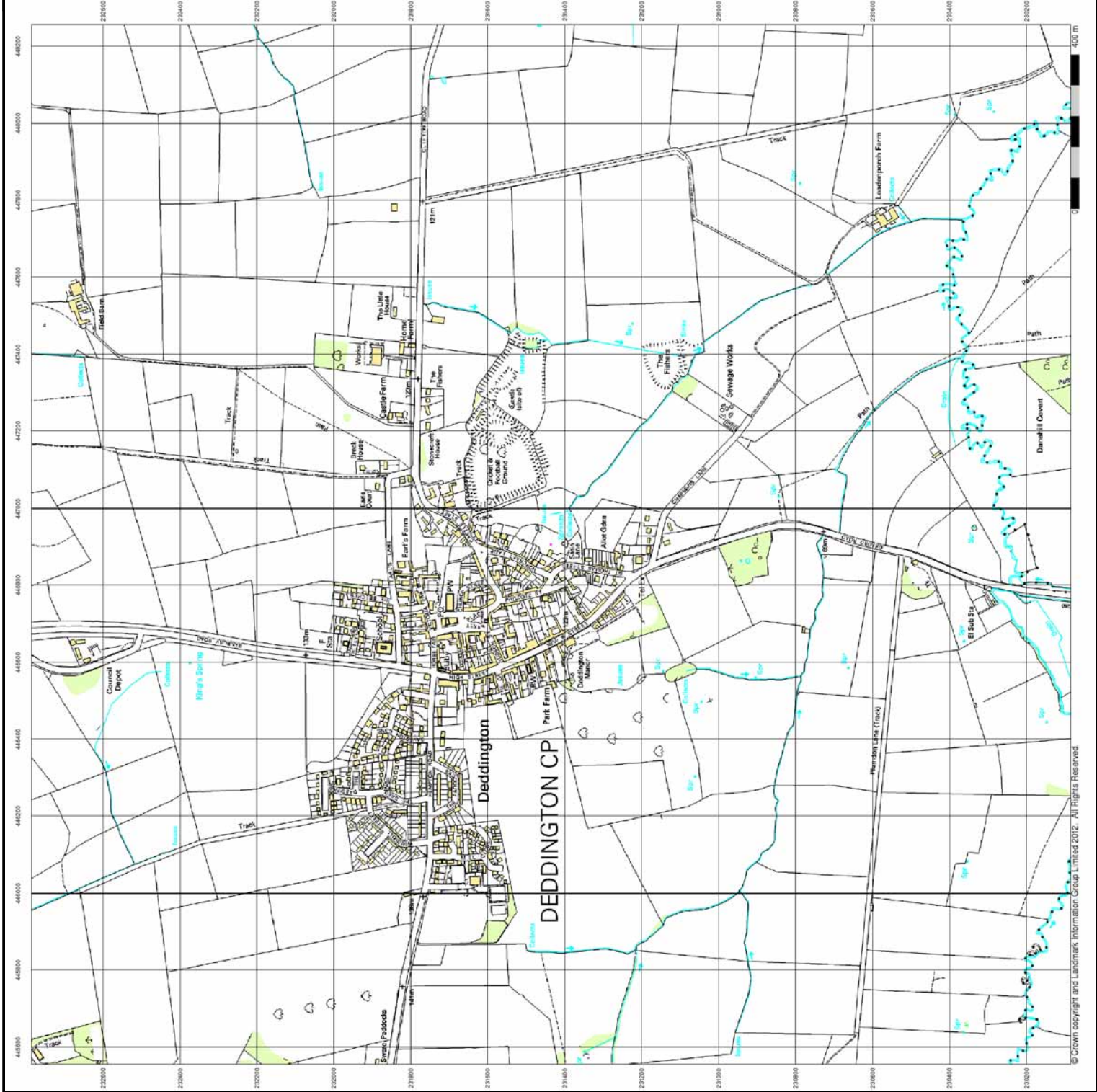
Order Number: 44785940\_1\_1  
 Customer Ref: 15152  
 National Grid Reference: 446910, 231440  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

Site at, Deddington, Oxfordshire



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk











[www.cgms.co.uk](http://www.cgms.co.uk)

Planning & Development, Archaeology and Historic Buildings