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10.1 INTRODUCTION

10.1.1 This chapter of the ES has been prepared by Cotswold Archaeology Ltd, and considers the likely significant effects of the Proposed Development on elements of the archaeological and cultural heritage resource ('heritage assets'). The scale, scope, survival and value of identified and potential sub-surface archaeological remains are addressed, as are the elements of the built heritage and historic landscape resource.

10.1.2 This chapter describes the assessment methodology, the baseline conditions currently existing within the Assessment Site and surroundings, the likely significant environmental effects during the construction and operation phases of the Proposed Development, and identifies mitigation measures to prevent, reduce or offset any potential adverse impacts, and details any likely residual effects after these measures have been employed.

10.2 ASSESSMENT METHODOLOGY

Scope

10.2.1 The aim of this chapter is to address the likely significant effects of the Proposed Development on cultural heritage resource, including archaeological remains, built heritage and historic landscape features. This assessment of effects has been carried out with reference to the following professional guidance documents:

- 'Standard and Guidance for Desk-Based Assessment' (Institute for Archaeologists 2012);
- 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (English Heritage 2008);
- 'The Setting of Heritage Assets: English Heritage Guidance' (English Heritage 2011);
- Appendix 10 of the 'Good Practice Guide for the Preparation of Environmental Statements' issued by the former Department of the Environment (DoE 1995);
- 'Environmental Impact Assessment: a Guide to Procedures' issued by the former DETR and the National Assembly for Wales (2000).

Study Area

10.2.2 This ES Chapter has considered a minimum 1km Study Area centred on the Site. The size of the Study Area ensured that data sources provided sufficient contextual information regarding the Site and its surrounding landscape from which to assess known and potential impacts on the historic environment resource.

Data sources

10.2.3 The baseline survey for this assessment involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted comprised:

National Heritage List for England (EH)

- World Heritage Sites;
- Scheduled Monuments;
- Listed buildings;

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- Registered Parks and Gardens; and
- Registered Battlefields.

Oxfordshire Historic Environment Record (OHER)

- Database of known archaeological sites, find-spots, historic buildings and previous archaeological works; and
- published and unpublished documentary sources (including development control site reports).

Online sources

- Including British Geological Survey (BGS) Geology of Britain Viewer and Local Plan information.

Assessment approach

10.2.4 This ES chapter has been guided in its content and approach by the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Institute for Archaeologists (IfA 2012); Appendix 10 of the *Good Practice Guide for the preparation of Environmental Statements* issued by the former Department of the Environment (DoE 1995); *Environmental Impact Assessment: a Guide to Procedures* issued by the former DETR and the National Assembly for Wales (2000). The methodology for the assessment of development effects has been informed by the guidance given in *The Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2: Cultural Heritage (Highways Agency document referred to as HA 208/07), which provides the most recent, suitable and widely-acknowledged guidance on heritage impact assessment (Highways Agency 2007).

10.2.5 The methodology employed to undertake the assessment involved the assessment of the value of the cultural heritage resource, the assessment of the magnitude of impact, followed by the identification of the significance of effect. Proposed mitigation and enhancement has been identified, and an assessment of residual significance of effect has also been provided.

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Surveys

10.2.6 This chapter has been informed by the results of a geophysical survey (WAA 2012 Appendix 10.1) and subsequent archaeological field evaluation (CA 2013; Appendix 10.2), which were carried out in support of a previous planning application for the Site. The scope and methodology of these works was agreed through consultation with Richard Oram, Planning Archaeologist for Oxfordshire County Council.

Assessment of magnitude of impact

10.2.7 The impact is defined as the change resulting from the proposed development that affects the cultural heritage resource. The classification of the magnitude of impact on heritage assets is rigorous, and based on consistent criteria. This takes account of such factors as the physical scale and type of disturbance anticipated to affect them, and whether features or evidence would be lost that are fundamental to their historic character and integrity. Changes may be adverse or beneficial. Depending on the nature of the change and the duration of development, effects can be temporary and/or reversible, or permanent and irreversible.

10.2.8 The descriptions of change describe the ways in which an asset or elements of its setting may be modified or removed by the proposed development, and will include the consideration of such issues as which and how many elements of an asset are affected; whether the change physically modifies the asset or whether it comprises changes in visual aspects, noise or access that would alter its setting; and whether the change in the significance of an asset will be adverse or beneficial.

10.2.9 The magnitude of impact (summation of direct and indirect impacts) on each individual heritage asset is assessed using the criteria in Table 10.2 below (based on HA 208/07).

10.2.10 Table 10.2: Assessment of the Magnitude of Impact

Magnitude of impact	Description
Large	<p>Change to most or all key archaeological or historic building elements, such that the asset is totally altered.</p> <p>Total changes to setting of archaeological or historic building assets.</p> <p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total</p>

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	change to the character of a historic landscape area.
Moderate	<p>Changes to many key archaeological or historic building elements, such that the asset is noticeably modified.</p> <p>Changes to setting of archaeological or historic building assets, such that it is noticeably modified.</p> <p>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 the character of a historic landscape area.</p>
Small	<p>Changes to key archaeological or historic building elements, such that the asset is slightly modified.</p> <p>Changes to setting of archaeological or historic building assets, such that it is slightly altered and noticeably changed.</p> <p>Change 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 the character of a historic landscape area.</p>
Negligible	<p>Very minor changes to archaeological or historic building elements or their settings.</p> <p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in very small change to the character of a historic landscape area.</p>

Significance criteria***The value of heritage assets***

10.2.11 The National Planning Policy Framework (NPPF, 2012, see below) discusses archaeology and cultural heritage in terms of 'heritage assets'. These are defined by the NPPF as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. Heritage assets may be designated (i.e. protected by further legislation, such as listed buildings or scheduled monuments) or undesignated. The significance of the heritage asset is defined as the value of the asset to this and future generations. In this chapter, the significance of a heritage asset is termed 'value'; to avoid potential confusion with the term 'significance of effect' (see below).

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10.2.12 The assessment of value has been primarily guided by the policies and guidance contained in 'Conservation Principles (English Heritage 2008). The value of a heritage asset is defined with reference to four aspects:

- Evidential value, derived from the potential of a place to yield evidence about past human activity and primarily associated with physical remains or historic fabric;
- Historical value, derived from the ways in which past people, events and aspects of life can be connected through a place to the present. This can derive from particular aspects of past ways of life, or association with notable families, persons, events or movements;
- Aesthetic value, derived from sensory and intellectual stimulation, and including design value, ie aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It may include its physical form, and how it lies within its setting. It may be the result of design, or an unplanned outcome of a process of events; and
- Communal value, derived from the meanings of a place for the people who relate to it". Communal value derives from the meanings that an historic asset has for the people who relate to it, or for whom it's in their collective experience or memory. It may be commemorative or symbolic, such as meaning for identity or collective memory.

10.2.13 The value of some cultural heritage assets may already be formally recognised through designation. The guidelines included in HA 208/07 indicate that, where there is no former assessment of value, criteria taken into consideration by the relevant authorities for designating archaeological remains, historic buildings and historic landscapes should be considered, including:

- the Secretary of State's non-statutory criteria for the selection of monuments for scheduling; and
- the Secretary of State's principles for the inclusion of buildings on the statutory list.

10.2.14 The value of individual elements of the cultural heritage resource (archaeological, built heritage and historic landscape assets) is presented on a four-point scale. Table 10.2 (after HA 208/07) illustrates the approach employed to assess the value of heritage assets.

Table 10.21: Value of Heritage Assets (Sensitivity of Receptors)

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Value	Archaeology	Built Heritage	Historic Landscape
High	<p>Scheduled Monuments or monuments in the process of being Scheduled.</p> <p>Undesignated sites and monuments of schedulable quality and importance.</p> <p>Heritage assets or groups of assets that can contribute substantially to acknowledged national research objectives.</p>	<p>Grade I and II* Listed Buildings.</p> <p>Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the Listing.</p> <p>Conservation Areas containing very important buildings.</p> <p>Undesignated assets of clear national importance</p>	<p>Designated historic landscapes of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national importance.</p>
Medium	<p>Assets that contribute to regional research objectives.</p> <p>Local Authority designated heritage sites.</p> <p>Previously unknown and undesignated sites that would justify Local Authority designation (i.e. sites of regional importance).</p> <p>Sites with specific and substantial importance to the local community.</p>	<p>Grade II Listed Buildings.</p> <p>Historic buildings that can be shown to have exceptional qualities or historical association.</p> <p>Conservation Areas.</p> <p>Historic townscapes or built-up areas with historic integrity in their buildings, or built setting.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional importance.</p> <p>Historic landscapes with specific and substantial importance to the wider community.</p>
Low	<p>Undesignated sites of local importance.</p> <p>Sites with specific and substantial importance to local interest groups, but with limited wider importance.</p>	<p>‘Locally Listed’ Buildings.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their</p>	<p>Robust undesignated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of</p>

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	Archaeological sites whose importance is limited by poor preservation and/or poor survival of contextual associates. Sites and features of limited value in themselves but with potential to contribute to local research objectives	buildings, or built settings.	contextual associations.
Negligible	Sites with no surviving archaeological interest	Buildings of no architectural or historical merit. Buildings of an intrusive character	Landscapes with little or no significant historical interest

Determination of significance of effects

10.2.15 The significance of the effect on any given heritage asset is a product of the value/significance of the resource and the magnitude of impact upon it. This is illustrated in Table 10.3 below (after HA 208/07). Where two alternatives are given in the table, professional judgement is used to decide which best reflects the significance of effect on the heritage asset. The significance of effect can be adverse or beneficial.

Table 10.3: Method for determining the significance of effect

MAGNITUDE	VALUE (SENSITIVITY) OF RESOURCE			
	High	Medium	Low	Negligible
Large	Major	Major	Moderate	Minor
Moderate	Major	Moderate	Minor	Negligible
Small	Moderate	Minor	Minor	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

The setting of heritage assets

10.2.16 Since the production of HA 208/07, guidance on setting and development management, including assessing the implications of development proposals has been produced by English Heritage (2011) in the document 'The Setting of Heritage Assets. In accordance with this guidance, setting may be defined as '*all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from the asset*'. All heritage

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assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent and importance of setting is often expressed by reference to visual considerations, but also comprises other elements that contribute to how one experiences a heritage asset, including factors such as noise, dust and vibration; by spatial associations; and by an understanding of historic relationships.

10.2.17 The methodology for the assessment of the setting of heritage assets employed by Cotswold Archaeology has been informed by this guidance. A staged approach is recommended for assessing the implications of development proposals. The first step is to identify the heritage assets affected and their settings. Step 2 is to assess whether, how and to what degree these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, the physical surroundings of the asset, the way in which the asset is appreciated and the asset's associations and patterns of use.

10.2.18 The third step (where appropriate) is to assess the effect of the proposed development on the significance of assets through the consideration of the key attributes of the proposed development in terms of its location and siting, form and appearance, additional effects; and permanence.

10.2.19 The fourth step is to maximise enhancement and minimise harm, which may be achieved through appropriate design and Step 5 is making and documenting the decision and monitoring outcomes

Uncertainties and limitations

10.2.20 This assessment has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

10.2.21 Previous geophysical surveys and intrusive archaeological investigations have provided a good indication with regard to the presence and nature of the historic environment resource within the Site. It should be noted that archaeology is in principle a buried resource and, as such, there remains a potential for some as yet unrecorded below-ground remains within the Site; however, it is considered that the

level of survey has been sufficient in providing an accurate reflection of the archaeological resource present,

10.3 RELEVANT POLICY

Legislative context

10.3.1 This chapter has been written within the following context of legislation, planning policy and guidance:

- Ancient Monuments and Archaeological Areas Act 1979 (Ref. 15.1);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Heritage Act 1983 (amended 2002);
- National Planning Policy Framework (2012);
- National Planning Policy Guidance: Conserving and enhancing the historic environment (2014).

National Planning Policy Framework (NPPF; March 2012)

10.3.2 The National Planning Policy Framework (Ref 15.4) defines a 'heritage asset' as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.

10.3.3 Section 12 of the National Planning Policy Framework (NPPF), entitled "Conserving and enhancing the Historic Environment" provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

10.3.4 Heritage assets are a valued component of the historic environment, and include both designated heritage assets and non-designated heritage assets. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed buildings, Registered Parks and Gardens, Registered Battlefields, and Conservation Areas. Non-designated heritage assets include those identified by the local planning authority during the process of decision-making or through the plan making process (including local listing). The significance of a heritage asset is defined as the value of a heritage asset to this and future generations because of its heritage interest. Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.

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10.3.5 The NPPF states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development” (Para 6, Ref. 15.4) and that there are “three dimensions to sustainable development: economic, social and environmental” (Para 7, Ref. 15.4). The role the environment will play is described as “contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy” (Para 7, Ref. 15.4).

10.3.6 Within the over-arching roles that the planning system will play, a set of 12 “core land-use planning principles” have been developed to underpin place-shaping and decision making. The 10th principle is to:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (Para 17, Ref. 15.4).

10.3.7 When determining planning applications local planning authorities should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness” (Para 126, Ref. 15.4).

10.3.8 Further to this, local planning authorities can request that the applicant should describe “the significance of any heritage assets affected, including any contribution made by their setting” (Para 128, Ref. 15.4). The level of detail required in the assessment should be “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” (Para 128, Ref. 15.4). “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation” (Para 128, Ref. 15.4).

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10.3.9 Where Local planning authorities should take this assessment into account when considering the impact of a development, “to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal” (Para 129, Ref. 15.4).

A key policy within the NPPF is that:

“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be” (Para 132, Ref. 15.4).

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional” (Para 132, Ref. 15.4).

10.3.10 However, where a proposed development will lead to “less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal” (Para 134, Ref. 15.4).

10.3.11 With regard to non-designated heritage assets, specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Cherwell District Local Plan (1996)

10.3.12 Relevant ‘Saved policies’ of the Cherwell District Local Plan (adopted 2006) which relate to the historic environment resource include:

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

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- *C25: In considering proposals for development which would affect the site or setting of a Scheduled Ancient Monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate.*
- *C27: Development proposals in villages will be expected to respect their historic settlement pattern.*

The Non-Statutory Cherwell District Local Plan (2004)

10.3.13 Relevant policies contained in the Non-Statutory Cherwell District Local Plan (2004) comprise:

- *EN39: Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.*
- *EN40: In a Conservation Area, or an area that makes an important contribution to its setting, planning control will be exercised to ensure, inter alia, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a Conservation Area. A new development should understand and respect the sense of place and architectural language of the existing, but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.*
- *EN44: Special care will be taken to ensure that development that is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.*
- *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:*

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(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.

Draft Cherwell Local Plan (2014)

10.3.14 The Draft Cherwell Local Plan proposes the following policy related to the historic environment:

Policy ESD 16 The Character of the Built and Historic Environment

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

New development proposals should:

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

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- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through, and have recognisable landmark features*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed:*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout*
- *Incorporate energy-efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 18 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution, and provide attractive places that improve people's health and sense of vitality*
- *Use locally sourced sustainable materials where possible."*

10.4 BASELINE CONDITIONS**Geology and Topography of Site**

10.4.1 The Site is located on the southern fringes of the town Banbury (NGR SP 448 387), within the parishes of Banbury and Adderbury. It comprises an irregular parcel of land of approximately 52ha in area, and is currently occupied by six fields under arable cultivation. The northern boundary of the Site is largely defined by a track known as the 'Salt Way', while Bloxham Road lies to the west. Open farmland surrounds the Site to the south and east.

10.4.2 From an elevation of approximately 133m above Ordnance Datum (aOD) in the north-west corner, the land with the Site descends gently to the south-east, towards the Sor Brook valley, with the lowest point of 120m aOD recorded along the south-eastern boundary. The underlying geology of the majority of the Site comprises Jurassic ferruginous limestone and ironstone of the Marlstone Rock Formation, succeeded by Jurassic mudstone of the Whitby Mudstone formation in the north (British Geological Survey 2013). No superficial deposits are recorded.

Designated Heritage Assets

10.4.3 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are situated within the Assessment Site or its vicinity.

10.4.4 No Scheduled Monuments are situated within the Site or the wider 1km study area.

10.4.5 There are no Listed Buildings within Site, although a total of 44 Listed Buildings have been identified within the wider study area (Figure 4). Of these, the Church of St John the Baptist, located c.710m to the south-east of the Site, is Grade II* Listed (NHLE ref. 1277948), while the remainder are all listed at Grade II. The majority of the Listed Buildings are situated within the Bodicote Conservation Area, the boundary of which lies c.500m to the south-east of the Site at its closest extent. The nearest Listed Building to the Site is Wykham Farmhouse, situated c.150m to the south (NHLE ref. 244513).

10.4.6 The Salt Way trackway, immediately to the north of the Site, has recently been identified by Cherwell District Council as a Local Heritage Asset that warrants consideration in the determination of planning applications.

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10.4.7 There are no Registered Parks and Gardens or Registered Battlefields within the Site or the study area.

Previous Archaeological Work

10.4.8 The cultural heritage resource within the Site and its environs was addressed as part of an Environmental Statement (ES), prepared in March 2013 to support a previous planning application for the Site. The site visit and desk-based elements of the original ES chapter were presented in conjunction with the results of a geophysical survey conducted across the majority of the Site in October 2012 (WAA 2012; Appendix 10.1). The survey record potential archaeological remains within all of the fields within the Site boundary. These were concentrated, however, in the eastern-most and western-most fields, and along the northern boundary of the large central field. A small area at the south-eastern extent of the Site, adjoining Wykham Lane, was not incorporated within the previous application boundary, and was therefore not included within this original survey.

10.4.9 The baseline information of the previous ES chapter was supplemented by further information, pursuant to a Regulation 22 request, conducted by a field evaluation in August and September 2013 (CA 2013; Appendix 10.2). This involved the excavation of 161 archaeological trial trenches across most of the Site (the easternmost field was excluded due to the presence of a crop and the anticipated lack of impact of the proposed scheme in this area, an approach that was agreed by Oxfordshire County Council as part of the discussions relating to the preparation and submission of further information).

10.4.10 The trial trenches were targeted on anomalies detected during the 2012 geophysical survey (WAA 2012), and possible crop-marks, as well as investigating apparently blank areas within the Site. The trial trenching found evidence relating to a possible Neolithic causewayed enclosure, features probably relating to Iron Age settlement, a possible undated rectilinear enclosure, an undated enclosure and ditch, and furrows representing medieval or later agricultural practices (CA 2013).

10.4.11 In addition to the above surveys, a watching brief was carried out within the easternmost part of the Site during stripping of a 20m wide easement for a pipeline in 2005. Finds recovered from the plough-soil indicated that this area is likely to have been under cultivation since the medieval period, possibly from the thirteenth century onwards. No archaeological features were identified within the Site itself, although

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two Neolithic pits were recorded beyond the Site boundary, c.180m to the south (HER reference MOX12816) (John Moore Heritage Services 2005).

10.4.12 No further archaeological investigations have taken place within the Site, although a programme of geophysical survey, followed by trial trench evaluation, was carried out immediately to the north-west in support of a 2012 planning application, known as land east of Bloxham Road (planning reference 12/00080/OUT). The geophysical survey recorded a number of features, including a series of enclosures and a centralised circular feature. Beyond the enclosures, a possible track-way was identified along with a series of pit-like anomalies, suggesting a possible occupation site. Anomalies consistent with ridge and furrow cultivation were also present across the entire survey area (Bartlett Clark Consultancy 2011).

10.4.13 The subsequent trial trench evaluation within that site, revealed evidence of small Iron Age agricultural settlement, including a roundhouse and two ditches. The features appeared to extend eastward beyond the limits of the excavated area, into the current Proposed Development Site. A limited assemblage of associated pottery was recovered, some of which was dated to the mid-1st century AD, while a piece of slag and hammer-scale were thought to suggest metal working activity in the vicinity.

10.4.14 A programme of geophysical survey was carried out to the east of the Site by Archaeological Research Services in 2014 (HER ref. EOX5513). The survey identified several areas of high archaeological potential, including a probable Romano-British settlement and possible prehistoric features.

Archaeological and Historical Background*Prehistoric (c.8000BC – AD43)*

10.4.15 No sites or find-spots of Palaeolithic or Mesolithic date are recorded within the Site or its environs. In the wider landscape, evidence for these periods is largely concentrated on the gravel terraces of the River Thames, to the south of the study area (WAA 2013).

10.4.16 Neolithic activity is represented by the tentatively identified remains of a causewayed enclosure, first identified through aerial photography c.160m to the south of the Site (Figure 3: 1; HER ref. MOX4460). The possible continuation of this causewayed

enclosure into the Proposed Development Site was suggested by the geophysical survey (WAA 2012; Appendix 10.1), and by subsequent trial trenching (CA 2013; Appendix 10.2) (Figure 2: Field 5; Figure 3: 2; HER ref.MOX24819).

10.4.17 The geophysical survey anomalies thought to represent this feature were recorded in the south-eastern area of the Site as a characteristically interrupted ditch. Upon excavation, these ditch segments were revealed to be wide and shallow, with fills that contained no dateable finds. The features were thought to display similar characteristics to those of a causewayed enclosure investigated at South Petherton in Northamptonshire (CA 2013b).

10.4.18 The recorded sections of the possible causewayed enclosure circuit, both within the Site and to the south, suggest a circuit of approximately 250m in diameter, consistent with that of other examples of this monument type. The topographic location of the possible causewayed enclosure, above a river valley, is also typical of this type of monument. Causewayed enclosures have been interpreted as having diverse uses when investigated at different sites, and previous interpretations have included their use as religious or ceremonial sites, for the disposal of the dead, as cattle kraals, markets, and as places for meeting and feasting. In the wider region, these ceremonial monuments are found along the River Thames and its tributaries. The present course of the River Cherwell, a major tributary to the Thames, lies approximately 2km east of the enclosure.

10.4.19 Further evidence for Neolithic occupation, comprising two pits, has been identified c.180m to the south of the Site, to the west of the enclosure (HER ref.MOX12816; Figure 3: 3). One of the pits, containing 174 sherds of early Neolithic pottery, is thought to have been contemporary with the suggested causewayed enclosure, while the other produced pottery consistent with a late Neolithic date. This date range is thought to indicate the continued occupation of the area over a period of time, and suggests the potential for further features to be present within the vicinity (Bradley 2012; WAA 2012). A find-spot of a Neolithic polished greensand axe is also recorded c.940m to the west of the Site (HER reference MOX4264; Figure 3: 4).

10.4.20 Two ring-ditches, thought to represent ploughed-out Bronze Age round barrows (funerary monuments), have been identified along the western boundary of the south-eastern part of the Site on an aerial photograph dating to 1969 (HER ref. MOX12183; Figure 3: 5). This area, which is proposed for use as allotments, was not included within the geophysical survey or trial trench evaluation previously carried

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out with the Site, although a circular crop-mark is visible in this location on current aerial imagery.

10.4.21 A further possible Bronze Age ring-ditch was identified by the geophysical survey carried out immediately to the east of the Site (HER ref. MOX26589; Figure 3: 6).

10.4.22 Evidence for Iron Age occupation, comprising a roundhouse complex and associated features, was identified during the investigations immediately north of the Site (HER ref. MOX24118; Figure 3: 7). The continuation of this complex into the northern part of the Site was confirmed by the geophysical survey and trial trench evaluation, which recorded a north-south aligned linear feature thought to represent the easternmost enclosure ditch relating to this settlement (Figure 2: T27; WA 2012; CA 2013). No dateable finds were recovered from this ditch. Although undated, the proximity of four further ditches uncovered to the south suggests that they are also likely to relate to the late Iron Age complex (CA 2013).

10.4.23 The Salt Way, a trackway which bounds the Site the north (Figure 3), is thought to have originated as a route-way as early as the prehistoric period (Little 2003).

Roman (AD43 to 410AD)

10.4.24 A concentration of geophysical anomalies identified c.40m to the east of the Site have been interpreted as the remains of a late Iron Age or Romano-British settlement (HER ref. MOX26589; Figure 3: 6). These features comprised several enclosures, along with field boundaries and possible pits, covering an area of approximately 2.7ha.

10.4.25 The existing alignment of Wykham Lane, approximately 440m to south Site, is thought to broadly follow that of a route-way established in the Roman period. A possible villa site, evidenced by walls, tesserae, a stone-vaulted kiln oven, and numerous finds, was recorded alongside the road in the mid-19th century, c.550m to the south of the Site (HER ref. MOX4267; Figure 2: 8).

Early medieval (c.410 to 1066AD)

10.4.26 No evidence of early medieval date is recorded within the Site, although Banbury, to the north, is thought to have originated in the later Saxon period as a defended settlement, or *burh* (Little 2003). This early settlement is thought to have been situated on a raised area of free-draining gravels, approximately 2km north-east of the Site.

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10.4.27 Indications of early medieval activity within the study area are provided by late Anglo-Saxon pottery sherds found within the vicinity of Bodicote, c.660m to the south-east of the Site (HER ref. MOX4444; Figure 2: 9).

Medieval (c.1066 to 1540AD)

10.4.28 During the medieval period, the Site lay within the hinterland of Banbury, which is recorded in the 1086 Domesday Survey as a large agricultural settlement held by the Bishop of Lincoln. Following the construction of a timber-built castle on the site of the earlier Saxon defended enclosure in 1135, the settlement rapidly developed as a focus for the local wool trade (Potts 1958 and Little 2003).

10.4.29 Beyond the medieval town, the surrounding landscape appears to have been predominantly rural, with the settlement pattern characterised by dispersed hamlets and farmsteads. Wykham, to the south of the Site, is recorded under a separate entry in the Domesday Survey as a sub-manor, paying tithes to Eynsham Abbey. The settlement is documented as small hamlet, consisting of nine households, and included a mill located along the Sor Brook, c.1km to the south-west of the Site. The manor was held by Robert, one of the Bishop of Lincoln's knights. This Christian name seems to have been perpetuated by subsequent generations of the family, with the name Robert appearing in conjunction with Wykham Manor until 1322, at which time the manor passed to Sir Robert de Arden (Potts 1958).

10.4.30 Documentary sources record that in 1331, a licence was obtained by Sir Robert de Arden to fortify his manor at Wykham within an embattled wall. No surviving remains of the medieval manor house are known to exist, although this is thought to have been located c.560m to the south of the Site (HER ref. MOX4310; Figure 3: 10). To the south of this presumed location, aerial photographic review has identified the possible site of a deserted medieval settlement, including a chapel (HER ref. MOX 4269; Figure 3: 11), which is known to have been occupied prior to 1524 (HER ref. MOX4265; Figure 3: 12). It is likely that the Site itself lay beyond the main area of settlement, and was under cultivation as part of the open field system associated with the village. The geophysical survey (WAA 2012; Appendix 10.1) and archaeological evaluation (Figure 3; CA 2013; Appendix 10.2) recorded furrows of probable medieval or later date across the Site, supporting this assertion.

10.4.31 The Salt Way, immediately to the north of the Site (Figure 3), is known to have been in use in this period as part of a wider route-way transporting salt from Droitwich to

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London, although, as discussed above, it may also be of earlier origin. It had been suggested that geophysical survey anomalies indicating a possible north-west to south-east aligned trackway could represent an alternative route of the Salt Way (WAA 2012), however, no deposits suggesting possible route-ways were identified within the Site by the trial trench evaluation (CA 2013).

Post medieval and Modern (c.1540 to 1901)

10.4.32 In the earlier part of the post-medieval period, prior to 1688, a park was created at Wykham manor house by the Chamberlayne family (Figure 3, 13; HER ref. MOX4308). The park encompassed an area of approximately 32ha, and was subsequently extended to the south and west in the 19th century after the manor was divided up and sold. At this time, the land within the boundary fell between two separate landholdings; the land within the eastern half of the site was purchased, together with Wykham Farm (List Entry 1046877; Figure 4: 18), by Samuel Gist, while the manor house (List Entry 1283504 and 1046181; Figure 4: 19-20), and the land within the western part of the site, was sold to James King and later to Captain Daniel Webb (Crossley 1972). This pattern of ownership is recorded on the 1852 Wickham Tithe Map and accompanying Apportionment. The manor house was also extended and altered at this time.

10.4.33 Despite its association with the manor house, the 1852 Tithe Map records the land within the site as being entirely under agricultural use. At this time, the designed parkland setting of the manor house lay to the south of the Site. The names of three fields within the eastern part of the Site, recorded in the Apportionment as 'Roberts Road Ground', 'Robert's Middle Ground' and 'Roberts Ground', possibly refer to the ownership of the land during the medieval period, by Robert of Wykham.

10.4.34 A substantial ditch, flanked on both sides by narrow trackways, has been identified within the eastern part of the Site. The ditch corresponds with the alignment of the parish boundary between Banbury and Adderbury (Figure 3).

10.4.35 By the time of the of the 1882 Ordnance Survey map, the boundary of the park had extended northwards to incorporate a parcel of land to the north of Wykham Lane. This appears to have taken place in order to facilitate the creation of a new driveway leading to the manor house. The 1923 Ordnance Survey edition shows some slight alteration to this new driveway, while a newly constructed lodge house is depicted immediately to the west of the Site. The present layout of the driveway and lodge house remains unaltered from that depicted in 1923.

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10.4.36 Ordnance Survey mapping records little change within the Site over the course of the late 19th and 20th centuries, with the field systems remaining largely unaltered from those displayed on the 1852 Tithes Map. In the late 20th century, three internal field boundaries were removed within the central part of the Site to create the five fields currently in existence.

Undated

10.4.37 A number of undated features were recorded within the Site area by the archaeological evaluation conducted in 2013 (Figure 2; CA 2013). In addition to those features thought to relate to Iron Age settlement, and so discussed within the prehistoric section above, undated ditches of a further possible enclosure were uncovered in the northern part of the Site (Figure 2, T2, T33; Figure 3: 14). These may relate to a small rectilinear enclosure suggested by the earlier geophysical survey (WAA 2012), although the features uncovered in the trial trenching do not align precisely with the geophysical survey anomalies. No dateable material was found in the fill of the ditches, which may define the western and northern limits of the enclosure, and no internal features were recorded.

10.4.38 An undated enclosure and ditch were also uncovered in the east of the Site (Figure 2, T6, T16; Figure 3, 15). This undated enclosure of pre-medieval date was recorded to the east of the sections of the suggested causewayed enclosure ditches. This was seen on the 2012 geophysical survey to comprise a possible rectilinear enclosure, of which ditches defining the northern and western sides were uncovered during the trial trenching. No dateable material was recovered from the fills of these ditches. A further ditch, possibly corresponding to an anomaly on the geophysical survey, was uncovered further to the south. These features are undated, although an association with the possible Neolithic causewayed enclosure cannot be ruled out.

10.4.39 As previously discussed, the easternmost field of the Site has not as yet been investigated by the archaeological trial trenches. Anomalies recorded in this area during the geophysical survey suggest the presence of a ditch-flanked trackway and/or field system ditches (Figure 2; Figure 3: 17; WAA 2012).

10.4.40 The remainder of the geophysical anomalies, or possible crop-marks investigated during the evaluation, were found to be of probable natural geological origin, with no corresponding below-ground archaeological remains present (CA 2013).

Identified heritage assets and their value*Archaeological remains within the Site*

10.4.41 Features consistent with a possible Neolithic causewayed enclosure were identified within the Site by the geophysical survey and trial trench evaluation (WAA 2012; CA 2013; Figure 2: T18-19; Figure 3: 2). Several other causewayed enclosures have been identified in Oxfordshire (Bradley 2010a, Briggs et al 1986), Northamptonshire and Warwickshire (Chapman 1999), and such monuments are found across southern and western Britain. In Oxfordshire, the monuments have been recorded in river valley locations (Briggs et al 1986), mostly further to the south in the Thames Valley. Fourteen such enclosures (and four more probable such enclosures) are recorded along the Thames corridor and its Cotswold Tributaries (Hey and Barclay 2011). Investigation of causewayed enclosures in this region has the potential to contribute to research objective 8.61 - *Ceremony and Monuments* in the *Solent Thames Research Framework Research Agenda* (Bradley 2014), which states that a better understanding of causewayed enclosures is needed. Such features are also rare at a national level, and these remains are therefore considered to be potentially of **medium to high value**. The excavated sections across the ditches and within the circuit did not indicate the presence of definitely associated finds or features, however.

10.4.41 The probable continuation of an Iron Age farming settlement, identified by trial trenching immediately to the west of the Site, was revealed by geophysical survey and trial trenching (Figure 3: 7). The investigations recorded the associated eastern enclosure boundary, while further geophysical anomalies within the north of the Site may also relate to Iron Age settlement (Figure 2: T25, T27). Such sites are relatively common in Oxfordshire, and as a simple, small-scale enclosed farming settlement site the complex is considered to be of **low value**.

10.4.42 Remains of medieval or later ridge and furrow agriculture were identified across the Site by the geophysical survey and trial trenching (Figure 2). As the remains of former open-field earthworks which are extremely common in the region, and which have subsequently been degraded by cultivation and thus have no recognisable above ground form, these are considered to be of **negligible value**.

10.4.43 A number of undated features recorded by geophysical survey and trial trenching within the Site, including a possible enclosure in the northern part of the Site (Figure 2: T2, T33; Figure 3: 14). On current evidence, these remains are considered to be of

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no greater than **low value**, due to their poor contextual associations. Owing to the lack of datable material and associated features, an undated enclosure and ditch recorded to the east of the causewayed enclosure ditches (Figure 2: T3, T6, T16; Figure 3: 15), are also assessed on current evidence as being of **low value**.

10.4.44 The geophysical survey conducted within the eastern field of the Site suggests the presence of a ditch-flanked trackway and/or field system ditches (Figure 2; Figure 3: 16). As discussed, this area of the Site has not yet been subject to trial trenching, and the features remain undated. The significance of these features cannot be accurately established on the basis of current evidence, and is therefore unknown. Given their probable association with agricultural activity, however, it is considered unlikely that the features would be greater than **low value**.

10.4.45 Two possible ploughed-out Bronze Age round barrows have been identified within the south-eastern part of the Site on aerial photographs (Figure 3: 5). No remains of these features survive above ground and, in the absence of intrusive investigation within this area, their presence and significance is unconfirmed. Any associated below-ground remains may, however, have the potential to inform the understanding of Bronze Age funerary practices, society and economy. On current evidence, these features are assessed as being of potentially **medium value**. As these features have been effectively identified and characterised by aerial photographic transcription, any further evaluation or assessment would not be justified. The area in question is proposed as garden allotments, and it is therefore unlikely that any below-ground impacts associated with this activity would result in impacts to any surviving stratified deposits beyond those currently resulting from modern cultivation practices.

Historic landscape features

10.4.46 The parish boundary between Banbury and Adderbury is demarcated within the Site as a substantial north/south aligned ditch flanked by narrow trackways, which separates the easternmost field from the remainder of the Site (Figure 3). This boundary is considered to be of **low value**.

Designated heritage assets

10.4.47 There are no designated heritage assets within the Site, however, 44 Listed Buildings and a single Conservation Area present within the 1km study area (Figure 3) are identified as potential sensitive receptors to the development.

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10.4.48 As a Grade II* Listed Building valued for its physical fabric and as a focal point within the settlement of Bodicote, the Church of St John the Baptist (National List Entry 1277948) is considered to be a heritage asset of **high value**.

10.4.49 By virtue of their designations, the Bodicote Conservation Area, and remaining 43 Grade II Listed Buildings within the study area, are recognised as heritage assets of **medium value**.

10.4.50 The locally designated Salt Way, as a surviving historic routeway associated with the medieval salt industry, is considered to of **medium value**. Linear geophysical anomalies running parallel to the northern boundary of the Site were suggested to represent below ground remains associated with this historic routeway, although no corresponding archaeological features were identified by trial trench evaluation.

Settings of heritage assets

10.4.52 The baseline survey here comprises Step 1 (Heritage assets and their setting) and Step 2 (the contribution of the setting to the value of the heritage asset), as defined in The Setting of Heritage Assets (English Heritage 2011), outlined in the methodology section above. Step 3 (assessing the impact upon the setting of heritage assets) is contained within the assessment of post-completion effects, below.

Designated heritage assets*Grade II* Listed Church of St John the Baptist (List Entry 1277948; Figure 4: 17)*

10.4.53 The Church of St John the Baptist, a heritage asset of **high value**, is situated c. 710m to the south-east of the Site within the Bodicote Conservation Area. Although the structure was largely remodelled in the mid-19th century, its fabric retains a number of earlier elements, including the 13th century chancel arch and 14th century nave arcades. It is constructed of regular coursed ironstone rubble, with a lead roof, and is set within an enclosed churchyard at the western limit of the village.

10.4.54 The value of the asset is derived from a combination of evidential, historical, aesthetic and communal heritage values. The physical architecture of the church has the potential to provide valuable information regarding its historical use and development, while also allowing for an appreciation of the design and craftsmanship of construction. Historically and communally, the church formed a key part of the history and development of the wider area, serving as a parish church and focal point

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for the local community. The immediate setting of the asset is also considered to contribute towards its value. The surrounding churchyard, containing associated burial monuments, enables the church to be experienced within its distinctive historical and functional context, while trees and vegetation bestow a sense of seclusion and tranquillity which adds to its aesthetic qualities. The positioning of the church, as a focal point within the historic core of Bodicote village, is also of fundamental importance. The proposed development site does not form part of this key setting.

Grade II Listed Wykham Farmhouse (List Entry 1046877; Figure 4: 18)

10.4.42 Wykham Farmhouse, located c. 150m to the south of the Site, is a heritage asset of medium value. It comprises a two-storey, late 17th or early 18th century farmhouse, constructed of finely jointed ironstone ashlar with a steeply pitched tile roof. It is situated within gardens, with an associated farmyard and outbuildings to the north. The principal elevation faces south, overlooking open farmland.

10.4.43 The asset derives its heritage value principally from its physical fabric, which holds evidential value relating to post-medieval vernacular architecture and construction technology. As a surviving historic farmstead within the hinterland of Banbury, the structure also possesses historic, illustrative value. The setting of the assets serves to enhance the appreciation of these values.

10.4.44 The immediate surrounds of the farmyard retain, to a large degree, the historic setting of the asset, and thus contribute to its historical value. To the south of the farmhouse, the enclosed garden creates a sense of tranquillity which further adds aesthetic value.

10.4.45 The surrounding agricultural landscape is also considered to contribute, through providing a wider context within which the historic function of the building can be appreciated and understood. Cartographic sources indicate that the land within the Site boundary has a historical relationship with Wykham Farm, having formed part of landholding recorded in 1852, although it is the land incorporated within the principal views to the south of house which is considered to be of greatest importance.

5.2.1 *Grade II Listed House and 17th century range at Wykham Park Tudor Hall School (List Entry 1283504, 1391357; Figure 4: 19)*

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10.4.55 The Grade II Listed Buildings at Wykham Park are located c. 520m and 560m to the south of the Site, and are considered to be heritage assets of medium value.

10.4.56 Wykham House (List Entry 1391357) is a modest country house dating to 1740, which underwent considerable alteration and enlargement in the late 19th and early 20th centuries as a result of its conversion to a school. It consists of three main ranges, built of ironstone ashlar, and positioned around a central courtyard. The 17th century range (List Entry 1283504) lies to the north-east of the later house, and is of constructed of finely jointed ashlar ironstone, with a slate roof. The assets are situated within non-designated parkland, and accessed via a long driveway leading from Bloxham Road.

10.4.57 The value of the Listed Buildings lies primarily in the evidential, historical and aesthetic qualities inherent within their physical fabric. Evidentially, the structures possess the ability to inform the understanding of the materials and techniques employed in their construction, while their historic value relates to their association with the former medieval manor house and several notable families. The aesthetic derives from the design and craftsmanship of the structures.

10.4.58 The primary setting of the buildings is formed by the surrounding grounds and parkland, although the conversion of the buildings to a school is considered to have eroded much of the sense of isolation and privacy which would once have characterised its immediate surrounds. The area directly to the north and west of the buildings now incorporates a number of modern features, including school buildings, playing fields and parking areas. As a result, it is the parkland immediately to the south and east of the buildings, from which the historic and aesthetic qualities of the structures can be best experienced, which is considered to provide the greatest contribution towards the significances of the buildings. To a lesser degree, the wider agricultural land can also be considered to contribute, by placing the assets with the distinctively rural context within which they developed.

10.4.59 The Listed Buildings are approached from the north by the long driveway leading from Bloxham Road. This driveway was created in the mid-19th century, and was later extended northward to join Bloxham Road just west of the Site. Entered through wrought iron gates, the driveway leads past a lodge, through parkland flanked by arable fields. This designed approach would have been an important element of the parkland setting, and thus contributes to the historical and aesthetic values of the assets.

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Grade II Listed Gateways, walls and Gate Piers at Wykham House (List Entry 1046181; Figure 4: 20)

10.4.60 The gateways, walls and Gate Piers adjoin the 17th century range to the north-east of Wykham House. As a Grade II Listed Building, the asset is of medium value. Constructed in the 17th century of ironstone ashlar, the gateways feature elliptical chamfered heads with pillar surrounds. The attached garden wall to the north is built of finely jointed ironstone with stepped stone coping, while the walls to the south and east consist of coursed rubble ironstone rubble. The east wall incorporates two square ashlar Gate Piers, with ball finials and wrought-iron gates.

10.4.61 The asset's value is primarily derived from a combination of historical and aesthetic heritage values. The historical value of the asset lies in its association with the post-medieval manor house, for which it formed a main access point. Aesthetically, the asset is attractive and well-maintained example of a late 18th-century gateway.

5.2.1 Setting does also make a contribution to the significance of the asset, although this is considered to be limited to the immediate surrounds formed by the house and its associated structures and grounds. This intended historic context to the asset permits an appreciation and understanding of its function and development, while the surrounding parkland enhances its aesthetic value. The proposed development site does not form part of this key setting.

Grade II Listed Wykham Mill Farmhouse (List Entry 1046182) and attached Grade II Listed barn (List Entry 1199223; Figure 4: 21)

5.2.2 Wykham Mill Farmhouse and its attached barn, considered to be heritage assets of medium value, are situated 900m to the south-west of the Site. The farmhouse is of early 17th century, ashlar ironstone construction, with a slate roof and brick end stacks. The attached barn is thought to be of early 18th century date, and is built of regular coursed limestone rubble with a corrugated iron roof. The assets are set within a working farmyard, surrounded to the north, east and west by agricultural land.

5.2.3 The primary contribution to the significance of the assets is the evidential and historical illustrative values retained within their physical fabric. While setting is considered to make some limited contribution, this is largely confined to the immediate surroundings of the farmyard, with the visual intrusions of Vantage

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Business Park to the south, and Bloxham Road to the east having reduced the value of the wider setting.

Grade II Listed Crouch Farmhouse (List Entry 1199211; Figure 4: 22)

5.2.4 Crouch Farmhouse, located c. 550m to the east of the Site, is a heritage asset of medium value. The building was constructed in the late 17th century, although it has since been remodelled and extended. It comprises a two-storey structure, built of finely jointed ironstone with a steeply pitched red-tiled roof. The asset is set within a working farmyard, surrounded on all sides by open agricultural fields.

5.2.5 The significance of the asset derives primarily from the evidential value held within its physical fabric, and its historical illustrative value as an example of local vernacular architecture and rural settlement patterns. Setting is also considered to make some contribution, with the surrounding farmyard and agricultural land providing the context within which the history and function of the asset are best understood.

Grade II Listed Horton General Hospital (List Entry 1200199; Figure 4: 23)

5.2.6 This medium value asset is situated c. 880m to the north-east of the Site, and comprises a late 19th red-brick structure, with a steeply tiled roof. The building forms the main entrance to the hospital, fronting south-west onto Oxford Road.

5.2.7 The significance of the asset is derived primarily from the evidential and historical value inherent within its physical fabric. The immediate setting of the hospital complex and street frontage are also of some importance in enabling an understanding of the historical context of the building. Due to its location within an urban, built-up environment, no views of the wider landscape are available.

Grade II Listed Headstones within churchyard of St John the Baptist Church (List Entries: 1248399, 1248400, 1248401 and 1248674; Figure 4: 24)

10.4.46 The monuments comprise a group of six headstones, dating to the 17th and 18th centuries, situated in the St John the Baptist Churchyard. The monuments are predominantly constructed of ironstone, and are ornately decorated with cherubs' heads and foliage. The assets are considered to be of medium value.

10.4.47 The value of these assets is predominantly derived from their historical and communal value, although their setting also contributes. This setting is primarily

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confined to the surrounding graveyard, within which associated burial monuments are also located, and serves to enhance the historical and aesthetic value of the assets. The surrounding landscape is not considered to be of importance.

Bodicote House (List Entry 124870; Figure 4: 25) and lodge (List Entry 1277788; Figure 4: 26)

10.4.48 Bodicote House and its associated lodge, located c. 750m to the east of the Site, are assets of medium value. The 18th century house comprises a two-storey, complex-plan structure, built of ironstone ashlar, with regular coursed ironstone rubble to the sides. The roof covered with Welsh slate, and has stone ridge-stacks. The lodge, situated to the west of the house, is a 19th century, regular-coursed ironstone rubble structure, with a steeply pitched stone slate roof. The assets are set within enclosed gardens at the northern edge of Bodicote village.

10.4.49 The assets' principal source of value is their physical fabric, which retains evidential and historical values relating to 18th and 19th century vernacular architecture and construction technology. As an attractive historic structure visible from a public road, the house is also considered to possess aesthetic value. The primary setting, formed by the associated grounds, is considered to provide some contribution, by providing the historic context within which the buildings can be best experienced. The value of this setting is considered to have been somewhat compromised, however, by the construction of modern structures and car parks immediately to the north and east of the house.

Bodicote Conservation Area and associated Listed Buildings (excluding Church of St John the Baptist and burial monuments) (Figure 4: 27)

10.4.50 Due to their contextual relationships, the Conservation Area and the Listed Buildings situated within it (excluding the Church of St John and associated burial monuments, discussed separately) are assessed together. A detailed assessment of the special character of the Conservation Area is included in the Bodicote Conservation Area Appraisal document prepared by the Cherwell District Council (2008).

10.4.51 Bodicote Conservation Area, considered to be a heritage asset of medium value, is located c. 500m to the south-east of the Site, and encompasses the historic core of the village. It contains 33 Listed Buildings, the majority of which comprise 17th and 18th century cottages and houses located along the High Street and the adjoining Church Street, reflecting the linear development of the village. The surrounding

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landscape is characterised by modern, urban development to the east, with open agricultural land to the south and west.

10.4.52 The significance of the Conservation Area is primarily derived from the physical fabric of its historic buildings, and the spatial relationships between them. The wide variety of buildings, including 17th century cottages and farmhouses, and 19th century mansions and Gothic-style religious buildings, possess evidential values relating to vernacular architecture and construction techniques, while their historical value lies in their ability to illustrate the medieval and later development of the village. Trees and open spaces also lend a verdant feel which adds to the aesthetic value of the Conservation Area.

10.4.53 The Conservation Area as a whole has a fairly strong sense of enclosure, with the majority of properties secluded behind boundary walls and vegetation. As a result, the important views identified within the Conservation Area Appraisal are predominantly inward focused, encapsulating the historic and architectural character of the village. Where afforded, views of the wider landscape lie towards the south, overlooking the Sor Brook valley. These are identified within the appraisal document as key features which 'give an impression of the topographical position of the village', and so exemplify the influence of the landscape on the historic development of the settlement. The Proposed Development is not included within these key views.

10.4.54 The surrounding farmland to the west and north-west is also recognised as being of some importance, by enabling the town to be appreciated in the rural context within which it developed; however, no important views are identified in this direction.

Non-designated heritage assets***The Salt Way***

10.4.55 The Salt Way, immediately to the north of the Site, is a historic track-way which is known to have been in use since at least the 11th century. The route is thought to have formed part of an extensive distribution network for the major salt production site at Droitwich, Worcestershire, and appears to have remained of importance as a local thoroughfare in the post-medieval period. The route survives as a partially surfaced green track, flanked by banks and ditches, and is currently in use as a public footpath and bridleway. The surrounding landscape is predominantly

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characterised by arable farmland, although the track is bordered for part of its length by the southern suburbs of Banbury. The asset is considered to be of medium value.

10.4.56 The value of the asset is principally derived from its evidential and historical interest.

The evidential value of the feature lies in the potential for its physical remains, both those visible above ground and potential buried archaeological remains, to yield evidence relating to its construction and use. Historically, the asset provides an illustration of the salt distribution network of the medieval period.

10.4.57 The setting of the asset also provides some contribution. The surrounding agricultural land preserves, to a degree, some of the character of the medieval landscape within which the route developed, enhancing its historical value. Views of the rural landscape, achieved from along much of the length of the route, also provide aesthetic value, though it is noted that these views were not an intended or designed feature of its construction.

Possible Neolithic Causewayed Enclosure (partially within eastern part of the Site; Figure 3: 2)

10.4.58 Due to the medium to high value of the causewayed enclosure remains, the setting of the feature is also considered as a part of this assessment. No above-ground remains of the feature are present, and it is therefore not visible or intelligible when visiting the Site. As such, its value lies principally in the evidential value of its buried physical remains, which have the potential to inform the understanding of Neolithic ceremonial monuments, society and economy.

10.4.59 The current land use of the area mostly comprises arable cultivation, with pasture and some buildings present within the area most likely to be situated within the circuit of the ditches. Its current land use is not considered to contribute to the significance of the asset through setting. Hedgerows and belts of vegetation restrict longer views, especially from areas of the circuit that lie within the Site. Such monuments are often situated overlooking river valleys, and it is possible that the enclosure may once have had views over the river to the south. Such views are not currently possible from within the Site, although they may be possible from the southern edge of the circuit, and may therefore make a small contribution to the significance of the monument. The Site does not have any intervisibility with known contemporary monuments. It has little sense of remoteness due to the buildings present in this area, and the built-

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up area of Banbury to the north. Overall, setting is considered to make a very limited contribution the significance of the asset.

The projected future baseline

10.4.60 In the event that the Proposed Development does not proceed, the continued use of site for arable farming may lead to the progressive truncation and loss of any sub-surface archaeological remains through regular ploughing.

10.4.61 No changes to the setting of designated heritage assets are predicted should the Proposed Development not proceed.

10.5 POTENTIAL EFFECTS

10.5.1 The potential effects upon heritage assets have been considered from the outset of the preparation of this application, so as to limit or remove the potential impacts of the Proposed Development. The presence of non-designated heritage assets within the Site, together with designated assets adjacent to it, were factors that were taken into account during the iterative design and assessment process. As a result, the Proposed Development has been positively designed to include the preservation *in-situ* of potentially important Neolithic remains at the south eastern part of the Site. The Development Framework Plan shows this area to be retained as open space and, therefore, no construction or post-completion impacts are anticipated in these areas.

Identification of key impacts

Construction stage

10.5.2 The Proposed Development comprises the construction of a residential development with associated community facilities, roads, services and landscaping. This will result in a large magnitude of change, which therefore has potential to physically impact upon any archaeological remains present within the Site. Construction operations within a greenfield site typically entail piecemeal, but extensive, below-ground disturbance. The extent of this disturbance is contingent on the nature of the construction techniques used, and would therefore vary across the Site according to the proposed use of the area.

10.5.3 The construction of housing and other structures is also associated with below-ground impacts. These impacts typically include the excavation of trenches up to 1.5m in depth for foundations, or the insertion of piles, which extend to greater depths, but have a more limited area in cross-section. It is also anticipated that trenches will be excavated for the installation of drainage and services, and that the construction of new roads and footpaths will be associated with areas of topsoil stripping. Depending on the intended degree of landscaping, the insertion of green infrastructure, such vegetation plantings and recreational areas (as proposed in the south-west, east and part of the northern boundary), may also entail limited degree of below-ground disturbance. Additionally, areas not formerly proposed for construction-based development, such as planned open spaces, may also be subject to an

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element of ground disturbance associated with temporary construction facilities and compounds.

10.5.4 Any physical impacts upon the archaeological resource would be permanent and non-reversible.

Post-completion stage

10.5.5 Effects during the operational phase of the Proposed Development relate to non-physical impacts upon heritage assets, through the alterations to their settings. The construction of new buildings within the Site will result in a permanent alteration of the landscape, which has the capacity to visually impact upon the settings of those designated heritage assets located within the vicinity of the Site. The potential contribution made by setting to the value of heritage asset is identified in the NPPF (Section 12) and in the heritage guidance 'The Setting of Heritage Assets' (English Heritage, 2011).

Evaluation of potential effects*Construction stage*

10.5.6 The potential effects upon the archaeological resource as a result of construction activities have been assessed with reference to the criteria outlined in section 10.2. These effects are presented in Table 10.4, below.

Table 10.4: Potential effects during construction

Receptor	Sensitivity/Value	Predicted magnitude of Impact	Significance of Effect
Possible Neolithic Causewayed Enclosure, lying partially within the eastern area of the Site	Medium to High	The identified archaeological remains are incorporated within an area proposed for use as an outdoor sports ground. It is anticipated that the detailed design of the scheme in this area will ensure that the archaeological remains present are preserved in situ. This may include the deposition of material to form a buffer over the archaeological horizon, thus ensuring their protection against the effects of erosion from construction traffic and public footfall. Such	Negligible

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		measures would represent a Negligible magnitude of change.	
Extension of Iron Age settlement, comprising an enclosure ditch and other ditches	Low	The remains are situated within the recreation grounds of proposed school. Assuming no construction activities are to be undertaken within this area, the identified remains are likely to be preserved in situ, with a Negligible magnitude of change, although Large Adverse impacts could potentially occur to any remains extending into the footprint of the school building and/or services.	Minor Adverse (where situated within footprint of construction works)
Undated rectilinear enclosure in north of Site	Low	The feature is situated within an area proposed for residential development, and will therefore be subject to construction impacts such as excavation of building foundations, service trenches and topsoil stripping/levelling works. These would represent a Large magnitude of impact.	Minor to Moderate Adverse
Other undated enclosure and undated ditch, in the eastern area of the Site	Low	The detailed design of the scheme in this area will ensure that the archaeological remains present are preserved <i>in situ</i> . It is anticipated that this may include the deposition of material to form a buffer over the archaeological horizons, and the use of this area for outdoor sports. This will therefore result in a Negligible Magnitude of impact.	Negligible
Archaeological features suggested by geophysical survey anomalies in the easternmost field of the Site, comprising a possible ditch defined trackway and/or field system	Unknown (but likely low)	The majority of this area is proposed for use as an open space, comprising sports ground and a children's play space, although localised ground disturbance is anticipated in association with the construction of the proposed access route and drainage system. The magnitude of impact in areas of proposed ground works is expected to be up to Moderate Adverse.	Unknown (but unlikely to exceed Minor Adverse)

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ditches			
Below-ground remains of ridge and furrow agriculture	Negligible	The Proposed Development will cause the removal and/or truncation of remains, which are present across the entirety of the Site. The magnitude of impact will therefore be Large Adverse in areas where extensive ground disturbance is required.	Minor Adverse
Round Barrows visible on aerial photographs in southern part of the Site	Medium	The barrows are situated within an area proposed for use as allotments. As such, no impacts are anticipated during the construction phase, and a Negligible impact will occur.	Negligible
Potential below ground remains associated with Salt Way	Medium	No below-ground archaeological remains associated with this historic route-way have been identified within the Site, although possibly associated linear anomalies were detected adjacent to the northern boundary of the Site by geophysical survey. The provision of a green buffer along the majority northern boundary will ensure that any below-ground remains which might be present in this area are preserved <i>in situ</i> , although some localised impacts may occur to any features present within the site of the proposed school, in the north-west corner, this is unlikely as this area is proposed to be laid out as school playing fields. Ground disturbance in this area would result in a magnitude of impact of up to Large on any remains present.	Minor Adverse (where groundworks are proposed)
The parish boundary between Banbury and Adderbury, represented by a ditch and trackways along the western boundary of the easternmost field	Low	The majority of the boundary is to be retained as a landscape feature. Localised impacts will occur where the boundary is proposed to be breached to enable road access; however, the effect on the boundary as a whole would be Small at most.	Minor Adverse/ Negligible

Construction stage (Designated Heritage Assets)

10.5.7 Construction impacts on designated heritage assets will be of a comparable nature to those occurring at the post-completion stage, albeit of a much shorter duration. The nature of the change in the views to or from the heritage assets considered in the assessment will not be significantly different during construction when compared with post-completion. Therefore, the predicted effects of construction activities are broadly similar to those assessed under post-completion impacts (see below) and have not been repeated here.

Post-completion stage

10.5.8 The potential effect on the value of designated heritage assets within the wider landscape surroundings of the Site has been considered under the operational phase of the development, as it is during this phase that the extent of the potential alterations to the settings of these assets would be at its greatest. These are summarised in Table 10.5, below. In addition to designated heritage assets, potential indirect effects upon the non-designated possible Neolithic causewayed enclosure and the Salt Way are also considered.

Designated Heritage Assets*Grade II* Listed Church of St John the Baptist (List Entry 1277948; Figure 4: 17)*

10.5.9 Due to intervening development along the western fringe of Bodicote, and the presence of vegetation within the landscape beyond, intervisibility with the church is confined to the easternmost part of the Site. The current proposals indicate that this area of the Site will be utilised for public open space, and the views in this direction will remain unaffected. The magnitude of impact is therefore assessed as No Change, resulting in a **Negligible** significance of effect.

Grade II Listed Wykham Farmhouse (List Entry 1046877; Figure 4: 18)

10.5.10 Despite its proximity to the Site, views from and towards the Listed Building are largely obscured by mature trees and vegetation along the southern Site boundary. This vegetation is to be retained, thus limiting the visual impact of the development in this location. Additionally, the provision of public open space within the south-eastern

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part of the Site would leave views in this direction unaltered. The change from agricultural to residential land-use will alter the character of part of the asset's wider setting, and lead to the partial severance of the historical relationship with its surrounding agricultural land. However, the principal components of the asset's significance, comprising its physical fabric and immediate farmyard setting, will remain unaffected, as will the key views towards the south. The magnitude of impact is considered to be Minor Adverse, with a corresponding **Minor Adverse** significance of effect.

Grade II Listed House and 17th century range at Wykham Park Tudor Hall School (List Entry 1283504, 1391357; Figure 4: 19)

10.5.11 Due to topography, proposed structural planting, and the presence of a small area of intervening woodland to the immediate east and north-east of the Wykham Park school complex, views of the Site from the Listed Buildings are thought not to be possible. The western part of the Site can be seen within views from the driveway leading from Bloxham Road, although the Proposed Development will have no physical impact upon this non-designated parkland setting. Moreover, the Development Framework Plan shows a significant area of structural planting to the south of the site entrance, which will serve to positively reinforce this parkland setting.

10.5.12 While construction of residential development within the adjacent agricultural land may alter the appreciation of the buildings as experienced from this historic approach, this would affect only a small part of the total viewable landscape. The remaining important elements of setting will not be altered. The magnitude of impact will therefore be Minor Adverse, resulting in a **Minor Adverse** significance of effect.

Grade II Listed Gateways, walls and Gate Piers at Wykham House (List Entry 1046181; Figure 4: 20)

10.5.13 Owing to topography and intervening vegetation, both within the surrounding parkland and the wider landscape beyond, views between the asset and the Site are entirely prevented. The Proposed Development will therefore result in No Change, leading to a Negligible significance of effect.

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Grade II Listed Wykham Mill Farmhouse (List Entry 1046182) and attached Grade II Listed barn (List Entry 1199223; Figure 4: 21)

10.5.14 Owing to topography, and the presence of intervening vegetation, intervisibility with the Site is entirely prevented. As such, the Proposed Development will not form part of the assets' setting, and will result in No Change. The significance of effect will be **Negligible**.

Grade II Listed Crouch Farmhouse (List Entry 1199211; Figure 4: 22)

10.5.15 The Site is entirely screened within views from the building by intervening vegetation, and due the lack of visual, historical or functional relationship, is not considered to form part of the asset's setting. The Proposed Development would therefore result in No Change, producing a **Negligible** significance of effect.

Grade II Listed Horton General Hospital (List Entry 1200199; Figure 4: 23)

10.5.16 The building is located within the urban area of Banbury, with views towards the Site entirely blocked by the surrounding built form. Due to the lack of visual, historical or functional relationship, the Site does not form part of the setting of the asset and the Proposed Development would result in No Change. The significance of effect would therefore be **Negligible**.

Grade II Listed Headstones within churchyard of St John the Baptist Church (List Entries:1248399,1248400,1248401 and 1248674; Figure 4: 24)

10.5.17 Due to intervening development along the western fringe of Bodicote, and the presence of vegetation within the landscape beyond, views of the Proposed Development Site are severely restricted, with only the easternmost part of the Site identifiable. The current proposals indicate that this area of the Site will be utilised for public open space, and the views in this direction will remain unaffected. Moreover, the Proposed Development would not impinge upon the key elements of the assets' setting, comprising the surrounding churchyard and associated monuments. The magnitude of impact is therefore assessed as No Change, resulting in a **Negligible** significance of effect.

Bodicote House (List Entry 124870; Figure 4: 25) and lodge (List Entry 1277788; Figure 4: 26)

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10.5.18 Due to the intervening built form along White Post Road, and the presence of vegetation both along the western boundary of Site and within the wider landscape beyond, direct intervisibility with the Site is extremely limited. Partial views of the Proposed Development may be possible from the upper levels at the rear of the house, although such views would not be considered to harm its significance. The key contributors to the significance of the assets would not be affected and, overall, the development would lead to No Change. The significance of effect would therefore be **Negligible**.

Bodicote Conservation Area and associated Listed Buildings (excluding Church of St John the Baptist and burial monuments) (Figure 4: 27)

10.5.19 Owing to the presence of intervening vegetation, views of the majority of the Site are not possible from within the Consideration Area. Direct intervisibility with the Site is therefore limited to filtered views of the easternmost field, which can be achieved only from the western edge of the Conservation Area, and possibly from the upper stages of three Listed Buildings (Old Barn House, Town Furlong Farmhouse and Old Barn Cottage). Due to the proposed use of this as public open space, these views will not be affected. Moreover, the Proposed Development will not affect the key setting contributors to the character and appearance of the Conservation Area, which include the designated heritage assets, streetscape, and open spaces, and does not feature within any of the key views identified within the Conservation Area Appraisal document. The Proposed Development would also not affect the setting within which the Listed Buildings and other assets can be experienced, which largely comprises the town and its immediate surroundings. As such, the Proposed Development will not affect the special character of the Conservation Area, or the significance of any designated heritage assets located within it (No Change). The significance of effect will therefore be **Negligible**.

Non- Designated Heritage Assets*Salt Way*

10.5.20 The Site can be viewed from the majority of the length of track immediately to the north of the Site, although these views are limited by the presence of mature trees flanking the track. These trees will not be impacted by the development, and will assist in screening it from view. The proposed provision of open space along the

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majority of the northern boundary of the Site will act as a 'buffer' against the areas of housing, and will maintain some of the rural character experienced from the immediate environs of the track-way. Overall, the Proposed Development would lead to an alteration of a part of the landscape setting of the Salt Way, although this would represent only a fraction of the total visible landscape. The magnitude of impact is therefore assessed as Minor Adverse, resulting in **Minor Adverse** significance of effect.

Possible Neolithic Causewayed Enclosure (partially within eastern part of the Site; Figure 3: 2)

10.5.21 The monument is situated within an area proposed for provision of outdoor sports facilities. The change of use within the Site from arable to public open space is not anticipated to result in an adverse impact upon the monument through changes to its setting, as its current land use is not considered to contribute to its significance. Views south towards the river from the southern edge of the circuit will not be affected by the proposed scheme. The magnitude of impact will be No Change, with a **Negligible** significance of effect.

Table 10.5: Summary of potential indirect effects during post-completion stage

Receptor	Designation	Value	Predicted Magnitude of Impact	Significance of Effect
St John the Baptist Church (List Entry 1277948)	Grade II* Listed Building	High	Negligible	Negligible
Wykham Farmhouse (reference 1046877)	Grade II Listed Building	Medium	Minor Adverse	Minor Adverse
Listed building ranges at Tudor Hall school (references 1283504 and 1391357)	Grade II Listed Buildings	Medium	Minor Adverse	Minor Adverse
Gateways, walls and gatepiers (reference 1046181)	Grade II Listed Building	Medium	Negligible	Negligible
Wykham Mill Farmhouse (List Entry 1046182) and attached barn (List Entry	Grade II Listed Buildings	Medium	Negligible	Negligible

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1199223)				
Crouch Farmhouse (reference 1199211)	Grade II Listed Building	Medium	Negligible	Negligible
Horton General Hospital (reference 1200199)	Grade II Listed Building	Medium	Negligible	Negligible
Headstones within the churchyard of St John the Baptist Church (List Entries 1248399, 1248400, 1248401 and 1248674)	Grade II Listed Buildings	Medium	Negligible	Negligible
Bodicote House (List Entry 1248703) and Lodge (List Entry 1277788)	Grade II Listed Buildings	Medium	Negligible	Negligible
Bodicote Conservation and associated Listed Buildings (List Entries: 1248370, 1248383, 1248384, 1248385, 1248386, 1248677, 1248678, 1248705, 1248707, 1248721-23, 1248732-5, 1248740-1, 1277760, 1277764-5, 1277795-6, 1277815, 1277816, 1277943, 1248679 1248702 1277817)	Conservation Area., Grade II Listed Buildings	Medium	Negligible	Negligible
Possible Neolithic Causewayed Enclosure, lying partially within the eastern area of the Site	N/A	Medium to high	Negligible	Negligible
The Salt Way	N/A	Medium	Minor Adverse	Minor Adverse

10.6 MITIGATION MEASURES**Construction stage**

- 15.6.1 As a result of the previous archaeological surveys and intrusive site investigations conducted within the Site in respect of the previous planning application, the development proposals have been tailored to allow preservation *in situ* of archaeological remains in the two easternmost fields within the Site boundary, through their inclusion within public open space. This includes the remains of the possible Neolithic causewayed enclosure and two potential Bronze Age round barrows. It is expected that a method statement for ground works in these areas will be agreed through consultation with Richard Oram, the Oxfordshire County Council Planning Archaeologist, in order to ensure that these archaeological remains are safeguarded.
- 5.2.1 It is considered the potential construction impacts identified in relation to the undated enclosure in the northern part of the site (Figure 3; 14) could be appropriately managed through a targeted programme of 'strip, map and record' excavation to enable preservation by record. It is considered that such works could be secured as a planning condition.
- 5.2.2 Within the remainder of the Site, it is considered that any loss of, or damage to, the archaeological resource as a result of construction activities could be satisfactorily mitigated by a standard archaeological condition, securing preservation by record of the archaeological remains at an appropriate stage in the development process. The required mitigation strategy could include a combination of archaeological monitoring and excavation, as appropriate.
- 5.2.3 The easternmost field within the Site has not yet been subject to intrusive investigation, and the value of the geophysical features identified within this area is largely unknown. Although the majority of this area is proposed for open space, thereby allowing for preservation *in situ* of archaeological remains, some adverse impacts have been identified in association with the construction of drainage systems. As such, a programme of targeted trial trench evaluation is to be carried out within this area in order to provide further clarification with regard to the presence/absence, character and value of these, and any additional, potential archaeological remains. The results of this evaluation would allow for an appropriate programme of mitigation to be agreed prior to construction.

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5.2.4 The scope and methodology of any further archaeological works will be agreed in advance through consultation with the Oxfordshire Planning Archaeologist.

5.2.5 It is considered that the both the low-value parish boundary, and the ridge and furrow remains of negligible value, are adequately characterised and understood as archaeological features, and that no mitigation should be proposed with regard to these remains.

Post-completion stage

5.2.6 The Proposed Development presents an opportunity to enhance public knowledge and appreciation of the locally designated Salt Way, through the provision of interpretation boards explaining the historical development and context of the route. Such measures would serve to partially off-set the minor adverse effect of Proposed Development upon the setting of the asset.

5.2.7 Mitigation for reducing the non-physical effects upon the settings of remaining designated heritage assets has been embedded in the design of the development. No further mitigation measures that can be employed to reduce the significance of effect have been identified by this assessment.

10.7 RESIDUAL EFFECTS**Construction stage**

- 5.3.1 Following the implementation of the proposed mitigation measures, the significance of effect upon buried archaeological remains within the areas proposed for construction activity will be substantially reduced. It is considered that the benefit of enhancing the understanding of the archaeological resource through the processes of recording, analysis and publication, will, to a large extent, off-set any adverse impacts on archaeological remains of low and medium value, thus ensuring a residual effect of no greater than Minor/Negligible Adverse.
- 5.3.2 As no mitigation is proposed with regard to the negligible-value ridge and furrow remains and the low-value parish boundary, the residual significance of effect upon these assets will remain Minor /Negligible Adverse at most.
- 5.3.3 The possible Neolithic causewayed enclosure, possible Bronze Age barrows and undated rectilinear enclosure are to be preserved *in situ*, and no mitigation will be required in these cases. The residual significance of effect therefore remains Negligible.

Post-completion stage

- 5.3.4 The Master Plan has been designed to respect the setting of nearby heritage assets and will effectively reduce the level of non-physical (visual) effects upon the historic resource. No additional mitigation measures are therefore proposed, although the urbanising effect of the Proposed Development on the currently open rural settings of Salt Way, together with the Grade II Listed Wykham Farmhouse and Grade II Listed Buildings at Tudor Hall School, will result in Minor Adverse effects. The positive effect of enhancing public understanding and appreciation of the historic Salt Way through the provision of interpretation boards will reduce the residual significance of effect to Minor/Negligible adverse.

Summary of effects

- 5.3.5 The effects identified are summarised in Table 10.6, below:

Table 10.6: Summary of effects

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Receptor	Potential effect	Significance (pre-mitigation)	Mitigation measure	Significance of residual effect
	Construction stage			
Possible Neolithic Causewayed Enclosure	None	Negligible	None required	Negligible
Iron Age settlement	Direct, permanent	Minor Adverse	Archaeological evaluation followed by excavation and recording where necessary	Minor/Negligible Adverse.
Undated rectilinear enclosure	Direct, permanent	Minor to Moderate Adverse	Targeted programme of excavation and recording to allow preservation by record	Minor/Negligible Adverse.
Undated enclosure and undated ditch	None	Negligible	None required	Negligible
Possible Bronze Age barrows	None	Negligible	None required	Negligible
Geophysical anomalies in eastern field	Direct, permanent (in areas of proposed drainage works)/ None in areas proposed for open space	Unknown	Further evaluative works followed by, if warranted, preservation by record	-
Ridge and Furrow	Direct, permanent	Minor Adverse	None required	Minor Adverse
Potential below ground remains associated with Salt Way	Direct, permanent	Minor Adverse	Archaeological evaluation followed by excavation and recording where necessary	Minor/Negligible Adverse
The parish	Direct,	Minor/Negligible	None	Minor/Negligible

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boundary between Banbury and Adderbury	permanent	Adverse	required	Adverse
	Post-completion stage			
Grade II* St John the Baptist Church	None	Negligible	None required	Negligible
Grade II Wykham Farmhouse	Indirect, permanent	Minor Adverse	Scheme designed to respect the setting of nearby designated heritage assets thereby ensuring there is a limited effect on their significance. No further landscaping mitigation measures required.	Minor Adverse
Grade II Listed building at Wykham Park	Indirect, permanent	Minor Adverse	Scheme designed to respect the setting of nearby designated heritage assets thereby ensuring there is a limited effect on their significance. No further landscaping mitigation measures required.	Minor Adverse
Grade II Gateways, walls and gatepiers	None	Negligible	None required	Negligible
Grade II	None	Negligible	None	Negligible

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Wykham Mill Farmhouse and barn			required	
Grade II Crouch Farmhouse	None	Negligible	None required	Negligible
Grade II Horton General Hospital	None	Negligible	None required	Negligible
Grade II Headstones	None	Negligible	None required	Negligible
Grade II Bodicote House and lodge	None	Negligible	None required	Negligible
Bodicote Conservation Area	None	Negligible	None required	Negligible
Possible Neolithic Causewayed Enclosure	None	Negligible	None required	Negligible
The Salt Way	Indirect, permanent	Minor Adverse	Scheme designed to respect the setting of Salt Way ensuring there is a limited effect on its significance. No further landscaping mitigation measures required.	Minor/Negligible Adverse

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