



ARCHAEOLOGY DESK BASED ASSESSMENT

**Land at Fewcott Road,
Fritwell, Oxfordshire**

Client: Cala Homes

15th April 2016

**Local Planning Authority:
Cherwell District Council**

**Site centred at:
SP 45426 30054**

**Author:
Dr Michael Dawson**

Report Status:

**Issue Date:
15th April 2016**

**CgMs Ref:
MD/22044**

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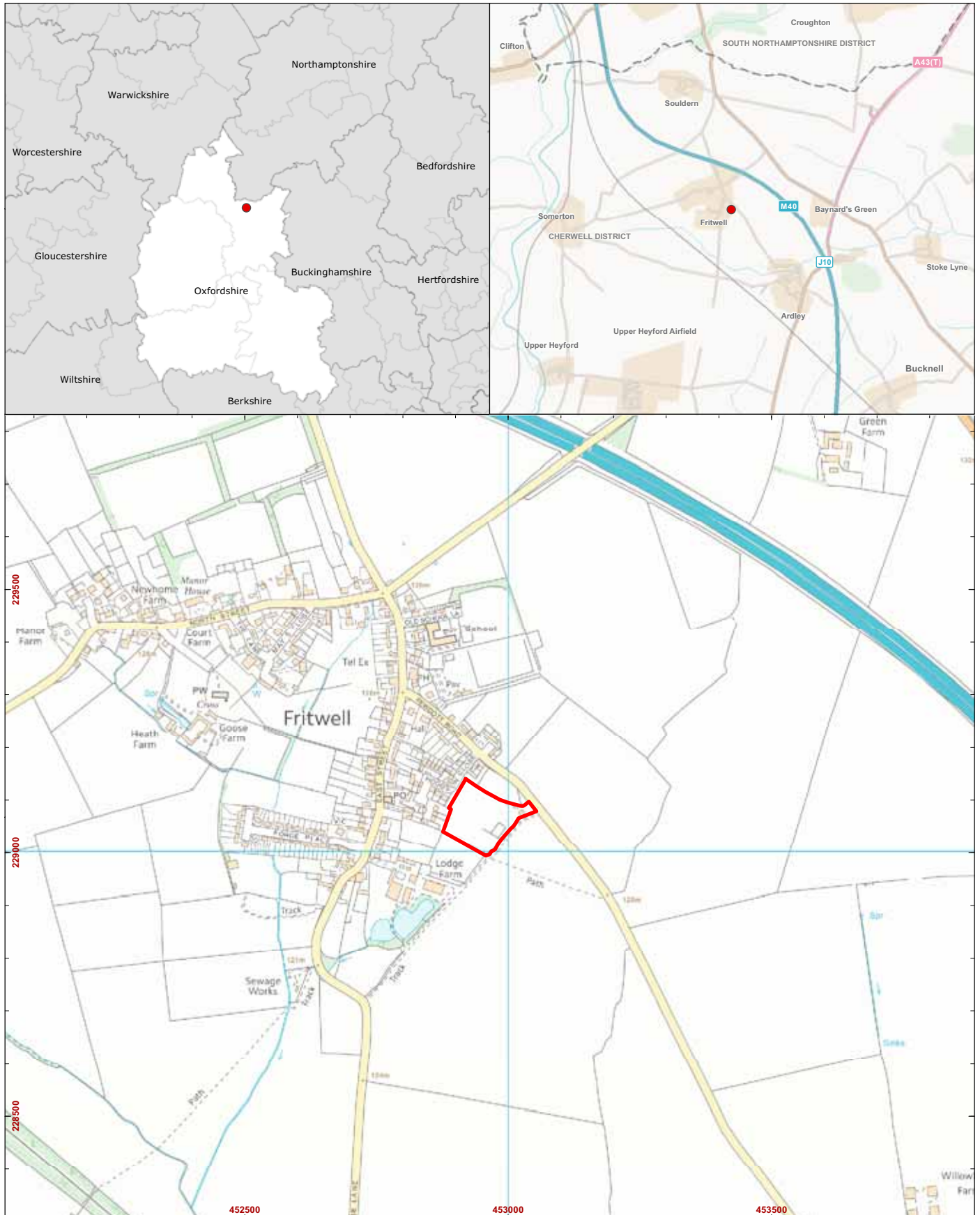
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SUMMARY

This heritage assessment has examined evidence from written, map, archive and published sources for past activity on land at Fewcott Road, Fritwell, Oxfordshire. The proposed development site is located on a plateau above the River Cherwell and on the margins of the historic village of Fritwell.

The assessment has established that the proposed development area has only low potential to yield prehistoric, Roman and Medieval period archaeology. The desk based work has also indicated that there is no potential for archaeology associated with the Post Medieval and Modern periods.

In conclusion, the potential to yield further significant archaeological evidence has not been demonstrated by this desk based study. It has demonstrated that there is at best low potential for significant archaeology and no potential for archaeology of national significance which would preclude development. In this respect archaeology is unlikely to compromise the principle of development or constitute harm for the purposes of the NPPF.



Site Boundary



Scale at A4: 1:10,000
0 250m

Figure 1:
Site Location

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This desk-based assessment has been researched by Michael Dawson of CgMs Consulting, on behalf of Cala homes Ltd.
- 1.2 The subject of this assessment is land at Fewcott Road, Fritwell, Oxfordshire (Fig. 1). The site is centred at SP 52952 29076 and is bounded to the north by housing along Hodgson Close, to the east by Fewcott Road, to the west by a paddock of Lodge Farm and to the south is farmland and the rising ground of the plateau towards Upper Heyford. The site was visited by Michael Dawson in April 2016.
- 1.3 In accordance with government planning policy (NPPF), this desk-based assessment has been undertaken to establish the presence/absence of designated and undesignated assets, to consider the archaeological potential of the site and to assess any impacts from the proposed development.
- 1.4 This desk-based assessment comprises an examination of evidence in the Oxfordshire Historic Environment Record (HER) and the Oxfordshire Record Office, published and online sources.
- 1.5 The study provides an assessment of the archaeological assets and potential assets on the site and enables relevant parties to assess the impacts on heritage/archaeological assets, and to consider the need for design, engineering or other archaeological mitigation measures.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National Policy

2.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF).

2.1.2 Section 12 of the 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. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.1.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.1.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.1.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.1.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.1.7 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.1.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.1.9 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.2 Local Plan Policy

2.2.1 Cherwell Local Development Scheme (LDS)

2.2.2 "The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy

framework and sets out strategic site allocations for District to 2031. Now adopted, the Plan forms part of the statutory development plan and provides the basis for decisions on land use planning affecting Cherwell District.

2.2.3 Other Plans

The Local Plan Part 1 will in due course be supported by a Part 2 which will contain detailed planning policies for considering planning applications as well as non-strategic site allocations.

2.2.4 The District also has two existing Local Plans:

1. Adopted Cherwell Local Plan 1996
2. Non-Statutory Local Plan 2011

2.2.5 *The saved policies of the adopted Cherwell Local Plan 1996 presently remain part of the statutory Development Plan*".¹

2.2.6 Consequently the Local Development Framework is currently provided by the Cherwell Local Plan (1996) which only contains the following 'saved' policy relating to archaeology:

2.2.7 **Policy 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.

¹ <http://www.cherwell.gov.uk/localdevelopmentframework> accessed 14/4/16

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the site is the Great Oolite Group, comprising Limestone and interbedded Argillaceous Rocks. This is an sedimentary bedrock formed approximately 165 to 168 million years ago in the Jurassic Period when the local environment was dominated by shallow seas. These rocks were formed in these seas with mainly siliciclastic sediments comprising fragments or clasts of silicate minerals deposited as mud, silt, sand and gravel.²

3.1.2 There is no geotechnical data currently available for the study site.

3.2 Topography

3.2.1 The site comprises a rectangular area of land on a wide plateau, on the south eastern side of Fritwell village. The plateau is formed by an underlying limestone pavement above the River Cherwell valley to the west. The site lies within the wider catchment of the River Cherwell and the proposed development site lies at 125m AOD with extensive views to the south.

3.2.2 The area of the site is open rolling countryside with large fields, enclosed by hedges and fences, with occasional woodland plantations.

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [accessed 14th April 2016].



Fig 2 Rising ground to the south of the proposed development site

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE

4.1 Introduction

4.1.1 Information held by the Oxfordshire Historic Environment Record (HER) within 500m of the proposed development site has been consulted, as well as published and web-based material. All of these provide a general context for this assessment. However, it is not the purpose of this document to create a detailed archaeology or history of the area, noting every sherd of pottery or lithic flake, but to provide an assessment of the area's history and archaeology, and to document known resources on the application site and predict the potential for as yet to be discovered archaeology and the potential for further assessment of the impact that development might have on the setting of both designated and undesignated heritage assets.

4.1.2 Assessment includes an estimation of the potential significance of the archaeological resource.

Prehistoric

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Table 1 Timescales used in this report.

4.1.3 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the site.

4.1.4 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive and what its significance might be.

4.2 **Palaeolithic and Mesolithic**

4.2.1 There is no Palaeolithic or Mesolithic evidence recorded on the Oxfordshire HER within a 500m radius of the study site.

4.2.2 Overall the likelihood of early prehistoric material being found on the study site is considered to be limited and, at best, would comprise small quantities of lithic material.

4.3 **Neolithic, Bronze Age and Iron Age**

4.3.1 No Neolithic, Bronze Age or Iron Age evidence has been found within the proposed development area or the wider search area. The absence of evidence may reflect the limited amount of development in the vicinity of the proposed development site. In terms of period specific potential any Neolithic material is likely to be short stay, task specific rather than settlement and comprise small lithic assemblages. Bronze Age data has a similar low potential for more than lithic material, however Iron Age activity has slightly greater potential due to the topography and the presence of a ditch currently interpreted as a boundary (8925 MOX4830). In this period in this area agricultural practice was probably almost entirely sedentary with settlement patterns based on small farmsteads. In the absence of current evidence the potential, though, must be assessed as low for this period.

4.3.2 In general the archaeological potential of the study site for significant archaeology of the later prehistoric period is, therefore, considered to be low.

4.4 **Roman**

4.4.1 No Roman evidence has been recorded from the area in the HER for the proposed development site. From the search area the site known as Aves ditches (8925 MOX4830) to the north has also been interpreted as a Roman road but is presently considered to be an Iron Age boundary. The scale of material remains normally associated with Roman period settlement suggests that the site is unlikely to represent a significant focus of activity.³

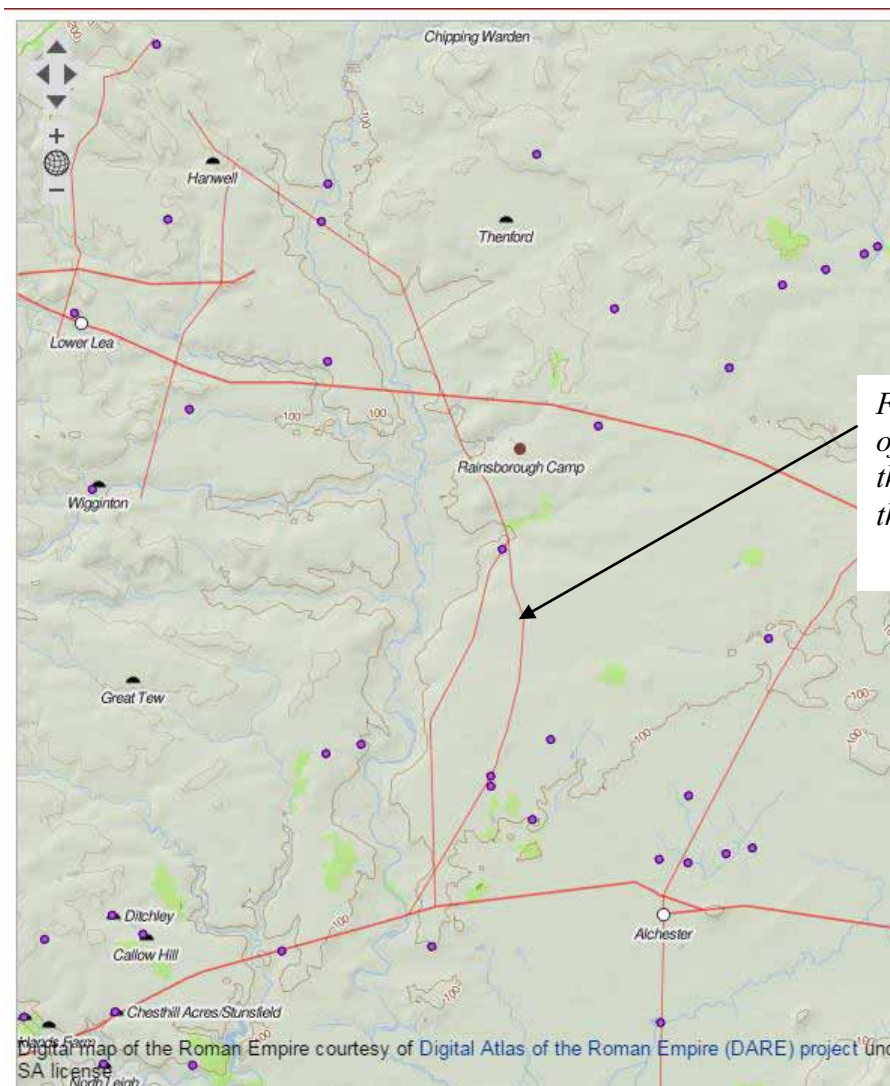


Fig 3 Regional view of settlement during the Roman period in the area of Fritwell

4.4.2 The archaeological potential of the study site for significant archaeology of the Roman period is, therefore, considered to be low.

³ <http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> accessed 14/4/16

4.5 **Anglo-Saxon and Medieval**

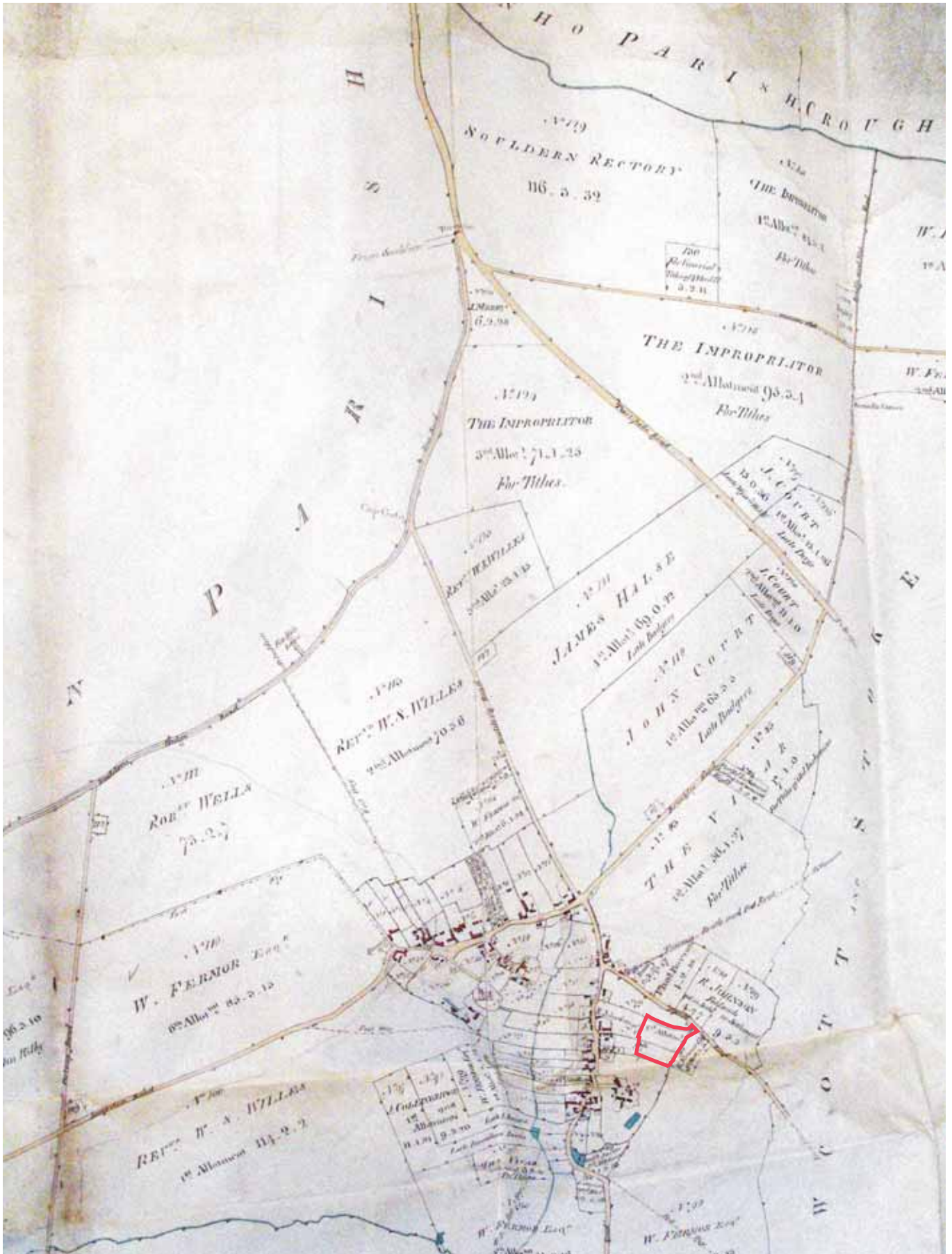
- 4.5.1 The history of the parish of Fritwell has been published by the Victoria County History.⁴ At Domesday there were two manors in the township, Fritwell and Ormondscourt, and *'throughout the Middle Ages there were two settlements, east and west dependent on the two estates. Today the village still has two distinct parts the western part along Somerton Road and the southern on Middleton Road'*. The name Fritwell derives from the old English *Fyrht-welle*, or wishing well.⁵
- 4.5.2 The proposed development site lies on the margins of the Ormondscourt manorial site. The present day Lodge Farm is the re-named successor to Dovehouse Farm which stands on the site of the Ormonds manor-house of which it incorporates some fragments (HER 174 MOX4808). Medieval material has been recorded relating to this area of the village at several locations including fishponds (2969 MOX4816), field ditches (27454 MOX23963, 28576 MOX26908) and a pottery scatter dating to the 12th -14th centuries (16116 MOX4876). The proposed development site, though, lies outside the area of medieval settlement and may have been part of the open field system.
- 4.5.3 Overall the archaeological potential of the study site for the medieval period is defined as low for both isolated remains and the evidence of medieval farming.

4.6 **Post-Medieval and Modern**

- 4.6.1 In 1808 the village of Fritwell was enclosed by Act of parliament (47 Geo III Sess 1 c 27 (1807) Priv). The inclosure award and map (see Fig 4) records that the proposed development site lay in allotments to the rear of properties on East Street. These were '76 House, bakehouse, yard garden and close' and '77 house, barn yard and close adjacent to allotment 1' all of which were assigned to Robert Johnson Esq. The text of the Award describes the allotments as old enclosures indicating that the land had been subdivided probably from the earlier open fields of the medieval village. The Ordnance surveyors plans of 1814 show the proposed development site as enclosed fields.

⁴ Lobel M 1959 'Parishes: Fritwell', in *A History of the County of Oxford: Volume 6*, pp134-146 [accessed 14/4/16].

⁵ Blair 1998, 18



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Figure 4 Fritwell 1808 Enclosure Award map showing the proposed development site



Fewcott Road, Fritwell

Not to scale
Illustrative only

Date printed:
14/4/16

Drawn by: MD
Checked by:

	London Cheltenham Kettering Newark Birmingham
	www.cgms.co.uk Planning & Development Archaeology & Historic Buildings



Fig 5 Fritwell in 1814 shown on the Ordnance Surveyors plans

- 4.6.2 By the 1880s the 1st edition shows the site remained farmland with linear boundaries reflecting those at Enclosure. The proposed development was not tithed.
- 4.6.3 By the late 19th century the 2nd edition OS shows the proposed development as smaller fields with the principal boundaries still reflecting the allotments at inclosure.⁶ Over the next century the field boundaries change slightly and the proposed development in its final form is used for horse coping with jumps, grazing and a manege.

⁶ See Appendix 2

- 4.6.4 Overall, there is no archaeological potential at the proposed development site for significant remains of the Post-Medieval and Modern periods.



Fig 6 The proposed development site in 2013 (©Google earth)

5.0 **SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

5.1 **Site Conditions**

- 5.1.1 The study site currently comprises agricultural land devoted to equestrian pursuits at Fewcott Road, Fritwell, Oxfordshire.



Fig 7 The proposed development site in January 1945 (©Google earth)

- 5.1.2 The site is almost level, subdivided into smaller fields and lies on an open plateau above the River Cherwell to the west. The aerial photograph above indicates the nature of the fields. The pattern of land use during the 19th and 20th century may have been a combination of arable and grazing. In 1945 aerial photographs indicate the land was ploughed, but by 2004 the fields were all grazing. Mid-20th century ploughing is likely to have had a significant and widespread impact upon any archaeological deposits within the site.



Fig 8 The proposed development site from the south looking towards Hodgson Close (April 2016)

5.2 **The Proposed Development**

5.2.1 The proposed development is for housing.

5.2.2 The nature of the proposed development is such that it must be assumed that construction will remove a significant proportion of any below ground archaeological deposits. The construction will involve infrastructure and services, and there will be no residual effects from the development on below ground archaeology after construction.

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

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

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

5.4 **Heritage Assets**

- 5.4.1 The desk-based survey has revealed that there are no significant or designated assets within the proposed development area and it is unlikely that further evaluation will yield evidence of more than local significance. Development will, therefore, not constitute harm for the purposes of the NPPF.

6.0 SUMMARY AND CONCLUSIONS

6.1 Summary

6.1.1 This heritage assessment has examined evidence from written, map, archive and published sources for past activity on land at Fewcott Road, Fritwell, Oxfordshire. The proposed development site is located on a plateau above the River Cherwell and on the margins of the historic village of Fritwell.

6.1.2 The assessment has established that the proposed development area has only low potential to yield prehistoric, Roman and Medieval period archaeology. The desk based work has also indicated that there is no potential for archaeology associated with the Post Medieval and Modern periods.

6.2 Conclusion

6.2.1 In conclusion, the potential to yield further significant archaeological evidence has not been demonstrated by this desk based study. It has demonstrated that there is at best low potential for significant archaeology and no potential for archaeology of national significance which would preclude development. In this respect archaeology is unlikely to compromise the principle of development or constitute harm for the purposes of the NPPF.

SOURCES CONSULTED

Oxfordshire History Centre
Oxfordshire Historic Environment Record (HER)

Bibliographic

Blair J 1998 *Anglo-Saxon Oxfordshire*, Stroud:Sutton

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Lewis S 1848 *A Topographical Dictionary of England*, London

Lobel M D 1959 *History of the County of Oxford: Volume 6*, London:Victoria County
History

Pevsner N, Sherwood J, 2003 *The Buildings of England Oxfordshire*, London:Yale Univ
Press

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

Cartographic

Inclosure 1808 (CRO QS\D\A\Vol C)

OS Surveyors Drawings 1814

1:2,500 – 1881, 1900, 1922, 1976, 1992, 1994, 1995, 1996

APPENDIX 1: HER (Oxon 2016)

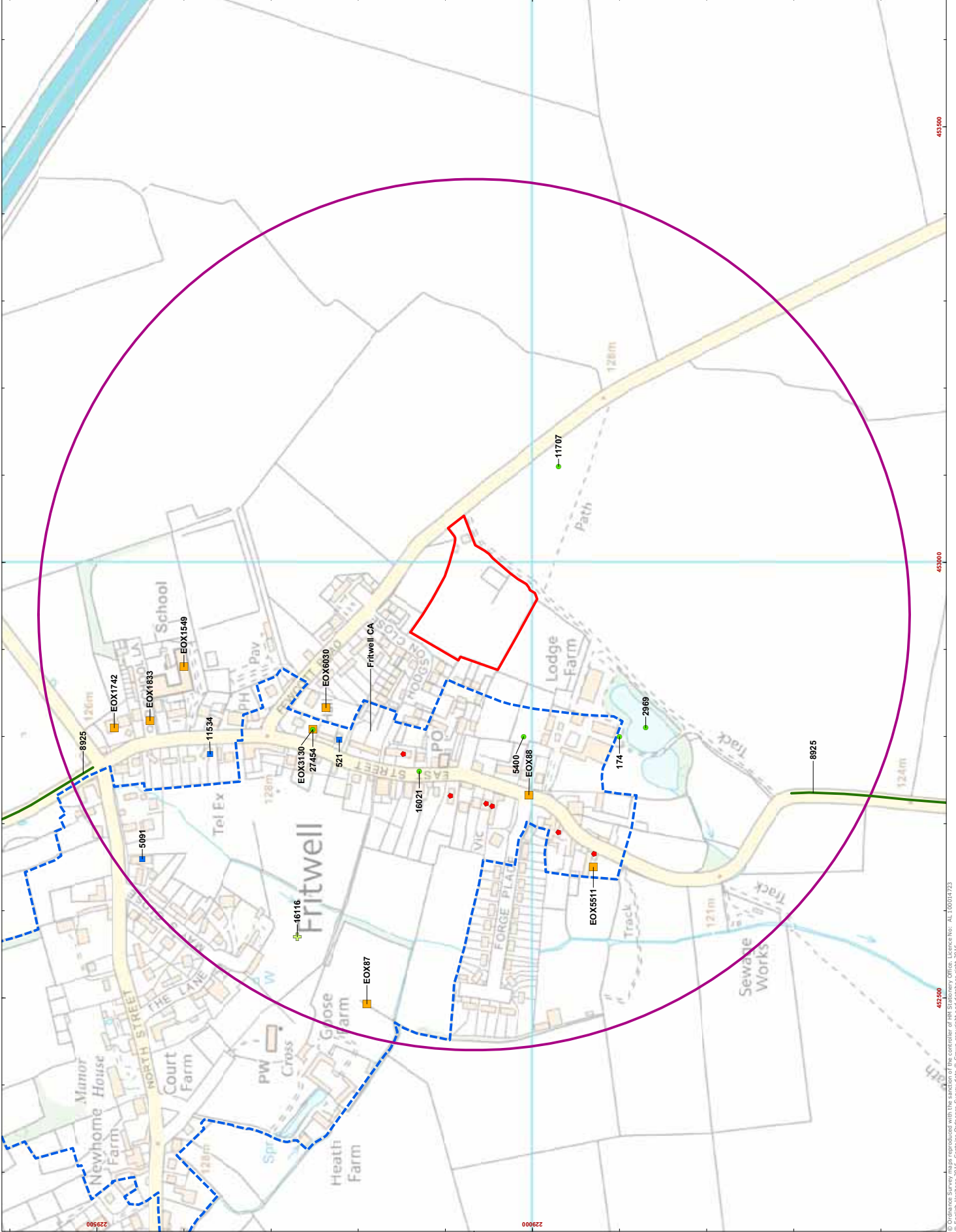
HER No	Description
174 MOX4808	Post-Medieval Mansion (site of)
521 MOX4809	Former Methodist Chapel
2969 MOX4816	Medieval to Post Medieval Fishpond
5090 MOX4820	St Olaf's Church
5091 MOX4821	Independent Methodist Chapel
5092 MOX4822	Churchyard Cross at St Olaf's Church
5400 MOX4825	Site of Post Med Dovecote
8925 MOX4830	Aves Ditches Iron Age boundary
11534 MOX4837	Former Methodist Chapel
11707 MOX4839	Post Med quarry
11712 MOX4841	House, now Vicarage, 88 East Street (II)
16021 MOX4875	Field boundaries, undated
16116 MOX4876	Medieval pottery scatter
18659 MOX13657	House, 86 (St Olave's) East Street (II)
18661 MOX13658	100 East Street (II)
18660 MOX13660	The Limes, East Street (II)
18665 MOX13761	Barn, east of Court Farm (II)
18662 MOX13762	May's House, North Street (II)
18663 MOX14269	Garage and stables Fritwell Manor
17161 MOX14412	39/41 East Street (II)
18666 MOX14533	Court Farmhouse (II)
18658 MOX14578	The Hollies 80 East Street (II)
18656 MOX14779	Headstones in graveyard of St Olaf's (II)
27454 MOX23963	Medieval ditch at 19 East Street
28576 MOX26908	Medieval ditches in area of Fritwell village hall

- Site Boundary
- Search Radius 500m
- Designated Heritage Assets:**
- Listed Building
- Conservation Area
- Non-Designated Heritage Assets:**
- HER Record (Point)**
- + Find Spot
- Monument
- Building
- HER Record (Line)**
- Monument
- Previous Archaeological Work:**
- HER Event (Point)



Scale at A3: 1:4,000

HER Plot



APPENDIX 5: HISTORICAL

Land at Fewcott Road, Fritwell
Heritage Assessment

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

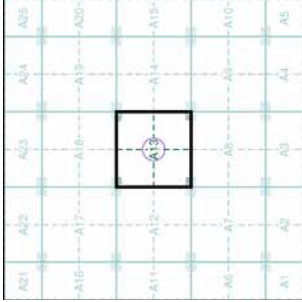
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Oxfordshire	1:2,500	1881	2
Oxfordshire	1:2,500	1900	3
Oxfordshire	1:2,500	1922	4
Ordnance Survey Plan	1:2,500	1976	5
Additional SIMs	1:2,500	1992	6
Large-Scale National Grid Data	1:2,500	1994	7
Large-Scale National Grid Data	1:2,500	1995	8
Large-Scale National Grid Data	1:2,500	1996	9

Historical Map - Segment A13



Order Details

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 Search Buffer (m): 100

Site Details

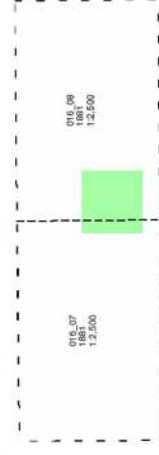
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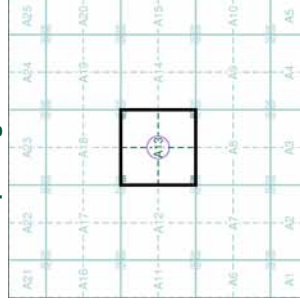
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

The historical maps shown were reproduced from maps predominantly held at 1:2,500 scale for England, Wales and Scotland in the 1840s. 1854 is the earliest date of publication for the maps shown, and 1881 is the latest. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

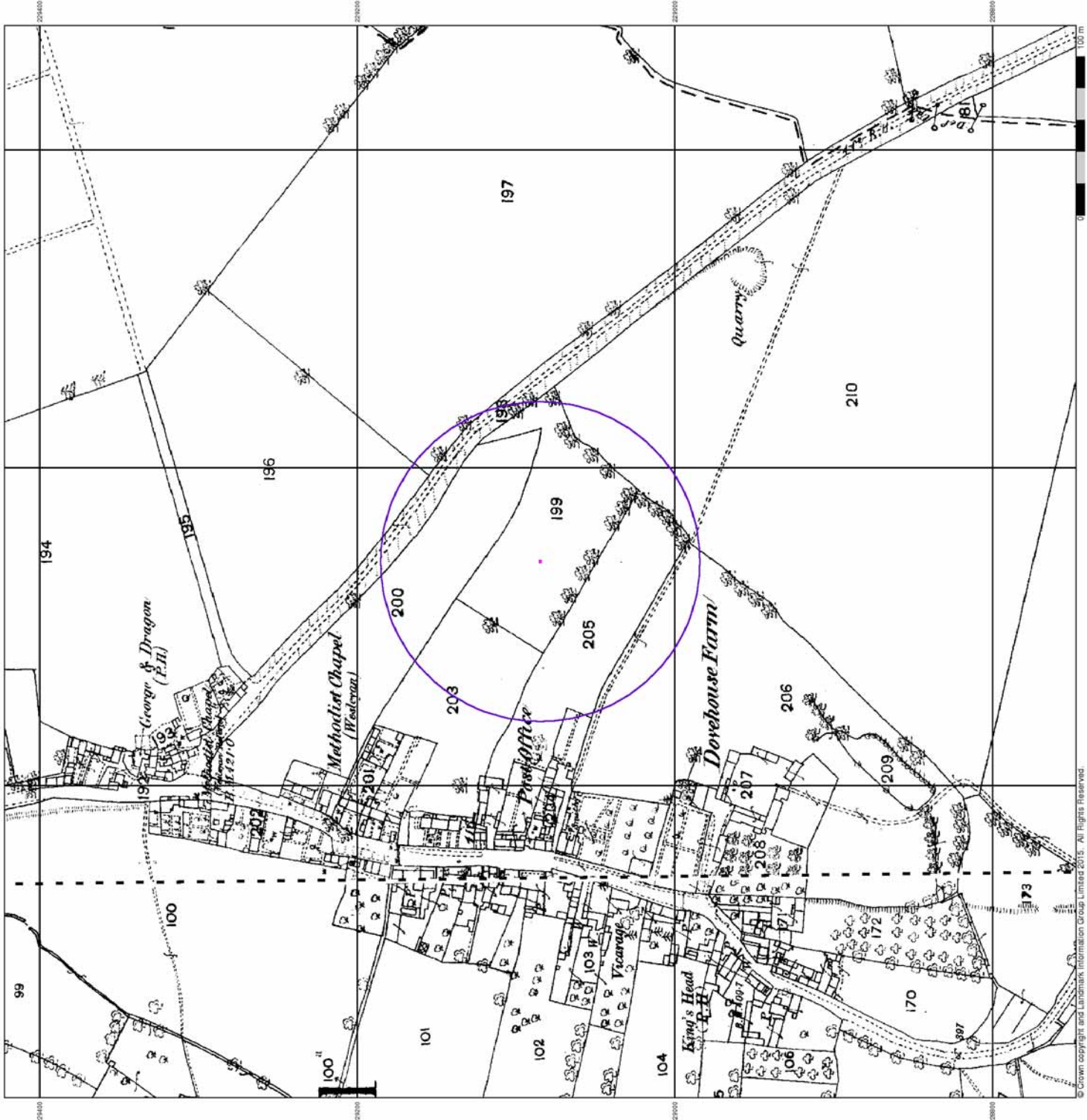


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Site at 452950, 229070



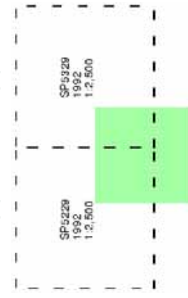


Additional SIMs Published 1992

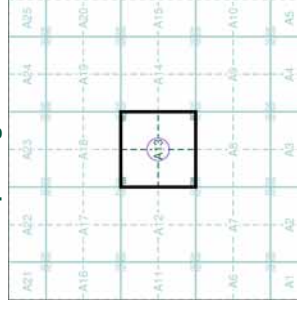
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are either in color editions or mapping which were produced and published in 1947 to 1994, and contain details for information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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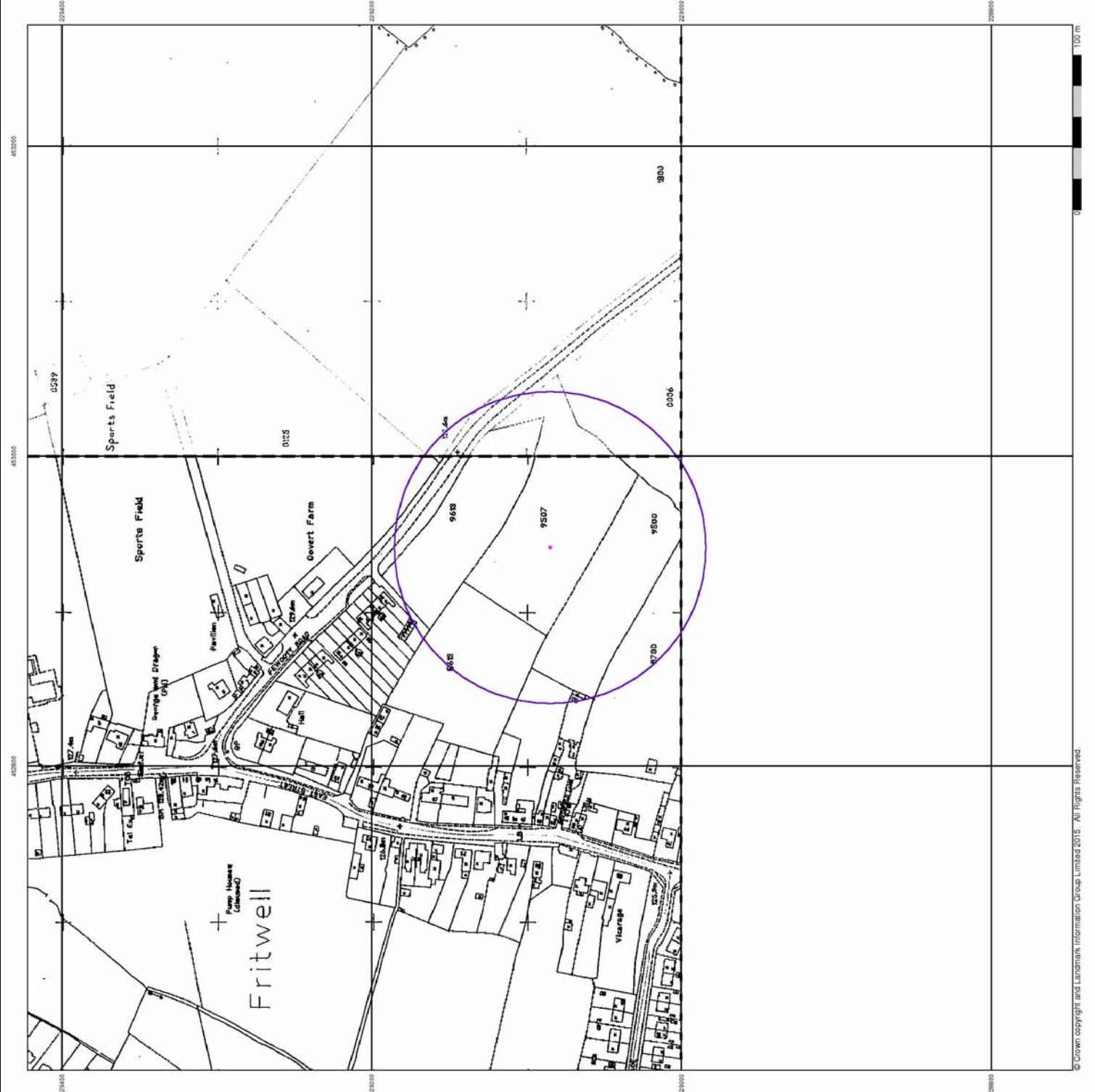
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 Search Buffer (m): 100

Site Details

Site at 452950, 229070



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Large-Scale National Grid Data

Published 1994

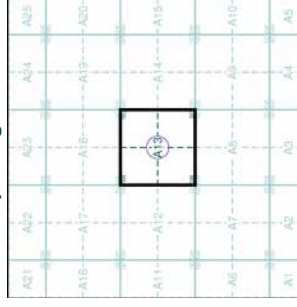
Source map scale - 1:2,500

Large Scale National Grid Data: superseded SIM cards (Ordnance Survey's Simulation on Microfilm) in 1992, are intended to be produced until 1999. They provide more detailed information on the topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

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SP-5228	SP-5228	1984	1:2,500

Historical Map - Segment A13



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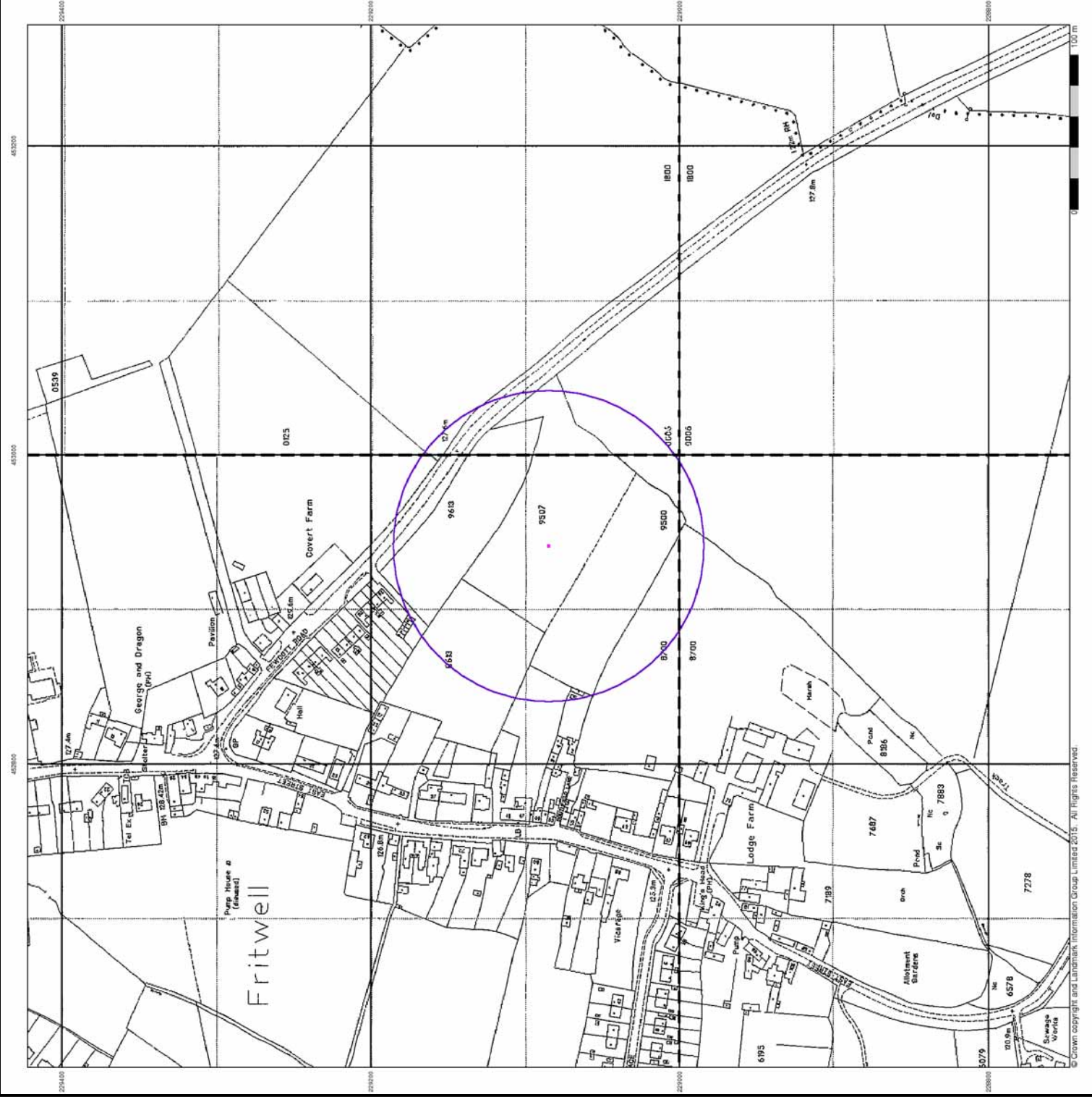
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Site Details

Site at 452950, 229070



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