Appendix 12

Heritage Impact Assessment

Part 1

Archaeological Evaluation dated October 2014 accompanying West Oxfordshire District Council Planning Application Reference 14/02063/OUT

and

Part 2

Heritage Statement dated April 2016 and extracts from Environmental Statement accompanying West Oxfordshire District Council Planning Application Reference 16/01364/OUT

and

Part 3

West Oxfordshire Local Plan Allocations Landscape and Heritage Advice dated October 2017 prepared in support of West Oxfordshire District Council Local Plan Examination

and

Part 4

Historic England Consultation Response dated 19 May 2016 submitted in response to West Oxfordshire District Council Planning Application Reference 16/01364/OUT

Appendix 12

Heritage Impact Assessment

Part 1

Archaeological Evaluation dated October 2014 accompanying West Oxfordshire District Council Planning Application Reference 14/02063/OUT

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

Land at Shipton Road, Woodstock, Oxfordshire

Archaeological Evaluation

by Daniel Bray and Andy Taylor

Site Code: SWO14/131

(SP 4573 1622)

Land at Shipton Road, Woodstock, Oxfordshire

An Archaeological Evaluation

for Vanbrugh Trustees and Pye Homes

by Daniel Bray and Andy Taylor

Thames Valley Archaeological Services Ltd

Site Code SWO 14/131

October 2014

Summary

Site name: Land at Shipton Road, Woodstock, Oxfordshire

Grid reference: SP 4573 1622

Site activity: Evaluation

Date and duration of project: 23rd September–21st October 2014

Project manager: Steve Ford

Site supervisor: Daniel Bray and Andy Taylor

Site code: SWO 14/131

Area of site: 61.6ha

Summary of results: This component of the evaluation has examined a large parcel of land surrounding a scheduled ancient monument with a Roman villa at it's core. A prior phase of evaluation comprised geophysical survey which identified a number of anomalies certainly or probably of archaeological interest and which were examined by several of the trial trenches here.

Two areas, to the north and north east containing a cluster of geophysical anomalies have been confirmed as representing non-villa settlement complexes of Roman date. A third area toward the north with no geophysical anomalies was identified as containing further Roman deposits. Two other areas of geophysical anomalies to the north west and south east as well as several isolated anomalies have been shown as being of no archaeological interest comprising either natural features, or areas of modern activity. The site of an isolation hospital indicated on an early 20th century map was examined but found to contain few below ground traces.

Beyond these clusters of Roman occupation, other areas were largely devoid of archaeological features and artefacts suggesting that the land was not formally organised as fields until late post-medieval times.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Oxfordshire County Museums Service due course.

Report edited/checked by:	Steve Ford✓ 06.11.14
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Land at Shipton Road, Woodstock, Oxfordshire
An Archaeological Evaluation

by Daniel Bray and Andy Taylor

Report 14/131c

Introduction

This report documents the results of an archaeological field evaluation carried out at on land comprising three fields to the south of Shipton Road, Woodstock, Oxfordshire (SP 4573 1622) (Fig. 1). The project was commissioned by Mr Steve Pickles of West Waddy ADP LLP, The Malthouse, 60 East St Helen Street, Abingdon, Oxfordshire, OX14 5EB on behalf of Vanbrugh Trustees, c/o The Estate Office, Blenheim Palace, Woodstock, OX20 1PP and Pye Homes (Oxford), Langford Locks, Kidlington, OX5 1HZ.

A planning application is being prepared for submission to Cherwell District Council and West Oxfordshire District Council (the site incorporates areas within both) for mixed residential and commercial use. A two-part program of works comprising a geophysical survey (Bray and Dawson 2014) and a field evaluation has been requested in order both to inform the planning process and to influence the design of the scheme.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012). A scheme of works was sent to the District Councils prior to work commencing. The overall proposal area also includes a Scheduled Ancient Monument but that area will be excluded from the development proposal and it has not been subject to intrusive investigation (trenching), although it was surveyed by magnetometer. The fieldwork was undertaken by Will Attard, Aidan Colyer, Rebecca Constable, Sophie Frampton, Anna Ginger, Jo Pine, Tom Stewart, Dan Strachan and Ben Tebbit under the supervision of Daniel Bray and Andy Taylor and the site code is SWO 14/131.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Oxfordshire County Museums Service in due course.

Location, topography and geology

The site currently consists of arable land spread across three fields (Fig. 2). The proposed development area is centred on NGR SP 4573 1622 and covers around 60ha. It is bounded by Shipton Road to the north, Upper Campsfield Road to the east, Oxford Road (the A44) to the south and by properties forming the eastern edge of Woodstock to the west. Small occupied areas surrounded by the larger area of the overall site are excluded. The majority of the site is located on Cornbrash geology, but the south-western portion is mapped as on Forest

marble (clay with limestone) (BGS 1982) all of which were observed across the site. The site lies at a height of approximately 90m above Ordnance Datum, sloping down from 93m AOD in the west to 84m in the east and with a significant drop down towards the main road at the southern end of the site.

Archaeological background

The archaeological background for the site has been outlined in an archaeological desk-based assessment prepared for the proposed development (Preston 2014). In summary, the confluence of two Thames tributaries (the Evenlode and Glyme), and the proximity of the Cherwell, will have made the area in which the site lies an attractive one for settlement of all periods, so it is perhaps a little surprising that the area around Woodstock is not especially noted for its wealth of prehistoric archaeology. There are some barrows in the wider area, and the West Oxfordshire Grim's Ditch is to the north of Woodstock. The area comes into more prominence in the Roman period, as the road between the towns of Alchester and Cirencester (Akeman Street) passed not far to the north and its line attracted settlement, including several villas, to the area. The Scheduled Ancient Monument of Blenheim (or Begbroke) Villa is wholly within the proposal area (Scheduled Monument 1021367). Discovered from aerial photographs, this site has seen limited excavation which revealed well-preserved walls and other features. A geophysical survey (Bray and Dawson 2014) identified the precise location of the villa as well as a identifying a surrounding complex of enclosure. The site is also adjacent to Blenheim Park, a registered park, within which is the World Heritage Site, Blenheim Palace.

Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development.

The specific aims of the project were:

to determine if archaeological deposits of any period are present;
to determine if any prehistoric occupation or landscape features are present on the site;
to determine if there are later prehistoric, Roman, Saxon or medieval deposits present on the site;
to determine if there are additional Roman deposits associated with the Roman villa on the site;
to determine the nature of the post-medieval isolation hospital at the northern end of the site; and
to determine if any geophysical anomalies are of archaeological origin.

It was proposed to dig a total of 242 trenches each 25m long and 1.60m (*c*. 2% of the site area excluding an area of c. 2.5ha around the Scheduled Monument). The trenches were to be excavated in a stratified random pattern, but subject to purposive revision to target selected geophysical anomalies. Trenches were to be excavated by a

360º type machine fitted with a toothless grading bucket and were dug under constant archaeological supervision. All spoilheaps were monitored for finds. All potential archaeological deposits were to be hand-cleaned and sufficient of the archaeological features and deposits exposed were excavated or sampled by hand to satisfy the aims of the project, but without compromising the integrity of any which might warrant preservation in situ or might better be investigated under the conditions pertaining to full excavation.

Results

All 242 trenches were dug as close as possible to their intended positions and a further 23 were excavated as the evaluation strategy evolved (Fig. 2). The initial trenches measured between 22.50m and 31.50m in length and between 0.23m and 0.59m deep. The additional (targeted) trenches ranged from small almost square trenches (3.10m to 3.50m by 2.90 to 3.20m) to 27.0m long and 1.8m wide. The stratigraphy within the trenches consisted of either topsoil overlying subsoil, or topsoil directly overlying the natural geology (Trenches 50, 51, 246 and 247 only). The natural geology varied across the site varying from yellow brown clay silt with limestone inclusions to limestone bedrock. A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1. A list of excavated features is given in Appendix 2. Only those features containing potential archaeological features are discussed below.

Trench 2 (Figs. 3 and 11)
This trench was aligned North-South and measured 26m long and 0.36m deep. The stratigraphy consisted of 0.17m of topsoil overlying 0.19m of subsoil overlying the natural geology light brown yellow clay sand geology. A gully was identified at 6m into which a slot (1) was dug. No finds were recovered. This measured 0.69m wide and 0.14m deep and filled with a mid red brown clayey silt (52).

Trench 9 (Figs 3 and 11)
This trench was aligned approximately East-West and measured 26m in length and 0.29m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.07m of subsoil overlying clayey silt and limestone natural geology. A large linear feature (2) was noted at the western end, which upon investigation was found to contain a large land drain and modern pottery.

Trench 19 (Figs 3 and 11)
This trench was aligned North East-South West and measured 25.60m in length and 0.28m deep. The stratigraphy consisted of 0.28m of topsoil directly overlying natural geology limestone geology. A gully was

noted at 3.50m through which a slot (3) was dug measuring 0.50m wide and 0.16m deep. Its light yellow brown sandy silt fill (54) did not produce any finds.

Trench 28 (Figs 3 and 11)

This trench was aligned North East-South West and measured 26.00m in length and 0.30m deep. The stratigraphy consisted of 0.23m of topsoil overlying 0.07m of subsoil overlying natural geology brown yellow sandy clay geology. A gully was noted at the north-eastern end of the trench through which a slot (5) was dug measuring 0.60m wide and 0.24m deep. Its light grey brown silty clay fill (58) produced a sherd of post medieval/modern pottery.

Trench 46 (Figs 3 and 11)

This trench was aligned North-South and measured 26.40m in length and 0.44m deep. The stratigraphy consisted of 0.26m of topsoil overlying 0.16m of subsoil overlying natural geology yellow brown sandy clay geology. A possible pit or gully terminus was observed at 20m through which a slot (4) was dug. This measured 0.40m wide and 0.35m deep and showed it to have three fills (55-57). Of these, its secondary fill (57) produced a sherd of probably medieval pottery and a piece of burnt flint.

Trench 47 (Figs 3 and 11)

This trench was aligned approximately East-West and measured 27m in length and 0.42m deep. The stratigraphy consisted of 0.30m of topsoil overlying 0.12m of subsoil overlying natural geology sandy clay and limestone natural geology. A gully was observed between 9m and 15.50m through which a slot (6) was dug measuring 1.10m wide and 0.25m deep. It contained two fills (59 and 60) with its secondary fill (59) containing two sherds of Iron Age pottery, a piece of mid-Roman pottery and a sheep tooth.

Trench 49 (Figs 3 and 11)

This trench was aligned approximately North East-South West and measured 26.40m in length and 0.31m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.09m of subsoil overlying natural geology sandy clay and limestone natural geology. At the south western end a pit (10) was noted measuring 0.70m wide and 0.25m deep but no finds were recovered from its mid yellow brown sandy silt fill (64). At 2.50m a gully was noted through which a slot (11) was dug measuring 0.40m wide and 0.45m deep but again it did not produce any finds. Between 7m and 14m a ditch was observed thorough which a slot (12) was dug measuring 0.90m wide and 0.09m deep but it did not produce any dating evidence.

Trench 50 (Figs 3 and 11)

This trench was aligned North West-South East and measured 26.20m in length and 0.32m deep. The stratigraphy consisted of 0.20m of topsoil overlying 0.10m of subsoil overlying sandy clay and limestone natural geology. An oval pit (13) was noted at 24m measuring 1.20m in length and 0.60m wide and 0.15m deep. Its mid red brown silty clay fill (67) did not contain and finds.

Trench 53 (Figs 3 and 11)

This trench was aligned North-South and measured 27m in length and 0.44m deep. The stratigraphy consisted of 0.26m of topsoil overlying 0.10m of subsoil overlying natural geology yellow grey sandy clay geology. A ditch was located at the southern end of the trench into which a slot (8) was excavated. It measured 0.90m wide and 0.12m deep and its mid grey brown silty clay fill (62) contained four pieces of brick/tile, probably post-medieval, along with two pieces of fired clay and three pieces of slag.

Trench 54 (Figs 4 and 11;Pl. 4)

This trench was aligned approximately East-West and measured 26m in length and 0.54m deep. The stratigraphy consisted of 0.36m of topsoil directly overlying sandy silt with frequent limestone natural geology. A gully was located between 10.30m and 12.50m through which a slot (7) was excavated and measured 0.42m wide and 0.08m deep. Its mid yellow brown silty clay fill (61) did not produce any dating evidence.

Trench 62 (Figs 4 and 11)

This trench was aligned approximately North-South and measured 25.50m in length and 0.40m deep. t consisted of 0.30m of topsoil overlying 0.10m of subsoil overlying natural geology limestone geology. A gully was located between 18m and 22m through which a slot (9) was dug measuring 0.45m wide and 0.30m deep. Its mid yellow brown silty clay fill (63) produced a sherd of post medieval/modern pottery.

Trench 67 (Figs 4 and 11)

This trench was aligned North-South and measured 24.30m in length and 0.31m deep. The stratigraphy consisted of 0.26m of topsoil overlying 0.05m of subsoil overlying natural geology limestone and clay silt geology. A gully was located between 2.50m and 8m through which a slot (14) was dug measuring 0.50m wide and 0.09m deep and filled with a mid red brown clayey silt (68). No finds were recovered.

Trench 76 (Figs 4 and 11)

This trench was aligned North East-South West and measured 24.50m in length and 0.27m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.05m of subsoil overlying limestone natural geology. A

gully was located between 14m and 17m into which a slot (15) was dug measuring 0.50m wide and 0.15m deep. Its mid red brown clayey silt fill (69) did not produce any finds.

Trench 79 (Figs 4 and 11)

This trench was aligned approximately North East-South West and measured 26m in length and 0.33m deep. The stratigraphy consisted of 0.24m of topsoil overlying 0.09m of subsoil overlying sandy silt and limestone natural geology. A gully was located between 4m and 9m through which a slot (16) was excavated measuring 0.40m wide and 0.07m deep but did not contain any finds. A large ditch (17) was excavated and turned out to have a limestone block field drain in the base.

Trench 83 (Figs 4 and 12)

This trench was aligned North-South and measured 25.10m in length and 0.32m deep. The stratigraphy consisted of 0.24m of topsoil overlying 0.08m of subsoil overlying yellow brown sandy silt and limestone natural geology. Three linear features were noted in this trench. Gully 18 was located between 2.80m and 5.80m, which measured 0.40m wide and 0.18m deep but did not produce any finds. A slot through ditches 19 and 20 showed that ditch 20 cut ditch 19. The latter measured 0.35m deep and contained five sherds of Late Iron Age pottery while ditch 20 was 0.35m deep and produced 441 sherds of Early Roman pottery from its surface and secondary fill (74).

Trench 84 (Figs 5 and 12)

This trench was aligned approximately North-South and measured 24.20m in length and 0.31m deep. The stratigraphy consisted of 0.25m of topsoil overlying 0.06m of subsoil overlying sandy silt and limestone natural geology. Two large linear features (26 and 27) were located between 3m and 17m but were not excavated further. A pit (25) was cut into the top of ditch 27 which measured 1.10m in diameter and 0.15m deep and contained four sherds of Roman pottery. Two further large ditches (21 and 24) were located between 17.30m and 22.90m. A slot was dug to determine a relationship which showed 21 cut 24. Ditch 21 was 2m wide and 0.28m deep and contained 50 sherds of Roman pottery, a probable *tegula* fragment, and three pieces of animal bone, one of which was burnt, and an oyster shell. Ditch 24 measured 0.45m deep and contained two sherds of Roman pottery.

Trench 85 (Figs 5 and 12)

This trench was aligned East-West and measured 25m in length and 0.28m deep. The stratigraphy consisted of 0.23m of topsoil overlying 0.05m of subsoil overlying sandy silt and limestone natural geology. Two ditches were noted in this trench with ditch 22 between 2m and 4.50m. This measured 0.80m wide and 0.21m deep and contained 17 sherds of Late Iron Age/Early Roman pottery and 24 pieces of animal bone. Ditch 23 was located

between 9m and 11.50m and measured 0.90m wide and 0.50m deep and contained 28 sherds of Late Iron Age pottery and 13 pieces of animal bone.

Trench 86 (Figs 5 and 12)
This trench was aligned approximately East-West and measured 25.20m in length and 0.26m deep. The stratigraphy consisted of 0.21m of topsoil overlying 0.05m of subsoil overlying clayey silt and limestone natural geology. A large ditch was located between 6.50m and 10m into which a slot (28) was dug measuring 3.10m wide and 0.19m deep which contained 25 sherds of Late Iron Age/Early Roman pottery, four pieces of animal bone, a piece of struck flint and six pieces of fired clay. Much of the remainder of the trench comprised what appeared to be several inter-cutting features that may represent further linear features. These were not investigated further as it was felt that their probable complexity would best be dealt with under excavation conditions.

Trench 87 (Figs 6 and 13)
This trench was aligned approximately East-West and measured 24.50m in length and 0.33m deep. The stratigraphy consisted of 0.23m of topsoil overlying 0.10m of subsoil overlying clayey silt and limestone natural geology. Two large features were noted in this trench with 34, at the western end of the trench not investigated further, although two sherds of Roman pottery were recovered from its surface. From 11.50m to the eastern end of the trench was a large area of fill, possibly evidence of limestone removal in antiquity which had a slot (33) dug into it measuring 1.20m wide and 0.20m deep which contained nine sherds of Early Roman pottery and four pieces of animal bone.

Trench 88 (Figs 6 and 13; Pls. 5 and 6)
This trench was aligned North East-South West and measured 23.90m in length and 0.37m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.15m of subsoil overlying sandy silt and limestone natural geology. A large linear feature (32) was noted at the south-western end but was not investigated further. Between 13.30m and 21.70m were three inter-cutting probable linear features (29-31). A slot was dug showing 29 measured 0.60m deep. 30 measured 0.48m deep and 31 was 0.30m deep. None of these produced any finds.

Trench 89 (Figs 6 and 13; Pls. 7 and 8)
This trench was aligned approximately North East-South West and measured 25.80m in length and 0.30m deep. The stratigraphy consisted of 0.25m of topsoil overlying 0.05m of subsoil overlying the sandy silt natural geology. A ditch was located between 2.50m and 5m through which a slot was dug which showed it to have two cuts. 36 measured 2.20m wide and was dug to a depth of 1.10m, which due to its vertical nature may be a well

and was cut by ditch 37 and it contained 12 sherds of Roman pottery, a piece of animal bone and nine hobnails. Ditch 37 was 1.50m wide and contained 10 sherds of Roman pottery and seven pieces of animal bone.

Trench 91 (Figs 6 and 14)

This trench was aligned East-West and measured 26.30m in length and 0.30m deep. The stratigraphy consisted of 0.18m of topsoil overlying 0.12m of subsoil overlying sandy silt natural geology. A large ditch was located between 5.50m and 9.70m into which a slot (35) was dug, 0.80m wide and 0.40m deep which contained three sherds of Roman pottery.

Trench 141 (Fig 7)

This trench was aligned approximately North East-South West and measured 25m in length and 0.31m deep. The stratigraphy consisted of 0.26m of topsoil overlying 0.05m of subsoil overlying sandy silt and limestone natural geology. A modern ditch located at 13.50m was not investigated further.

Trench 176 (Figs 7 and 14)

This trench was aligned approximately North East-South West and measured 25.50m in length and 0.27m deep. The stratigraphy consisted of 0.23m topsoil overlying 0.04m of subsoil overlying clayey silt and limestone natural geology. A gully (48) was located between 13.60m and 16.10m into which measured 0.60m wide and 0.11m deep. It did not produce any dating evidence.

Trench 205 (Figs 7 and 14)

This trench was aligned North-South and measured 25.30m in length and 0.28m deep. The stratigraphy consisted of 0.24m of topsoil overlying 0.04m of subsoil overlying clayey silt and limestone gravel natural geology. A linear feature that had been identified from the geophysical survey was noted between 14.50m and 20m into which a slot (47) was dug which measured 0.40m deep and contained 12 sherds of post medieval/modern pottery, a piece of tile, a piece of copper alloy, two pieces of glass and five pieces of clay pipe.

Trench 206 (Figs 7 and 14)

This trench was aligned North-South and measured 26m in length and 0.28m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.06m of subsoil overlying clayey silt and limestone gravel natural geology. The same feature as observed in trench 205 was also observed in this trench between 16.60m and 23.60m into which a slot (101) was dug which measured 0.43m deep and contained a sherd of post medieval/modern pottery, an iron nail and three pieces of glass.

Trench 208 (Figs 7 and 14)

This trench was aligned approximately North West-South East and measured 22.50m in length and 0.29m deep. The stratigraphy consisted of 0.21m of topsoil overlying 0.08m of subsoil overlying clayey silt and limestone gravel natural geology. A pit (49) was noted at 11.50m which measured 1.05m in diameter and 0.21m deep but did not produce any finds. A ditch terminus was located at the north western end of the trench into which a slot (100) was dug measuring 0.60m wide and 0.32m deep which contained a sherd of post medieval/modern pottery.

Trench 219 (Figs 7 and 14)

This trench was aligned approximately North-South and measured 25.60m in length and 0.27m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.05m of subsoil overlying clayey silt and limestone natural geology. A ditch was located at 19m into which a slot (103) was dug measuring 0.90m wide and 0.30m deep that produced seven sherds of post medieval/modern pottery and four pieces of glass.

Trench 222 (Figs 7 and 14)

This trench was aligned North West-South East and measured 25.90m in length and 0.28m deep. The stratigraphy consisted of 0.23m of topsoil overlying 0.05m of subsoil overlying clayey silt and limestone natural geology. A pit (105) was observed at 7m measuring 1.85m wide and 0.23m deep but did not contain any finds. Much of the remainder of the trench appeared to contain fill into which two sondages were dug (165 and 169) with 165 producing a sherd of Roman pottery.

Trench 224 (Figs 8 and 15; Pls. 9 and 10)

This trench was aligned North West-South East and measured 27.20m in length and 0.30m deep. The stratigraphy consisted of 0.26m of topsoil overlying 0.04m of subsoil overlying clayey silt and limestone natural geology. Two linear features (107, 108) and a pit (106) were located between 16.50m and 23.70m into which a slot was dug to determine their relationships, although none could be discerned. Pit 106 measured 2.15m in diameter and 0.90m deep and its two fills combined contained 21 sherds of Early Roman pottery and 34 pieces of animal bone. Ditch 107 measured 1.30m wide and 0.40m deep and contained 61 sherds of Roman pottery, two pieces of tile, including one of *tegula*, nine pieces of animal bone and a struck flint. Ditch 108 was 0.45m deep and produced seven sherds of Roman pottery, eight pieces of animal bone, a piece of fired clay, an iron nail and a piece of Roman tile.

Trench 225 (Figs 8 and 15)

This trench was aligned approximately North East-South West and measured 26m in length and 0.28m deep. The stratigraphy consisted of 0.21m of topsoil overlying 0.07m of subsoil overlying sandy silt and limestone natural

geology. Two linear features were noted in this trench. The first was between 1.60m and 4.20m into which a slot (102) was dug measuring 0.96m wide and 0.18m deep. It contained a sherd of Roman pottery and three pieces of animal bone. The second example was particularly large and may represent more than one feature. A slot (104) showed it was 1.20m wide and 0.39m deep and contained two sherds of Roman pottery and three pieces of animal bone.

Trench 226 (Figs 8 and 15)

This trench was aligned North West-South East and measured 25.70m in length and 0.36m deep. The stratigraphy consisted of 0.27m of topsoil overlying 0.09m of subsoil overlying sandy silt and limestone natural geology. A ditch was located at 13m into which a slot (46) was dug measuring 0.76m wide and 0.24m deep. It contained a tiny sherd of Iron Age pottery, seven pieces of animal bone and two pieces of oyster shell.

Trench 228 (Figs 8 and 15)

This trench was aligned North West-South East and measured 26.40m in length and 0.26m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.04m of subsoil overlying sandy silt and limestone natural geology. Two postholes (44 and 45) were noted at the south-eastern end of the trench, 0.13m and 0.20m wide and 0.09m and 0.08m deep respectively. Neither produced any dating evidence. A ditch was located between 11.80m and 13.80m into which a slot (43) was dug measuring 0.62m wide and 0.30m deep. It contained three sherds of Roman pottery and a piece of bunt animal bone.

Trench 229 (Figs 8 and 15)

This trench was aligned approximately North-South and measured 26.20m in length and 0.59m deep. The stratigraphy consisted of 0.24m of topsoil overlying 0.35m of subsoil overlying limestone natural geology. Two inter-cutting linear features were noted along much of the length of this trench, on terminating and the other turning to head out of the trench to the east. Slots were dug across these, including one to determine a relationship (39 and 40), although this was not apparent. Gully 39 measured 0.11m deep while gully 40 was 0.10m deep with both containing a single sherd of Late Iron Age and Roman pottery respectively. Gully slot 41 measured 0.50m wide and 0.08m deep but did not contain any finds. Gully 42 was 0.36m wide and 0.06m deep and contained a sherd of Roman pottery.

Trench 230 (Figs 9, 15 and 16; Pls. 11 and 12)

This trench was aligned North East-South West and measured 24.40m in length and 0.30m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.08m of subsoil overlying clayey silt and limestone natural geology. Three linear features were noted along the length of the trench. Between 2.30m and 5m was ditch 109

which measured 1.09m wide and 0.21m deep and contained 16 sherds of Roman pottery, two pieces of animal bone and an oyster shell. Between 10.20m and 13.80m was ditch 110 which measured 1.16m wide and 0.26m deep and contained nine sherds of Roman pottery, four pieces of animal bone and a piece of slag. Ditch 111 was located between 15.80m and 19.70m which measured 2.14m wide and 0.30m deep and contained 46 sherds of Roman pottery, 30 pieces of animal bone and a piece of burnt flint.

Trench 231 (Figs 9 and 16; Pls. 13 and 14)

This trench was aligned approximately North West-South East and measured 25.90m in length and 0.26m deep. The stratigraphy consisted of 0.19m of topsoil overlying 0.07m of subsoil overlying clayey silt and limestone natural geology. Two ditches and a pit were observed along the length of the trench. Between 9m and 15.50m was a large area of probable fill although it was difficult to determine if it only consisted of a ditch and a silty area. The ditch (117) measured 0.96m wide and 0.21m deep and contained two sherds of Roman pottery. Between 17.30 and 18.70 a second ditch was located into which a slot (118) was dug measuring 1.17m wide and 0.29m deep and this also contained a sherd of Roman pottery. At 24m was pit 119, which measured 0.78m in diameter and 0.26m deep and contained four sherds of Roman pottery.

Trench 232 (Figs 9 and 16; Pls. 15 and 16)

This trench was aligned East-West and measured 25m in length and 0.24m deep. The stratigraphy consisted of 0.21m of topsoil and 0.03m of subsoil overlying clayey silt and limestone natural geology. Between 6m and 11m a ditch was located into which a slot (116) was dug measuring 2.18m wide and 0.47m deep but it did not produce any dating evidence. A second ditch was located between 18.20m and 23.40m this could not be excavated due to the unexpected presence of a crouched burial (115) cut in to the top of it. From the deposit around the skeleton were retrieved four sherds of pottery (one each from the Late Iron Age, Early Roman, Middle Roman and post-medieval periods); two iron nails; and a sheep/goat tooth. It is not altogether certain that these finds really belong with the grave.

Trench 238 (Fig 9)

This trench was aligned approximately North East-South West and measured 25.60m in length and 0.28m deep. The stratigraphy consisted of 0.17m of topsoil overlying 0.11m of subsoil overlying clayey silt and limestone natural geology. At 8m was a terminal end of a modern gully (121) which was not investigated.

Trench 252 (Figs 9 and 16)

This trench was aligned approximately North-South and measured 23.70m in length and 0.33m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.11m subsoil overlying clayey silt and limestone natural

geology. A ditch was located between 1.80m and 6m into which a slot (120) was dug measuring 1.26m wide and 0.30m deep. It contained a single sherd of Roman pottery.

Trench 254 (Figs 9 and 17)

This trench was aligned East-West and measured 25.10m in length and 0.29m deep. The stratigraphy consisted of 0.22m of topsoil overlying 0.07m of subsoil overlying clayey silt and limestone natural geology. A ditch was located at the western end of the trench into which a slot (114) was dug measuring 1.44m wide and 0.27m deep which contained a sherd of Roman pottery.

Trench 255 (Figs 9 and 17)

This trench was aligned approximately North-South and measured 27m in length and 0.29m deep. The stratigraphy consisted of 0.23m of topsoil overlying 0.06m of subsoil overlying clayey silt and limestone natural geology. A ditch was located between 1.20m and 6m into which a slot (112) was dug measuring 1.70m wide and 0.25m deep but it did not contain any dating evidence.

Trench 256 (Figs 10 and 17)

This trench was aligned approximately East-West and measured 25.20m in length and 0.35m deep. The stratigraphy consisted of 0.21m of topsoil overlying 0.14m of subsoil overlying clayey silt and limestone natural geology. Much of this trench showed possible evidence of quarrying. A slot (113) was dug into it measuring 0.65m deep and showed three fills but no finds were recovered.

Trench 258 (Fig 10; Pl. 17)

This trench measured 3.30m in length, 2.90m wide and 0.30m deep. The stratigraphy consisted of 0.19m of topsoil overlying 0.08m of subsoil overlying limestone natural geology. The cut of a modern feature was evident but investigated further.

Trench 259 (Fig 10)

This trench measured 3.30m in length, 2.90m wide and 0.28m deep. The stratigraphy consisted of 0.17m of topsoil overlying 0.11m of subsoil clayey silt and limestone natural geology. A modern cut was evident in one corner of this trench but was not investigated further.

Trench 260 (Fig 10; Pl. 18)

This trench measured 3.30m in length, 3.00m wide and 0.27m deep. The stratigraphy consisted of 0.16m of topsoil overlying 0.11m of subsoil overlying clayey silt and limestone natural geology. A modern feature was evident in this trench but not investigated further.

Trench 261 (Fig 10)

This trench 261 measured 3.10m in length, 3.00m wide and 0.30m deep. The stratigraphy consisted of 0.20m of topsoil overlying 0.10m of subsoil overlying clayey silt and limestone natural geology. A modern feature was noted in this trench but not investigated further.

Finds

Pottery by Jane Timby

The archaeological evaluation resulted in the recovery of an assemblage of 858 sherds of pottery weighing 8360g dating to the later prehistoric, early Roman, Roman and post-medieval/modern periods. There is also a single possible fragment of medieval pottery. The assemblage was sorted into fabrics based on the colour, texture and nature of the inclusions present in the clay. Known named or traded Roman wares were coded using the National Roman fabric reference system (Tomber and Dore 1998); other wares were coded more generically. The pottery was scanned to assess its likely chronology and quantified by sherd count and weight for each recorded context (Appendix 3).

In general the sherds were in moderate condition with an overall average sherd weight of 9.7g. Surface preservation was poor and many of the sherds had abraded edges largely due to their fairly soft fabrics. Surface finish did not survive on most of the material.

Pottery was recovered from 42 features with additional material from surface collection over seven trenches. A particularly large collection of material, 373 sherds, constituting 43% of the total assemblage, was recovered from the surface of ditch 20. At least 44 contexts produced less than 10 sherds, in many cases less than five sherds, which impacts severely on the level of accuracy that can be given to the dating.

Later Prehistoric

Several sherds, 97 in total are dated as Iron Age with a further 156 sherds dated to the later Iron Age (Appendix 3). Most of the former had a calcareous temper comprising fairly well crushed fossiliferous material and limestone or a sandy fabric and were from handmade vessels. There were no featured sherds and the pieces were generally very small and degraded. It is likely that most represent redeposited material in later deposits.

Only three contexts exclusively produced Iron Age sherds; the surface of Trench 41 and single very small pieces from gully 39 and ditch 46. The material designated as Later Iron Age is almost exclusively handmade grog-tempered wares which would have continued in use into the early Roman period. These account for 18% of the recovered assemblage. Just one context (ditch 19) produced just grog-tempered wares without any Roman material: the remaining occurrences appear to be in early Roman contexts.

Roman

Most of the assemblage dates to the Roman period, some 567 sherds. Of this total some 456 sherds, 80% can be broadly assigned to the early Roman period (second half of the 1st century AD). These wares comprise fine sandy grey wares with sparse grog, fine black sandy wares, South Gaulish samian (LGF SA), and a sherd of Baetican *amphora* from South Spain, probably a Haltern 70 form. Potentially slightly later in date are more standardized grey sandy wares from the Oxfordshire industry (OXF RE); Dorset black burnished ware (DOR BB1), and four sherds of a rough cast decorated beaker from pit 25 which may be an import from Argonne or a local copy, the sherds are very degraded.

There are also a few sherds of Central Gaulish samian (LEZ SA) all collectively suggesting a small amount of activity in the 2nd century. The DOR BB1 includes a flat rim dish or bowl from ditch 21 is likely to date to the 2nd century.

Also of note are several bodysherds from a cream sandy ware flagon, probably an Oxfordshire white ware and also possibly deliberately holed in the body from ditch 20. Continuing occupation in the second half of the 3rd century is evidenced by the presence of an Oxfordshire white ware *mortarium* (Young 1977, form M17) from cut ditch 107 and later DOR BB1 including a jar with an oblique lattice also from 107. Further bodysherds of white ware *mortarium* were recovered from cut ditch 21 which may be earlier in date.

In total there are 11 sherds of samian which appear to feature both South and Central Gaulish sherds. Of note are four pieces from the same vessel from 107 with a broken potter's stamp DON[ ]. The vessel also has a *sgraffito* cut into the foot-ring comprising four lines.

Many of the smaller groups comprise non-diagnostic grey sandy wares which cannot be dated closely other than Roman.

Medieval

A single sherd of possible unglazed jar came from cut [4].

Post-medieval-modern

A total 35 sherds of post-medieval/modern date was recovered from 12 contexts. Amongst the sherds are examples of industrial white earthenware, plain and decorated (china), tin-glazed wares, English stone ware, basalt ware, glazed and unglazed red earthenware. Twelve contexts date to this period on the basis of the pottery present.

Summary and potential

The assemblage appears to suggest a main phase of activity at the site in the early Roman period which continued into the later 3rd century. It is difficult to assess from the current assemblage, whether there is likely to be continuity of occupation but this seems likely. An almost complete absence of later Roman colour-coated wares and other late Roman products suggests the site did not continue in use into the 4th century.

A small amount of later prehistoric pottery suggests either that the site was established in the later Iron Age period or that there is some later prehistoric focus nearby. The significant amount of grog-tempered pottery might suggest a pre or early-post-conquest origin.

The character of the assemblage dominated by local wares with few imports and with a fairly limited repertoire of forms dominated by jars indicates a fairly low status rural settlement. Continental imports account for less than 2% of the Roman assemblage which would be entirely typical.

Animal Bone by Ceri Falys

A small assemblage of animal bone was recovered from 20 contexts within the evaluated area. A total of 155 fragments of bone were present for analysis, weighing 1255.5g (Appendix 4a). The overall surface preservation of the remains was fair, with frequent areas of cortical bone etching and erosion noted, and a moderate amount of fragmentation present. Initial analyses roughly sorted elements into categories based on size, not by species: "large", "medium", and "small". Horse and cow are represented by the large size category, sheep/goat and pigs are represented in the medium size category, and any smaller animal (e.g. dog, cat etc.) were designated to the "small" category. Wherever possible, a more specific identification to species was made. The determination of the minimum number of individuals (MNI) both within and between the species was investigated based on the duplication of elements, and differences in skeletal development (i.e. age categories).

A minimum of four animal individuals were represented in this small assemblage: two large (cow and horse) and two medium (sheep/goat and pig). The large animals were primarily identified in ditch contexts through the presence of leg long bone fragments and foot bones. A single horse individual was represented by unduplicated fragments of metapodials in sondage 28 and ditches 37and 107. A proximal horse phalanx was also recovered from ditch 37. Evidence of a cow individual was recovered from land drain slot 2, 53 (proximal one-third of a right metacarpal), ditch 22 (left talus and one loose tooth), 37 (a loose tooth) and ditch 104 (a metatarsal shaft and a loose tooth).

Teeth were the most frequently identified indicators of medium sized individuals. Loose sheep/goat sized molars were present in gully 6, and ditches 22, 36 and 115. Sheep/goat postcranial elements were identified in

ditches 22 and 23. Pieces of left metatarsal and distal humerus were present in 22, and a sheep/goat sized long bone shaft was in ditch 23. Finally, three fragments refit in to a single pig canine, also in ditch 23.

Evidence of butchery practices was observed on three skeletal elements. A chop mark, measuring 11.2mm long, was recorded on the sheep/goat sized long bone shaft in ditch 23, which runs diagonally across the shaft. The centre of the right proximal horse metapodial in sondage 28 appears to have been hollowed out into the medullary cavity, possibly to access the bone marrow. Finally, a transverse cut mark, measuring 13.5mm, was identified across the shaft surface of a long bone shaft fragment of an unidentified large animal in ditch 109. No further information could be retrieved from this small assemblage of animal bone.

A total of just five fragments of burnt bone was recovered, weighing 7g, was present from four ditch contexts (Appendix 4b). The overall preservation of the bone was fair, although a generally small fragment size was noted. The colour of burnt bone varied between contexts. Variations in colour reflect the efficiency of the burning process (i.e. the time, temperature and amount of oxygen supplied to the bone), and reflects the degree of oxidation of the organic compounds within bone. Two contexts (21 and 43) contained fully oxidized white bone, while the bone in the other two deposits (22 and 46) were charred black. All fragments were unidentifiable as to element and species of origin, and no further information could be retrieved.

Ceramic Building Material by Danielle Milbank

A total of 455g of ceramic building material (11 fragments) was recovered during the evaluation. Of these, the majority of identifiable fragments were brick, with fewer tile fragments identified, and a typically small fragment size (20-30mm). The majority of the material is of Roman date, with later (post-medieval) fragments also recovered.

Drain 2 (53) contained three brick pieces which are of a friable, very coarse quartz sand fabric with groggy inclusions. The material is dark red and the form of the pieces is fairly even, with striations on the upper surface. The brick is partially vitrified on one side and is 60mm thick, and is of likely post-medieval (*c.* 17th century) date. Also from this context, a small fragment of tile of a sandy, evenly fired clay fabric of broadly medieval or post-medieval date, was also recovered.

Ditch 8 (62) contained four fragments of brick of likely post-medieval date. Three are of a light orange, friable fabric with groggy inclusions with a light orange red colour, with a fourth piece of sandy dark red fabric.

A fragment from the surface of ditch 21 is of a slightly soft, fine clay fabric with sparse sandy inclusions and a light orange colour, with grey on one side. The form is fairly even and the thickness 29mm, and it is likely

that it represents a piece of *tegula* (roof tile) of Roman date. Two fragments were recovered from ditch 107, at least one of which is from a *tegula*.

Gully 47 (160) contained two small fragments of tile of a hard, evenly-fired fine fabric of light orange red colour. These are neat and even in form (with a rough base indicating a sandy mould was used) and are of likely post-medieval date.

Ditch 108 (173) contained a piece of tile of Roman date, which is of a soft, fine fabric, with fine sparse groggy and sandy inclusions. The colour is orange brown, with a paler orange core, and the piece is 18mm thick and although this suggests it represents plain tile, the small fragment size means this is uncertain.

Conclusion

The assemblage of ceramic building material was fairly modest and includes several pieces of Roman date, along with post-medieval examples. Overall, the assemblage can be characterized as domestic, based on the limited range of forms present. Roman tiles were represented by *tegula* (flanged roof tile) fragments, though the flanged part was not present and the piece is not closely dateable. This type of tile is durable and often found with mortar on the upper or lower faces showing that they have been re-used in walls and wall foundations.

Struck Flint by Steve Ford

A collection of just two pieces of struck flint were recovered during the fieldwork. A broken flake was recovered from ditch 28 (85) in trench 86 and a possible broken blade from slot 107 (172) in trench 224. Both were patinated. Neither pieces are closely datable and only a broad Neolithic or Bronze Age date can be suggested.

Fired Clay by Andy Taylor

Seven pieces of fired clay weighing 36.5g were recovered from two contexts. None of these showed any diagnostic traits.

Metalwork by Aidan Colyer

A total of 17 pieces of metalwork with a combined weight of 67.5g were recovered during the evaluation.

Of these items only one piece (cat. no. 120) was of copper alloy. This is a small fragment of a flat object with a weight of 1g and dimensions of 13mm by 11mm by 4mm, with enamel on one side, although this is unclear due to the state of preservation. This may suggest that it was part of a brooch; however, due to the size and preservation, no further information can be gleaned from the piece.

Catalogue no. 1 is a large ferrous piece with a length of 112mm and a diameter of 8mm tapering sharply to a point. The whole piece is curved with the end of the piece curved the opposite direction forming a hook. The opposite end has been damaged although it would likely have been similar as suggested by the uniformity of the piece. The curve and hook suggest that it is part of a handle potentially 250mm from hooked end to hooked end.

Cat. no. 2 is a small ferrous piece. It has an oval end 13mm in height and 16mm in width. There is a protrusion from one side which is 11mm long before it bends at a right angle and then is a further 15mm long. While this piece is in a decent state of preservation its purpose is unclear. If the bend is unintentional it could be suggested this piece is a crude iron pin.

Cat. nos. 3 to 11 are hobnails or pieces thereof (nos. 5 and 6 are complete examples). They are both 15mm in length with the end bent backwards. Both also have heads of 8mm in diameter. All of these pieces were recovered from context 96 within ditch 36 (Trench 89) and it may be suggested that they are all associated. The small number of hobnails found suggests casual loss of a worn shoe rather than deliberate deposition.

Cat. nos. 13, 14, 16 and 17 are all square section nails or large parts thereof. The heads are amorphous on all pieces with the lengths varying from 25–68mm. The average shaft dimensions are 5mm by 5mm with no appreciable difference in size apart from tapering. These nails are common from the Roman period through to the modern period and thus cannot be dated independently.

Catalogue number 15 is a ferrous piece 20mm in length 15mm in width and 6mm in thickness. The piece has a top bar with a wedge shape attached to the underneath, at a 90^0 angle to the bar on one side and roughly 45^0 on the other. This piece was found in the subsoil of trench 61. The lack of features nearby may suggest a modern date for the piece which would fit with its good state of preservation. The piece is likely to be a tack of some sort or potentially a horse shoe nail.

Glass by Andy Taylor

Some 39 pieces of glass were recovered during the evaluation weighing a total of 752.5g. All of these come from features that were proven to be modern and none of the glass is obviously any older.

Burnt Flint by Andy Taylor

Two pieces of burnt flint were recovered from two separate contexts weighing a total of 23g.

Clay Tobacco Pipe by Andy Taylor

Five pieces of clay pipe were recovered from gully 47 in trench 205 weighing 10g (Appendix 11). These comprised four small pieces of stem and one quarter of a bowl. The bowl bore the letters N S from the remains of a stamp.

Slag by Steve Crabb

Four pieces of metalworking slag weighing 296g were recovered from two contexts (Appendix 12). Three pieces from ditch 8 in trench 53 are from a hearth lining. The other larger piece was from ditch 110 in trench 230 and comes from a plano-convex smithing hearth bottom. Both of these point to some small scale iron smithing taking place within the vicinity.

Shell by Andy Taylor

Four oyster shells were recovered from three separate contexts weighing 58.5g (Appendix 13). Two pieces were from features of early Roman date, and two from one deposit that may be of similar date but contained only pottery in the late Iron Age tradition (ditch 46).

Macrobotanical plant material and charcoal by Jo Pine

Twenty-one bulk soil samples were processed from the evaluation (Appendix 14). The flots were sieved to 0.25mm and air dried and examined under a low-power binocular microscope at a magnification of x10m.

Charred seeds were only recovered from two features; 102 (162) and 110 (175) which each contained a single cereal grain but these were very poorly preserved and were lacking in identifying characteristics.

Charcoal was present in three of the samples from 13 (67), 105 (168), and 117 (184) but in very low densities. The majority of the charcoal present in the samples was too poor or too small (less than 2mm) to enable identification.

Conclusion

The evaluation identified a moderate amount of archaeological deposits mostly concentrated in two areas within the larger eastern field. Thirty-four of the 265 trenches contained features likely to be pre-modern in date. Predominantly these features are of Late Iron Age/Roman date, with other periods represented only by a very small collection of artefacts such as prehistoric struck flint or medieval pottery. The correlation of these positive trenching results with those of the geophysics was mixed. A geophysical anomaly complex to the north west was

found to be a combination of either natural or relative modern features such as land drains or boundaries present on old maps. A square shaped anomaly to the south east was found to be of modern date.

By way of contrast a complex of anomalies in the north-eastern corner of the site showed a series of linear features of Late Iron Age and Roman date which certainly represent a focus of occupation. A second area of geophysical anomalies including a rectilinear arrangement at the north end of the site was confirmed as being of Roman origin, representing another focus of occupation, which also included a crouched burial. Immediately adjacent to and south of the latter zone was an area with no clear geophysical anomalies. However, trenching here confirmed that this location also contained deposits of Roman date.

Examination of these features revealed a range of archaeological deposits typical of dryland regions under arable cultivation in southern England.

The site of the early 20th century isolation hospital was trenched, but apart from a water pipe, few traces of it were revealed. It is not known if this indicates that it was thoroughly demolished and the materials recycled, or that it was a temporary construction with no earthfast foundations.

Apart from these locations, the trenching results were notable for their general lack of any cut features and stray artefact finds. The lack of features could be taken to indicate that the majority of the site was not a part of an organised landscape represented by fields, trackways and property boundaries until late post-medieval times.

The geophysical survey appears to have been very successful in defining the full extent of the Roman villa complex which extends beyond the area of the scheduled monument. The trenching here has assisted in this interpretation with trenches to the west of scheduled monument and a high density of trenches along the eastern margin of the scheduled area producing negative results.

The evaluation trenching and geophysical survey have allowed the archaeological potential of the site to be addressed, with, unusually, relatively clear cut results. This is displayed on Figure 19. There are two areas of potential. These comprise a linear zone aligned approximately north-south which includes the scheduled monument and corresponds with the main spread of geophysical anomalies. A second area of potential corresponding with another Late Iron Age/Roman complex lies to the north east. The grading of the areas of potential into higher and lower on Figure 19 largely reflects the difference between deposits thought to be directly associated with the Roman villa complex, and other areas containing either non-villa settlement clusters or zones with relatively little archaeology.

Large areas of the site have no deposits no artefacts of archaeological interest and thus have low archaeological potential.

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APPENDIX 1: Trench details

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
1	26.00	1.80	0.34	0-0.19m topsoil; 0.19-0.34m subsoil; 0.34m+ clayey sand natural geology
2	26.00	1.80	0.36	0-0.17m topsoil; 0.17-0.36m subsoil; 0.36m+ clayey sand natural geology. Gully 1
3	27.00	1.80	0.35	0-0.22m topsoil; 0.22-0.35m subsoil; 0.35m+ sandy clay natural geology.
4	26.20	1.80	0.31	0-0.22m topsoil; 0.22-0.31m subsoil; 0.31m+ sandy silt natural geology.
5	26.20	1.80	0.29	0-0.29m topsoil; 0.29m+ clayey silt natural geology.
6	23.35	1.80	0.27	0-0.27m topsoil; 0.27m+ clayey silt natural geology.
7	26.00	1.80	0.35	0-0.25m topsoil; 0.25-0.35m subsoil; 0.35+ clayey silt natural geology.
8	25.49	1.80	0.28	0-0.28m topsoil; 0.28m+ clayey silt natural geology.
9	26.00	1.80	0.29	0-0.22m topsoil; 0.22-0.29m subsoil; 0.29m+ clayey silt natural geology. Land drain 2
10	26.20	1.80	0.29	0-0.29m topsoil; 0.29+ limestone natural geology.
11	24.80	1.80	0.26	0-0.26m topsoil; 0.26m+ limestone natural geology.
12	25.80	1.80	0.25	0-0.25m topsoil; 0.25m+ clayey silt and limestone natural geology.
13	25.60	1.80	0.23	0-0.23m topsoil; 0.23m+ clayey silt and limestone natural geology.
14	25.00	1.80	0.34	0-0.34m topsoil; 0.34m+ clayey silt and limestone natural geology.
15	26.00	1.80	0.29	0-0.26m topsoil; 0.26-0.29m subsoil; 0.29m+ sandy silt natural geology.
16	25.10	1.80	0.38	0-0.25m topsoil; 0.25-0.38m subsoil; 0.38m+ sandy silt natural geology.
17	25.00	1.80	0.26	0-0.26m topsoil; 0.26m+ sandy silt natural geology.
18	26.00	1.80	0.38	0-0.31m topsoil; 0.31-0.38m subsoil; 0.38m+ sandy silt natural geology. **Pl. 1**
19	25.60	1.80	0.28	0-0.28m topsoil; 0.28m+ limestone natural geology. Gully 3
20	25.00	1.80	0.24	0-0.24m topsoil; 0.24m+ limestone natural geology.
21	25.00	1.80	0.35	0-0.26m topsoil; 0.26-0.35m subsoil; 0.35m+ sandy silt and limestone natural geology.
22	25.50	1.80	0.25	0-0.23m topsoil; 0.23-0.25m subsoil; 0.25m+ sandy silt and limestone natural geology.
23	24.50	1.80	0.30	0-0.30m topsoil; 0.30m+ limestone natural geology.
24	24.80	1.80	0.26	0-0.26m topsoil; 0.26m+ limestone natural geology.
25	25.60	1.80	0.42	0-0.31m topsoil; 0.31-0.42m subsoil; 0.42m+ limestone natural geology.
26	23.40	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+limestone natural geology.
27	26.00	1.80	0.33	0-0.25m topsoil; 0.25-0.33m subsoil; 0.33m+ limestone natural geology.
28	26.00	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ sandy clay natural geology. Gully 5
29	25.00	1.80	0.33	0-0.25m topsoil; 0.25-0.33m subsoil; 0.33m+ sandy clay natural geology.
30	25.30	1.80	0.29	0-0.23m topsoil; 0.23-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
31	25.00	1.80	0.30	0-0.30m topsoil; 0.30m+ clayey silt and limestone natural geology.
32	24.50	1.80	0.33	0-0.33m topsoil; 0.33m+ clayey silt and limestone natural geology.
33	25.00	1.80	0.28	0-28m topsoil; 0.28m+clayey silt and limestone natural.
34	26.20	1.80	0.28	0-0.28m topsoil; 0.28m+ limestone natural geology.
35	26.00	1.80	0.24	0-0.24m topsoil; 0.24m+ limestone natural geology.
36	24.70	1.80	0.24	0-0.21m topsoil; 0.21-0.24m subsoil; 0.24m+ limestone natural geology.
37	26.20	1.80	0.27	0-0.25m topsoil; 0.25-0.27m subsoil; 0.27m+ sandy clay and limestone natural geology. **Pl. 2**
38	25.50	1.80	0.25	0-0.25m topsoil; 0.25m+ sandy clay and limestone natural geology.
39	25.40	1.80	0.34	0-0.30m topsoil; 0.30-0.34m subsoil; 0.34m+ sandy clay and limestone natural geology.
40	23.00	1.80	0.27	0-0.27m topsoil; 0.27m+ limestone natural geology.
41	25.00	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ limestone natural geology.
42	25.10	1.80	0.32	0-0.28m topsoil; 0.28-0.32m subsoil; 0.32m+ limestone natural geology.
43	25.50	1.80	0.28	0-0.28m topsoil; 0.28m+ sandy clay and limestone natural geology.
44	26.70	1.80	0.42	0-0.30m topsoil; 0.30-0.42m subsoil; 0.42m+ silty clay and limestone natural geology. **Pl. 3**
45	27.00	1.80	0.42	0-0.30m topsoil; 0.30m+ silty clay natural geology.
46	26.40	1.80	0.44	0-0.26m topsoil; 0.26-0.42m subsoil; 0.42m+ sandy clay natural geology. Pit 4
47	27.00	1.80	0.42	0-0.30m topsoil; 0.30-0.40m subsoil; 0.40m+ sandy clay natural geology. Gully 6
48	24.90	1.80	0.39	0-0.22m topsoil; 0.22-0.29m subsoil; 0.29m+ sandy clay natural geology.
49	26.40	1.80	0.31	0-0.22m topsoil; 0.22-0.31m subsoil; 0.31m+ sandy clay and limestone natural geology. Pit 10; Gully 11; Ditch 12
50	26.20	1.80	0.32	0-0.20m topsoil; 0.20m+ sandy clay and limestone natural geology. Pit 13
51	25.00	1.80	0.30	0-0.30m topsoil; 0.30m+ silty clay ands limestone natural geology.
52	25.00	1.80	0.54	0-0.31m topsoil; 0.31-0.41m subsoil; 0.41m+ silty clay and limestone natural geology.
53	27.00	1.80	0.44	0-0.26m topsoil; 0.26-0.36m subsoil; 0.36m+ natural geology (light yellowish grey sandy clay). Ditch 8
54	26.00	1.80	0.54	0-0.36m topsoil; 0.36m+ sandy silt and limestone natural geology. Gully 7 **Pl. 4**
55	26.00	1.80	0.44	0-0.26m topsoil; 0.26-0.40m subsoil; 0.40m+ sandy silt and limestone natural geology.

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
56	29.50	1.80	0.38	0-0.26m topsoil; 0.26m+ sandy silt and limestone natural geology.
57	24.00	1.80	0.44	0-26m topsoil; 0.26-0.40m subsoil; 0.40m+ sandy silt and limestone natural geology.
58	26.00	1.80	0.50	0-0.30m topsoil; 0.30-0.40m subsoil; 0.40m+ silty clay and limestone natural geology.
59	27.00	1.80	0.40	0-0.30m topsoil; 0.30-0.40m subsoil; 0.40m+sandy silt and limestone natural geology.
60	27.00	1.80	0.40	0-0.30m topsoil; 0.30-0.40m subsoil; 0.40m+ clayey silt and limestone natural geology.
61	27.30	1.80	0.40	0-0.24m topsoil; 0.24-0.37m subsoil; 0.30m+ clayey silt and limestone natural geology.
62	25.50	1.80	0.40	0-0.30m topsoil; 0.30-0.40m subsoil; 0.40m+ clayey silt and limestone natural geology. Gully 9
63	26.20	1.80	0.29	0-0.21m topsoil; 0.21-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
64	26.40	1.80	0.30	0-0.24m topsoil; 0.24-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
65	26.50	1.80	0.34	0-0.20m topsoil; 0.20-0.34m subsoil; 0.34m+ clayey silt and limestone natural geology.
66	26.00	1.80	0.28	0-0.19m topsoil; 0.19-0.28m subsoil; 0.29m+ clayey silt and limestone natural geology.
67	24.30	1.80	0.31	0-0.26m topsoil; 0.26-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology. Gully 14
68	26.00	1.80	0.37	0-0.24m topsoil; 0.24-0.37m subsoil; 0.37m+ clayey silt and limestone natural geology.
69	27.00	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
70	26.30	1.80	0.32	0-0.27m topsoil; 0.27-0.32m subsoil; 0.32m+ limestone natural geology.
71	25.50	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
72	25.60	1.80	0.24	0-0.24m topsoil; 0.24m+ clayey silt limestone natural geology.
73	25.90	1.80	0.31	0-0.22m topsoil; 0.22-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology.
74	27.10	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
75	26.10	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
76	24.50	1.80	0.27	0-0.22m topsoil; 0.22-0.27m subsoil; 0.27m+ limestone natural geology. Gully 15
77	24.80	1.80	0.32	0-0.28m topsoil; 0.28-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
78	25.10	1.80	0.36	0-0.26m topsoil; 0.26-0.36m subsoil; 0.36m+ clayey silt and limestone natural geology.
79	26.00	1.80	0.33	0-0.24m topsoil; 0.24-0.33m subsoil; 0.33m+ clayey silt and limestone natural geology. Gully 16; Field drain 17
80	25.70	1.80	0.28	0-0.24m topsoil; 0.24-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
81	26.00	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
82	25.00	1.80	0.32	0-0.23m topsoil; 0.23-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
83	25.10	1.80	0.32	0-0.24m topsoil; 0.24-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology. Gully 18; Ditches 19+20
84	24.20	1.80	0.31	0-0.25m topsoil; 0.25-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology. Ditches 21, 24, 26+27; Pit 25
85	25.00	1.80	0.28	0-0.23m topsoil; 0.23-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Ditches 22+23
86	25.20	1.80	0.26	0-0.21m topsoil; 0.21-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology. Ditch 28
87	24.50	1.80	0.33	0-0.23m topsoil; 0.23-0.33m subsoil; 0.33m+ clayey silt and limestone natural geology. Large 'feature' 33; Poss. ditch 34
88	23.90	1.80	0.37	0-0.22m topsoil; 0.22-0.37m subsoil; 0.37m+sandy silt and limestone natural geology. Ditches 29-32. **Pls. 5 and 6**
89	25.80	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ sandy silt natural geology. Ditches 36+37. **Pls. 7 and 8**
90	25.00	1.80	0.32	0-0.28m topsoil; 0.28-0.32m subsoil; 0.32m+ sandy silt natural geology
91	26.30	1.80	0.30	0-0.18m topsoil; 0.18-0.30m subsoil; 0.30m+ sandy silt natural geology. Ditch 35
92	25.40	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ sandy silt natural geology.
93	23.60	1.80	0.27	0-0.18m topsoil; 0.18-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
94	24.50	1.80	0.29	0-0.24m topsoil; 0.24-0.29m subsoil; 0.29m+ clayey silt and limestone natural

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
				geology.
95	26.10	1.80	0.27	0-0.20m topsoil; 0.20-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
96	24.50	1.80	0.30	0-0.19m topsoil; 0.19-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
97	26.10	1.80	0.29	0-0.22m topsoil; 0.22-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
98	25.00	1.80	0.29	0-0.26m topsoil; 0.26-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
99	25.90	1.80	0.32	0-0.25m topsoil; 0.25-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
100	25.10	1.80	0.28	0-0.22m topsoil; 0.22-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
101	24.80	1.80	0.30	0-0.24m topsoil; 0.24-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
102	25.00	1.80	0.34	0-0.32m topsoil; 0.32-0.34m subsoil; 0.34m+ clayey silt and limestone natural geology.
103	25.70	1.80	0.28	0-0.24m topsoil; 0.24-0.28m subsoil; 0.32m+ clayey silt and limestone natural geology.
104	25.10	1.80	0.29	0-0.24m topsoil; 0.24-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
105	24.90	1.80	0.24	0-0.20m topsoil; 0.20-0.24m subsoil; 0.24m+ limestone natural geology.
106	24.00	1.80	0.25	0-0.18m topsoil; 0.18-0.25m subsoil; 0.25m+ limestone natural geology.
107	25.50	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
108	25.10	1.80	0.26	0-0.23m topsoil; 0.23-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
109	25.40	1.80	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
110	22.60	1.80	0.31	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
111	26.50	1.80	0.26	0-0.26m topsoil; 0.26m+ limestone natural geology.
112	25.10	1.80	0.25	0-0.20m topsoil; 0.20-0.25m subsoil; 0.25m+ clayey silt and limestone natural geology.
113	24.50	1.80	0.27	0-0.17m topsoil; 0.17-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
114	25.30	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
115	25.10	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
116	25.30	1.80	0.24	0-0.16m topsoil; 0.16-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
117	24.00	1.80	0.32	0-0.27m topsoil; 0.27-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
118	24.10	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
119	25.00	1.80	0.24	0-0.21m topsoil; 0.21-0.24m subsoil; 0.24m+ limestone natural geology.
120	26.50	1.80	0.27	0-0.24m topsoil; 0.24-0.27m subsoil; 0.27m+ limestone natural geology.
121	23.70	1.80	0.34	0-0.24m topsoil; 0.24-0.32m subsoil; 0.34m+ clayey silt and limestone natural geology.
122	25.50	1.80	0.34	0-0.17m topsoil; 0.17-0.34m subsoil; 0.34m+ limestone natural geology.
123	26.00	1.80	0.40	0-0.29m topsoil; 0.29-0.40m subsoil; 0.40m+ clayey silt and limestone natural geology.
124	24.50	1.80	0.24	0-0.18m topsoil; 0.18-0.24m subsoil; 0.24m+ limestone natural geology.
125	25.20	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ limestone natural geology.
126	25.60	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ limestone natural geology.
127	25.90	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
128	24.90	1.80	0.26	0-0.16m topsoil; 0.16-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
129	25.10	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
130	25.40	1.80	0.32	0-0.29m topsoil; 0.29-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
131	25.20	1.80	0.30	0-0.28m topsoil; 0.28-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
132	24.80	1.80	0.28	0-0.18m topsoil; 0.18-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
133	25.60	1.80	0.25	0-0.20m topsoil; 0.20-0.25m subsoil; 0.25m+ clayey silt and limestone natural geology.
134	25.00	1.80	0.29	0-0.20m topsoil; 0.20-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
135	24.90	1.80	0.24	0-0.17m topsoil; 0.17-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
136	24.00	1.80	0.39	0-0.21m topsoil; 0.21-0.39m subsoil; 0.39m+ clayey silt and limestone natural geology.
137	25.00	1.80	0.29	0-0.21m topsoil; 0.21-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
138	25.00	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
139	25.10	1.80	0.31	0-0.24m topsoil; 0.24-0.31m subsoil; 0.31m+ sandy silt and limestone natural geology.
140	25.30	1.80	0.36	0-0.27m topsoil; 0.27-0.36m subsoil; 0.36m+ sandy silt and limestone natural geology.
141	25.00	1.80	0.31	0-0.26m topsoil; 0.26-0.31m subsoil; 0.31m+ sandy silt and limestone natural geology. Modern gully 122
142	22.50	1.80	0.28	0-0.25m topsoil; 0.25-0.28m subsoil; 0.28m+ sandy silt and limestone natural geology.
143	26.10	1.80	0.23	0-0.16m topsoil; 0.16-0.23m subsoil; 0.23m+ sandy silt and limestone natural geology.
144	26.40	1.80	0.29	0-0.24m topsoil; 0.24-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
145	24.50	1.80	0.34	0-0.28m topsoil; 0.28-0.34m subsoil; 0.34m+ natural geology sandy silt and limestone natural geology.
146	26.10	1.80	0.27	0-0.25m topsoil; 0.25-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
147	24.70	1.80	0.26	0-0.21m topsoil; 0.21-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
148	25.00	1.80	0.24	0-0.18m topsoil; 0.18-0.24m subsoil; 0.24m+ sandy silt and limestone natural geology.
149	24.70	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
150	24.70	1.80	0.30	0-0.24m topsoil; 0.24-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
151	24.10	1.80	0.32	0-0.27m topsoil; 0.27-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
152	23.30	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
153	25.10	1.80	0.28	0-0.24m topsoil; 0.24-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
154	23.90	1.80	0.27	0-0.24m topsoil; 0.24-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
155	24.70	1.80	0.32	0-0.28m topsoil; 0.28-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
156	24.60	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
157	25.60	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
158	25.50	1.80	0.31	0-0.25m topsoil; 0.25-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology.
159	25.00	1.80	0.34	0-0.30m topsoil; 0.20-0.34m subsoil; 0.34m+ clayey silt and limestone natural geology.
160	26.30	1.80	0.24	0-0.20m topsoil; 0.20-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
161	24.70	1.80	0.23	0-0.18m topsoil; 0.18-0.23m subsoil; 0.23m+ clayey silt and limestone natural geology.
162	24.90	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
163	25.70	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
164	25.30	1.80	0.29	0-0.19m topsoil; 0.19-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
165	24.00	1.80	0.29	0-0.21m topsoil; 0.21-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
166	25.20	1.80	0.28	0-0.23m topsoil; 0.23-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
167	25.60	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
168	25.90	1.80	0.27	0-0.24m topsoil; 0.24-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
169	24.80	1.80	0.25	0-0.14m topsoil; 0.14-0.25m subsoil; 0.25m+ clayey silt and limestone natural geology.
170	26.10	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
171	25.00	1.80	0.27	0-0.27m topsoil; 0.27m+ clayey silt and limestone natural geology.
172	24.10	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
173	24.50	1.80	0.24	0-0.20m topsoil; 0.20-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
174	26.20	1.80	0.26	0-0.20m topsoil; 0.20-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
175	24.70	1.80	0.29	0-0.24m topsoil; 0.24-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
176	25.50	1.80	0.27	0-0.23m topsoil; 0.23-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology. Poss. pit 48
177	24.80	1.80	0.26	0-0.19m topsoil; 0.19-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
178	24.90	1.80	0.29	0-0.23m topsoil; 0.23-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
179	25.90	1.80	0.33	0-0.24m topsoil; 0.24-0.33m subsoil; 0.33m+ clayey silt and limestone natural geology.
180	24.70	1.80	0.26	0-0.21m topsoil; 0.21-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
181	24.90	1.80	0.27	0-0.21m topsoil; 0.21-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
182	24.60	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
183	25.00	1.80	0.26	0-0.23m topsoil; 0.23-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
184	26.00	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
185	25.30	1.80	0.26	0-0.21m topsoil; 0.21-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
186	26.10	1.80	0.28	0-0.25m topsoil; 0.25-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
187	24.20	1.80	0.25	0-0.21m topsoil; 0.21-0.28m subsoil; 0.29m+ clayey silt and limestone natural geology.
188	25.80	1.80	0.30	0-0.25m topsoil; 0.25-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
189	26.30	1.80	0.27	0-0.27m topsoil; 0.27m+ clayey silt and limestone natural geology.
190	26.40	1.80	0.25	0-0.15m topsoil; 0.15-0.25m subsoil; 0.25m+ clayey silt and limestone natural geology.
191	27.00	1.80	0.29	0-0.22m topsoil; 0.22-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
192	25.20	1.80	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
193	24.70	1.80	0.30	0-0.20m topsoil; 0.24-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
194	25.40	1.80	0.31	0-0.22m topsoil; 0.21-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology.
195	24.30	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
196	23.90	1.80	0.24	0-0.18m topsoil; 0.18-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
197	25.70	1.80	0.29	0-0.26m topsoil; 0.26-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
198	25.00	1.80	0.32	0-0.26m topsoil; 0.26-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
199	25.80	1.80	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
200	26.10	1.80	0.28	0-0.26m topsoil; 0.26-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
201	26.10	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
202	25.90	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
203	25.50	1.80	0.30	0-0.27m topsoil; 0.27-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
204	26.00	1.80	0.28	0-0.25m topsoil; 0.25-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
205	25.30	1.80	0.28	0-0.24m topsoil; 0.24-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Modern feature 47
206	26.00	1.80	0.28	0-0.22m topsoil; 0.22-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Linear 101
207	26.30	1.80	0.34	0-0.24m topsoil; 0.24-0.34m subsoil; 0.34m+ clayey silt and limestone natural geology.

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
208	22.50	1.80	0.29	0-0.21m topsoil; 0.21-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology. Pit 49; Pit/Terminus 100
209	26.40	1.80	0.31	0-0.26m topsoil; 0.26-0.31m subsoil; 0.31m+ clayey silt and limestone natural geology.
210	24.20	1.80	0.29	0-0.25m topsoil; 0.25-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
211	24.90	1.80	0.23	0-0.17m topsoil; 0.17-0.23m subsoil; 0.23m+ clayey silt and limestone natural geology.
212	26.00	1.80	0.32	0-0.25m topsoil; 0.25-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
213	24.00	1.80	0.35	0-0.21m topsoil; 0.21-0.35m subsoil; 0.35m+ clayey silt and limestone natural geology.
214	24.80	1.80	0.28	0-0.23m topsoil; 0.23-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
215	25.00	1.80	0.28	0-0.25m topsoil; 0.25-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
216	26.50	1.80	0.27	0-0.22m topsoil; 0.22-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
217	25.10	1.80	0.25	0-0.20m topsoil; 0.20-0.25m subsoil; 0.25m+ clayey silt and limestone natural geology.
218	25.00	1.80	0.28	0-0.23m topsoil; 0.23-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
219	25.60	1.80	0.27	0-0.22m topsoil; 0.22-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology. Ditch 103
220	24.70	1.80	0.36	0-0.31m topsoil; 0.31-0.36m subsoil; 0.36m+ clayey silt and limestone natural geology.
221	26.10	1.80	0.32	0-0.25m topsoil; 0.25-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
222	25.90	1.80	0.28	0-0.22m topsoil; 0.22-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Pit 105
223	26.30	1.80	0.36	0-0.21m topsoil; 0.21-0.36m subsoil; 0.36m+ clayey silt and limestone natural geology.
224	27.20	1.80	0.30	0-0.26m topsoil; 0.26-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology. Pit 106; Ditches 107+108. **Pls. 9 and 10**
225	26.00	1.80	0.28	0-0.21m topsoil; 0.21-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Ditches 102+104
226	25.70	1.80	0.36	0-0.27m topsoil; 0.27-0.36m subsoil; 0.26m+ clayey silt and limestone natural geology. Ditch 46
227	24.40	1.80	0.26	0-0.21m topsoil; 0.21-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology.
228	26.40	1.80	0.26	0-0.22m topsoil; 0.22-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology. Ditch 43; Postholes 44+45
229	26.20	1.80	0.59	0-0.24m topsoil; 0.24-0.59m subsoil; 0.59m+ limestone natural geology. Gullies 39-42
230	24.40	1.80	0.30	0-0.22m topsoil; 0.22-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology. Ditches 109-111. **Pls. 11 and 12**
231	25.90	1.80	0.26	0-0.19m topsoil; 0.19-0.26m subsoil; 0.26m+ clayey silt and limestone natural geology. Ditches 117+118; Pit 119. **Pls. 13 and 14**
232	25.00	1.80	0.24	0-0.21m topsoil; 0.21-0.24m subsoil; 0.24m+. clayey silt and limestone natural geology. Grave cut 115; Ditch 116. **Pls. 15 and 16**
233	24.20	1.80	0.27	0-0.18m topsoil; 0.18-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
234	27.70	1.80	0.27	0-0.22m topsoil; 0.22-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
235	24.30	1.80	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
236	24.70	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
237	24.70	1.80	0.34	0-0.22m topsoil; 0.22-0.34m subsoil; 0.34m+ clayey silt and limestone natural geology.
238	25.60	1.80	0.28	0-0.17m topsoil; 0.17-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology. Modern terminus 121
239	25.00	1.80	0.28	0-0.17m topsoil; 0.17-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
240	24.50	1.80	0.28	0-0.22m topsoil; 0.22-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
241	25.00	1.80	0.28	0-0.23m topsoil; 0.23-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
242	24.40	1.80	0.26	0-0.18m topsoil; 0.18-0.26m subsoil; 0.26m+ limestone natural geology.
243	20.70	1.80	0.35	0-0.35m topsoil; 0.35m+ clayey silt and limestone natural geology.
244	31.50	1.80	0.35	0-0.24m topsoil; 0.24-0.35m subsoil; 0.35m+ limestone natural geology.
245	24.70	1.80	0.36	0-0.24m topsoil; 0.24-0.36m subsoil; 0.36m+ clayey silt and limestone natural

Trench	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
				geology.
246	22.40	1.80	0.25	0-0.25m topsoil; 0.25m+ limestone natural geology.
247	25.60	1.80	0.24	0-0.26m topsoil; 0.26m+ clayey silt and limestone natural geology.
248	25.20	1.80	0.28	0-0.19m topsoil; 0.19-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
249	24.20	1.80	0.29	0-0.18m topsoil; 0.18-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology.
250	25.20	1.80	0.30	0-0.19m topsoil; 0.19-0.20m subsoil; 0.30m+ limestone natural geology.
251	24.00	1.80	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
252	23.70	1.80	0.33	0-0.22m topsoil; 0.22-0.33m subsoil; 0.33m+ clayey silt and limestone natural geology. Ditch 120
253	25.10	1.80	0.32	0-0.26m topsoil; 0.26-0.32m subsoil; 0.32m+ clayey silt and limestone natural geology.
254	25.10	1.80	0.29	0-0.22m topsoil; 0.22-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology. Ditch 114
255	27.00	1.80	0.29	0-0.23m topsoil; 0.23-0.29m subsoil; 0.29m+ clayey silt and limestone natural geology. Ditch 112
256	25.20	1.80	0.35	0-0.21m topsoil; 0.21-0.35m subsoil; 0.25m+ clayey silt and limestone natural geology. Quarry 113
257	24.80	1.80	0.30	0-0.23m topsoil; 0.23-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
258	3.30	2.90	0.27	0-0.19m topsoil; 0.19-0.27m subsoil; 0.27m+ limestone natural geology. **Pl. 17**
259	3.30	2.90	0.28	0-0.17m topsoil; 0.17-0.28m subsoil; 0.28m+ clayey silt and limestone natural geology.
260	3.30	3.00	0.27	0-0.16m topsoil; 0.16-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology. **Pl. 18**
261	3.10	3.00	0.30	0-0.20m topsoil; 0.20-0.30m subsoil; 0.30m+ clayey silt and limestone natural geology.
262	3.50	2.90	0.27	0-0.25m topsoil; 0.25-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
263	3.10	2.90	0.24	0-0.16m topsoil; 0.16-0.24m subsoil; 0.24m+ clayey silt and limestone natural geology.
264	3.20	3.20	0.27	0-0.18m topsoil; 0.18-0.27m subsoil; 0.27m+ clayey silt and limestone natural geology.
265	3.10	3.10	0.29	0-0.21m topsoil; 0.21m-0.29m subsoil; 0.29m+ limestone natural geology.`

APPENDIX 2: Feature details

Trench	*Cut*	*Fill (s)*	*Type*	*Date*	*Dating evidence*
2	1	52	Gully		
9	2	53	Land Drain	Modern	Land Drain, pottery, glass, metal
19	3	54	Gully		
46	4	55-57	Pit	Medieval?	Pottery
28	5	58	Gully	Modern	Pottery
47	6	59, 60	Gully	Mid-Roman	Pottery
54	7	61	Gully		
53	8	62	Ditch	Post-medieval or Modern	Tile, slag
62	9	63	Gully	Post-medieval or Modern	Pottery
49	10	64	Pit		
49	11	65	Gully		
49	12	66	Ditch		
50	13	67	Pit		
67	14	68	Gully	Post-medieval	Cartographic
76	15	69	Gully		
79	16	70	Gully		
79	17	71	Land Drain	Modern	Drain
83	18	72	Gully		
83	19	73	Ditch	Late Iron Age	Pottery
83	20	74, 75	Ditch	Early Roman	Pottery
84	21	76	Ditch	Early Roman	Pottery, *tegula*
85	22	78	Ditch	Early Roman	Pottery
85	23	79, 80	Ditch	Late Iron Age	Pottery
84	24	77, 81	Ditch	Roman	Pottery
84	25	82	Pit	Early Roman	Pottery
84	26	83	Ditch		
84	27	84	Ditch		
86	28	85	Ditch	Early Roman	Pottery
88	29	86, 87	Ditch		
88	30	88	Ditch		
88	31	89	Ditch		
88	32	90	Ditch		
87	33	91	Ditch or quarry?	Early Roman	Pottery
87	34	92	Ditch	Roman	Pottery
91	35	93	Ditch	Roman	Pottery
89	36	94, 96, 97	Ditch	Early Roman	Pottery, hobnails
89	37	95	Ditch	Roman	Pottery
229	39	156	Gully	Iron Age	Pottery
229	40	157	Gully	Early Roman	Pottery
229	41	158	Gully		
229	42	159	Gully	Roman	Pottery
228	43	99	Ditch	Mid-Roman	Pottery
228	44	150	Posthole		
228	45	151	Posthole		
226	46	152	Ditch	Iron Age	Pottery
205	47	160	Gully	Modern	Pottery, clay pipe, glass, metal
176	48	153	Gully		
208	49	154	Pit		
208	100	155	Pit/Terminus	Post-medieval or Modern	Pottery
206	101	161	Ditch	Post-medieval or Modern	Pottery, glass, metal
225	102	162	Ditch	Roman	Pottery
219	103	163	Ditch	Modern	Glass
225	104	164. 167	Ditch	Roman	Pottery
222		165	Fill (sondage)	?Roman	Pottery
222	105	168	Pit		
223		169	Fill (sondage)		
224	106	170, 171	Pi	Early Roman	Pottery
224	107	172	Ditch	Mid-Roman	Pottery, *tegula*
224	108	173	Ditch	Mid-to Late Roman	Pottery
230	109	174	Ditch	Early Roman	Pottery
230	110	175	Ditch	Early Roman	Pottery
230	111	176	Ditch	Early Roman	Pottery
255	112	177	Ditch		
256	113	178-180	Quarry Pit		
254	114	187	Ditch	Roman?	Pottery
232	115	181, 182	Grave	Roman or Saxon?	Intrusive modern pottery and nails
232	116	183	Ditch		
231	117	184	Ditch	Roman	Pottery

Trench	*Cut*	*Fill (s)*	*Type*	*Date*	*Dating evidence*
231	118	185	Ditch	Early Roman	Pottery
231	119	186	Pit	Roman	Pottery
252	120	188	Ditch	Roman	Pottery
238	121	189	Gully	Modern	
141	122	-	Gully	Modern	

APPENDIX 3: Catalogue of Pottery

Tr	*Cut*	*Deposit*	*IA*	*LIA*	*ERO*	*sam*	*MRO*	*BB1*	*mort*	*Roman*	*Med*	*Pmed*	*Tot*	*Wt (g)*	*Date*
41		spoil	-	3	-	-	-	-	-	-	-	-	3	3	IA
61		Spoil	-	-	-	-	2	-	-	-	-	-	2	3	240+
84		Spoil	-	-	-	1	-	-	-	-	-	-	1	6	C2
87		Spoil	-	-	-	-	-	-	-	2	-	-	2	77	Roman
260		Spoil	-	-	-	-	-	-	-	-	-	5	5	38	pmed/mod
261		Spoil	-	-	-	-	-	-	-	-	-	1	1	7	pmed/mod
263		Spoil	-	-	-	-	-	-	-	-	-	1	1	41	pmed/mod
222		165	-	-	-	-	-	-	-	1	-	-	1	15	Roman
9	2	53	-	-	-	-	-	-	-	-	-	4	4	26	pmed/mod
46	4	57	-	-	-	-	-	-	-	-	1	-	1	8	?medieval
28	5	58	-	-	-	-	-	-	-	-	-	1	1	3	pmed/mod
47	6	59	2	-	-	-	1	-	-	-	-	-	3	27	?240+
62	9	63	-	-	-	-						1	1	7	pmed/mod
83	19	73	1	4	-	-	-	-	-	-	-	-	5	8	LIA
83	20	74	7	2	59	-	-	-	-	-	-	-	68	402	50-100
83	20	75	22	101	250	-	-	-	-	-	-	-	373	4344	50-100 AD
84	21	76	10	7	13	2	23	1	5	9	-	-	50	605	mid C2
85	22	78	1	15	1	-	-	-	-	-	-	-	17	66	early Roman
85	23	79	14	14	-	-	-	-	-	-	-	-	28	288	LIA
84	24	77	-	-	-	-	-	-	-	2	-	-	2	8	Roman
84	25	82	-	-	4	-	-	-	-	-	-	-	4	11	C2
86	28	85	15	2	6	-	-	-	-	2	-	-	25	119	LIA-ERO
87	33	91	3	3	3	-	-	-	-	-	-	-	9	62	early Roman
87	34	92	-	-	-	-	-	-	-	2	-	-	2	8	Roman
91	35	93	-	-	-	-	-	-	-	3	-	-	3	23	Roman
89	36	96	-	-	-	-	-	-	-	6	-	-	6	10	Roman
89	36	97	-	-	-	-	-	-	-	6	-	-	6	4	Roman
89	37	94	-	-	6	-	-	-	-	-	-	-	6	62	early Roman
89	37	95	-	-	-	-	-	-	-	4	-	-	4	69	Roman
229	39	156	1	-	-	-	-	-	-	-	-	-	1	1	IA
229	40	157	-	-	1	-	-	-	-	-	-	-	1	4	early Roman
229	42	159	-	-	-	-	-	-	-	1	-	-	1	4	Roman
228	43	99	-	-	-	-	-	3	-	-	-	-	3	4	C2-C4
226	46	152	1	-	-	-	-	-	-	-	-	-	1	0.5	IA
205	47	160	-	-	-	-	-	-	-	-	-	12	12	12	pmed/mod
208	100	155	-	-	-	-	-	-	-	-	-	1	1	8	pmed/mod
206	101	161	-	-	-	-	-	-	-	-	-	1	1	7	pmed/mod
225	102	162	-	-	-	-	-	-	-	1	-	-	1	5	?Roman
219	103	163	-	-	-	-	-	-	-	-	-	7	7	372	pmed/mod
225	104	164	-	-	-	-	-	-	-	2	-	-	2	9	Roman
224	106	170	-	1	8	-	-	-	-	-	-	-	9	67.5	early Roman
224	106	171	3	1	8	-	-	-	-	-	-	-	12	126	early Roman
224	107	172	16	-	32	4	-	6	3	-	-	-	61	704	mid-late C3
224	108	173	-	-	-	-	-	1	-	6	-	-	7	115	mid-late Ro
230	109	174	-	-	11	-	-	-	-	5	-	-	16	117	early Roman
230	110	175	1	2	6	-	-	-	-	-	-	-	9	64	early Roman
230	111	176	-	-	46	-	-	-	-	-	-	-	46	311.5	early Roman
254	114	118	-	-	-	-	-	-	-	1	-	-	1	0.5	Roman
232	115	181	-	1	1	-	1	-	-	-	-	1	4	41	pmed/mod
231	117	184	-	-	-	-	-	-	-	2	-	-	2	6	Roman
231	118	185	-	-	1	-	-	-	-	-	-	-	1	18	early Roman
231	119	186	-	-	-	-	-	-	-	2	-	-	2	4	Roman
252	120	188	-	-	-	-	-	-	-	1	-	-	1	8	Roman
		Total	**97**	**156**	**456**	**7**	**27**	**11**	**8**	**58**	**1**	**35**	**858**	**8360**	

APPENDIX 4: Catalogue of Animal Bone

Trench	*Cut*	*Deposit*	*No*	*Wt (g)*	*Horse*	*Cow*	*LAR*	*Sheep/goat*	*Pig*	*MED*	*Unidenti.*
9	2	53	1	68	-	1	-	-			-
47	6	59	1	2.5	-	-	-	1			-
84	21	76	2	8.5	-	-	-			2	-
85	22	78	23	144	-	3	-	4			16
85	23	80	13	90	-	-	4	1	3		5
86	28	85	4	43.5	4	-	-	-			-
87	33	91	4	66	-	-	1	-			3
89	37	95	7	187	2	1	4	-			-
89	36	97	1	3	-	-	-	1			-
226	46	152	5	78.5	-	-	1	-			4
225	102	162	3	94.5	-	-	3	-			-
225	104	164	3	81.5	-	3	-				
224	106	170	26	140.5	-	-	9	-			17
224	106	171	8	55	-	-	3	-			5
224	107	172	9	32	2	-	-	-			7
224	108	173	8	44	3	-	3	-			5
230	109	174	2	30	-		2				
230	110	175	4	7.5	-	-	-	-			3
230	111	176	30	75.5	-	-	3	6		6	21
232	115	181	1	4	-	-	-	1			-
			155	**1254.5**	[1]	[1]	-	[1]	[1]	**-**	-

Burnt bone

Trench	*Cut*	*Deposit*	*No*	*Wt (g)*	*Max Frag Size (mm)*	*Colour*	*Comments*
84	21	76	1	1	12.4x11.9	white	trabecular bone - unidentified
85	22	78	1	1	14.2x10.9	black (charred)	unidentified
228	43	99	1	3	20.5x11.1	white	unidentified
226	46	152	2	2	17.7x9.7	black (charred)	unidentified

APPENDIX 5: Catalogue of Ceramic Building Material

Trench	*Cut*	*Deposit*	*Type*	*No*	*Wt (g)*
9	2	53	land drain	4	259
53	8	62	ditch	4	51
205	47	160	gully	1	36.5
224	108	173	ditch	1	37
84	21		SURFACE	1	71

APPENDIX 6: Catalogue of Struck Flint

Trench	*Cut*	*Fill*	*No.*	*Wt (g)*	*Broken blade*	*?Broken blade*
86	28	85	1	1	1	-
224	107	172	1	1	-	1

APPENDIX 7: Catalogue of Fired Clay

Trench	*Cut*	*Deposit*	*Type*	*Sample no*	*No*	*Wt (g)*
86	28	85	ditch	6	2	11.5
86	28	85	ditch		4	7.5
224	107	172	ditch		1	17.5

APPENDIX 8: Catalogue of Metalwork

Trench	*Cut*	*Deposit*	*Type*	*Cat No*	*Material*	*object*	*no*	*Wt (g)*
9	2	53	land drain	1	Fe	object	1	28.5
9	2	53	land drain	2	Fe	object	1	5
89	36	96	ditch	3	Fe	nail	1	<1
89	36	96	ditch	4	Fe	fragment	1	<1
89	36	96	ditch	5	Fe	hobnail	1	<1
89	36	96	ditch	6	Fe	hobnail	1	1
89	36	96	ditch	7	Fe	hobnail	1	<1
89	36	96	ditch	8	Fe	hobnail shaft	1	<1
89	36	96	ditch	9	Fe	hobnail head	1	<1
89	36	96	ditch	10	Fe	hobnail	1	1
89	36	96	ditch	11	Fe	fragment	1	<1
205	47	160	gully	12	Cu	fragment	1	1
206	101	161	linear	13	Fe	nail	1	13
224	108	173	ditch	14	Fe	nail	1	7.5
232	115	181	grave	16	Fe	nail	1	6
232	115	181	grave	17	Fe	nail	1	2.5
61			subsoil	15	fe	tack	1	2

APPENDIX 9: Catalogue of Glass

Trench	*Cut*	*Deposit*	*Type*	*Colour*	*No*	*Wt (g)*
9	2	53	land drain		25	440
205	47	160	gully	CLEAR	1	37.5
205	47	160	gully	GREEN	1	1
206	101	161	linear		3	8
219	103	163	ditch		4	43
259			modern truncation	green	1	43
261			white fill		4	180

APPENDIX 10: Catalogue of Burnt Flint

Trench	*Cut*	*Deposit*	*Type*	*Sample*	*No*	*Wt (g)*
46	4	57	pit	1	1	3
230	111	176	ditch	20	1	19.5

APPENDIX 11: Catalogue of Clay Pipe

Trench	*Cut*	*Deposit*	*Type*	*No Stems*	*No bowls*	*Wt(g)*
205	47	160	Gully	4	1	10

APPENDIX 12: Catalogue of Slag

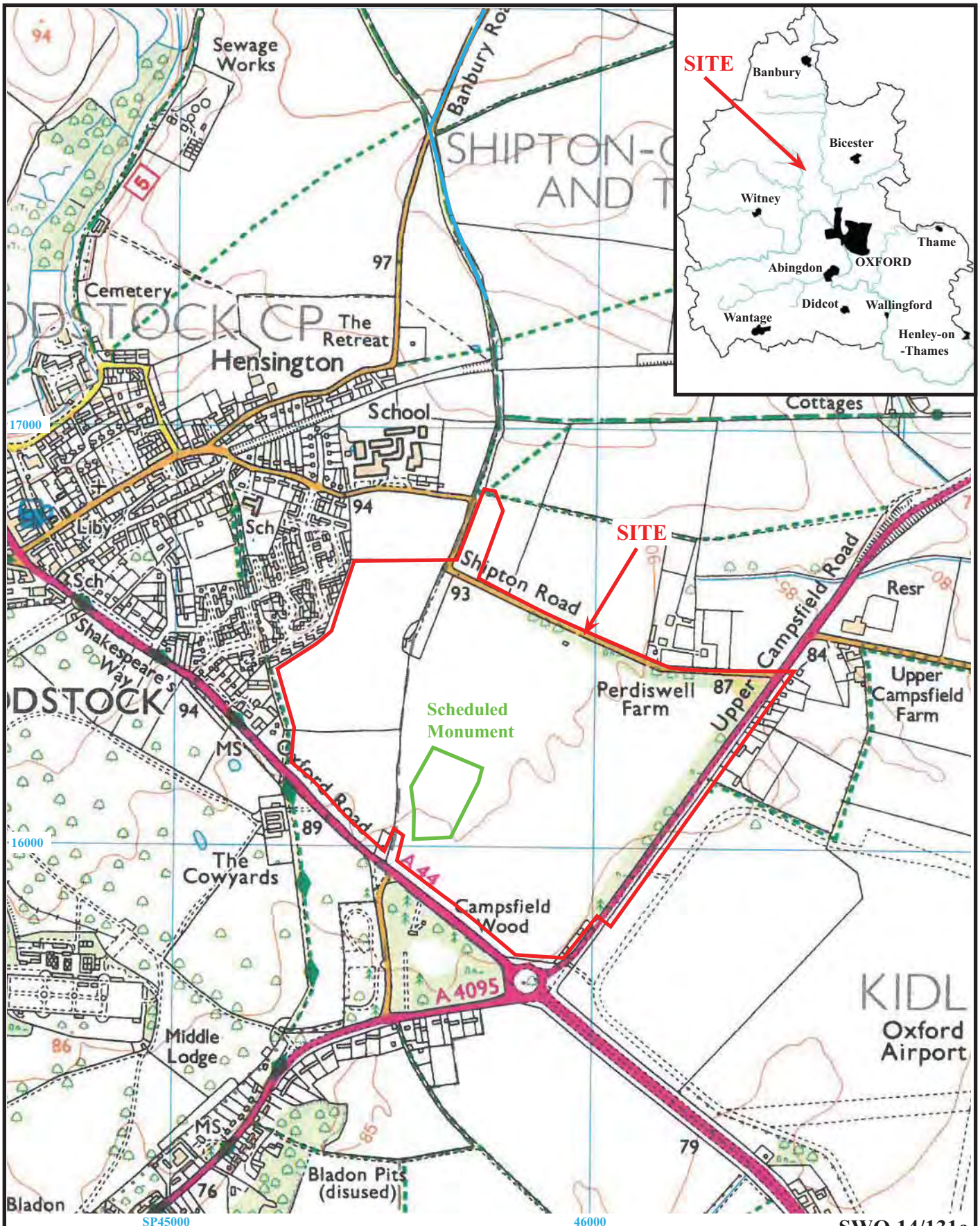
Trench	*Cut*	*Deposit*	*Type*	*No*	*Wt (g)*
53	8	62	ditch	3	42.5
230	110	175	ditch	1	253.5

APPENDIX 13: Catalogue of Shell

Trench	*Cut*	*Deposit*	*Type*	*Sample*	*No*	*Wt (g)*
84	21	76	ditch	4	1	1
226	46	152	ditch		2	30.5
230	109	174	ditch		1	27

APPENDIX 14: Soil samples

Sample	*Trench*	*Cut*	*Deposit*	*Type*	*Volume processed (L)*	*Comment*
1	46	4	57	Gully	10	-
2	49	10	64	Pit	10	-
3	50	13	67	Pit	10	Charcoal
4	84	21	76	Ditch	10	-
5	85	22	78	Ditch	10	-
6	86	28	85	Ditch	10	-
7	89	37	95	Ditch	10	-
8	225	102	162	Ditch	10	Cereal grain
9	225	-	165	Spread	10	-
10	228	43	99	Ditch	10	-
11	229	41	158	Gully	5	-
12	229	42	159	Gully	5	-
13	226	46	152	Ditch	10	-
14	222	105	168	Pit	10	Charcoal
15	231	117	184	Ditch	5	Charcoal
16	231	118	185	Ditch	5	-
17	231	119	186	Pit	5	-
18	230	109	174	Ditch	10	-
19	230	110	175	Ditch	10	Cereal grain
20	230	111	176	Ditch	10	-
21	232	116	183	Ditch	10	-

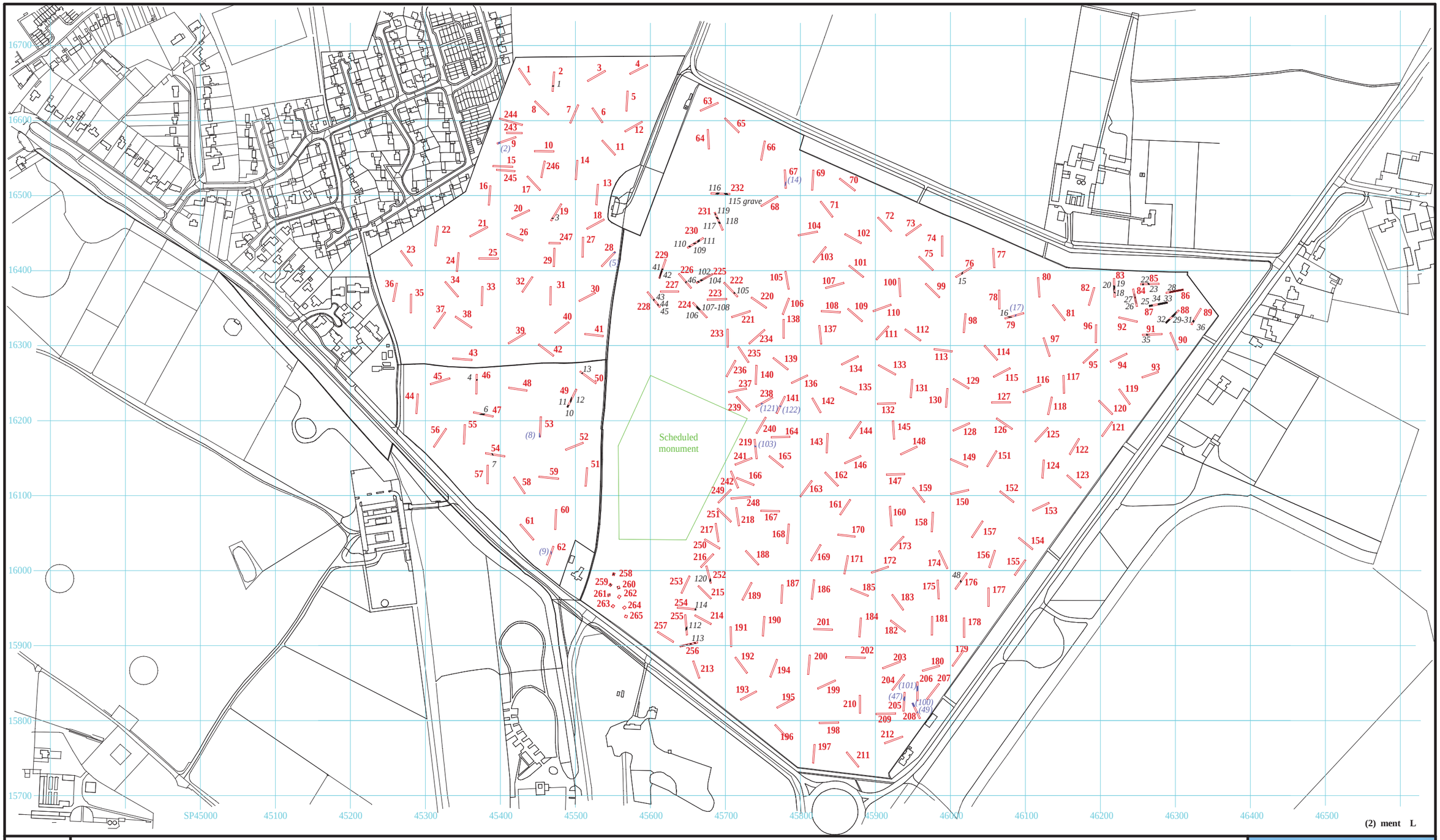


SWO 14/131c

Land at Shipton Road, Woodstock,
Oxfordshire, 2014
Archaeological Evaluation

Figure 1. Location of site within Woodstock and Oxfordshire.

THAMES VALLEY ARCHAEOLOGICAL SERVICES



Land at Shipton Road, Woodstock, Oxfordshire, 2014
Archaeological Evaluation

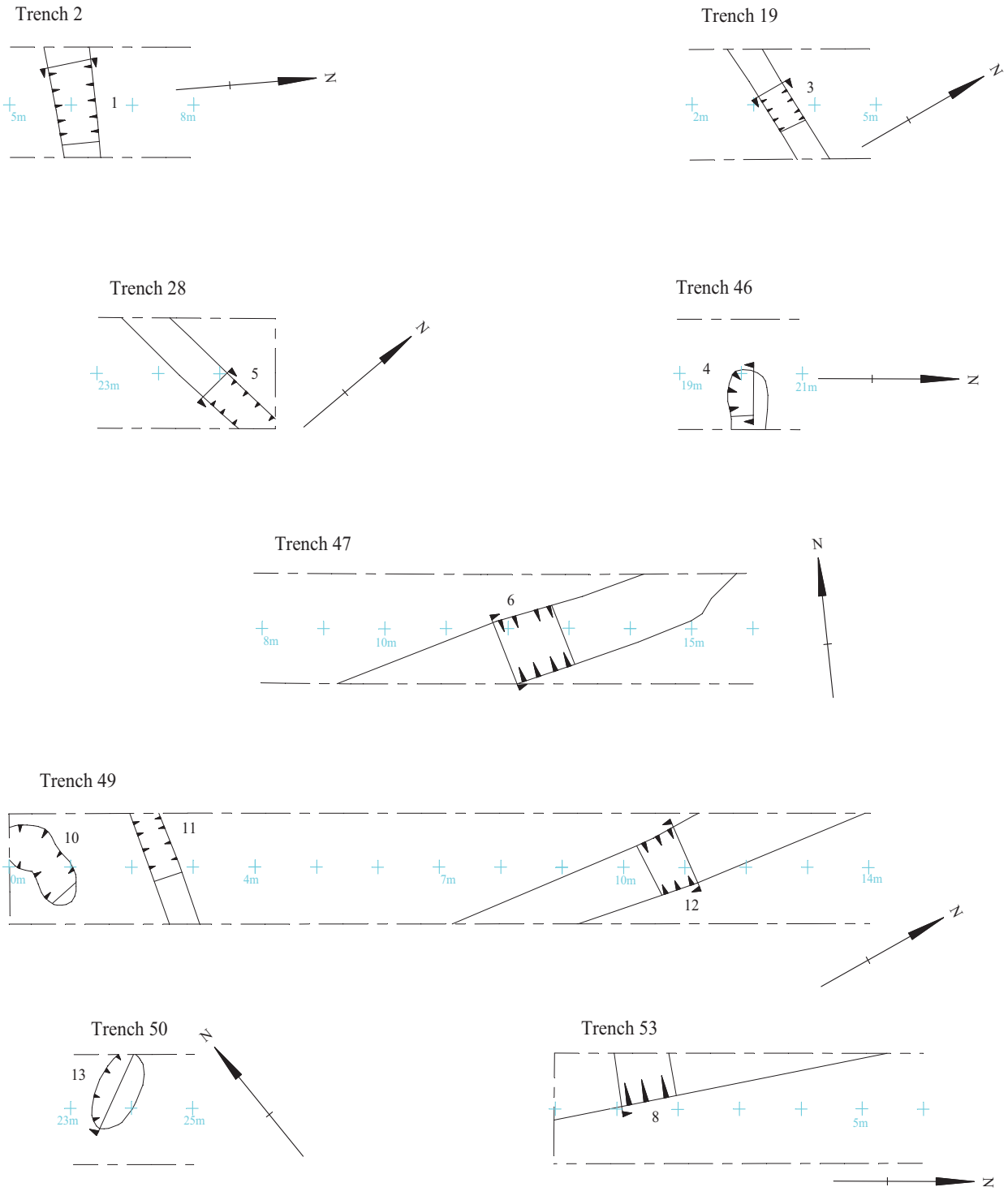
Figure 2. Location of trenches showing excavated features.

N

0 250m

(xx) *Modern feature*

THAMES VALLEY ARCHAEOLOGICAL SERVICES



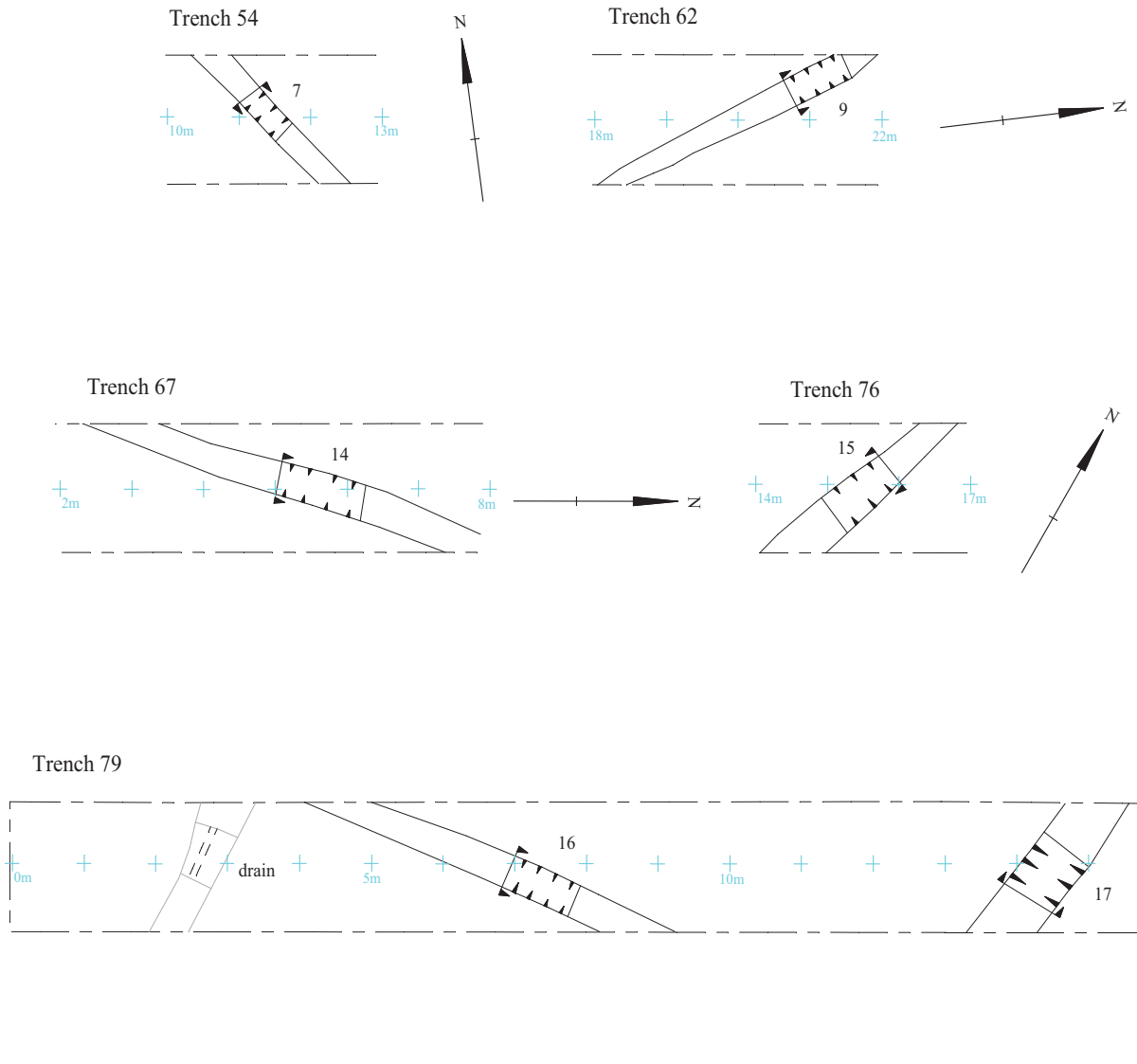
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 3. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



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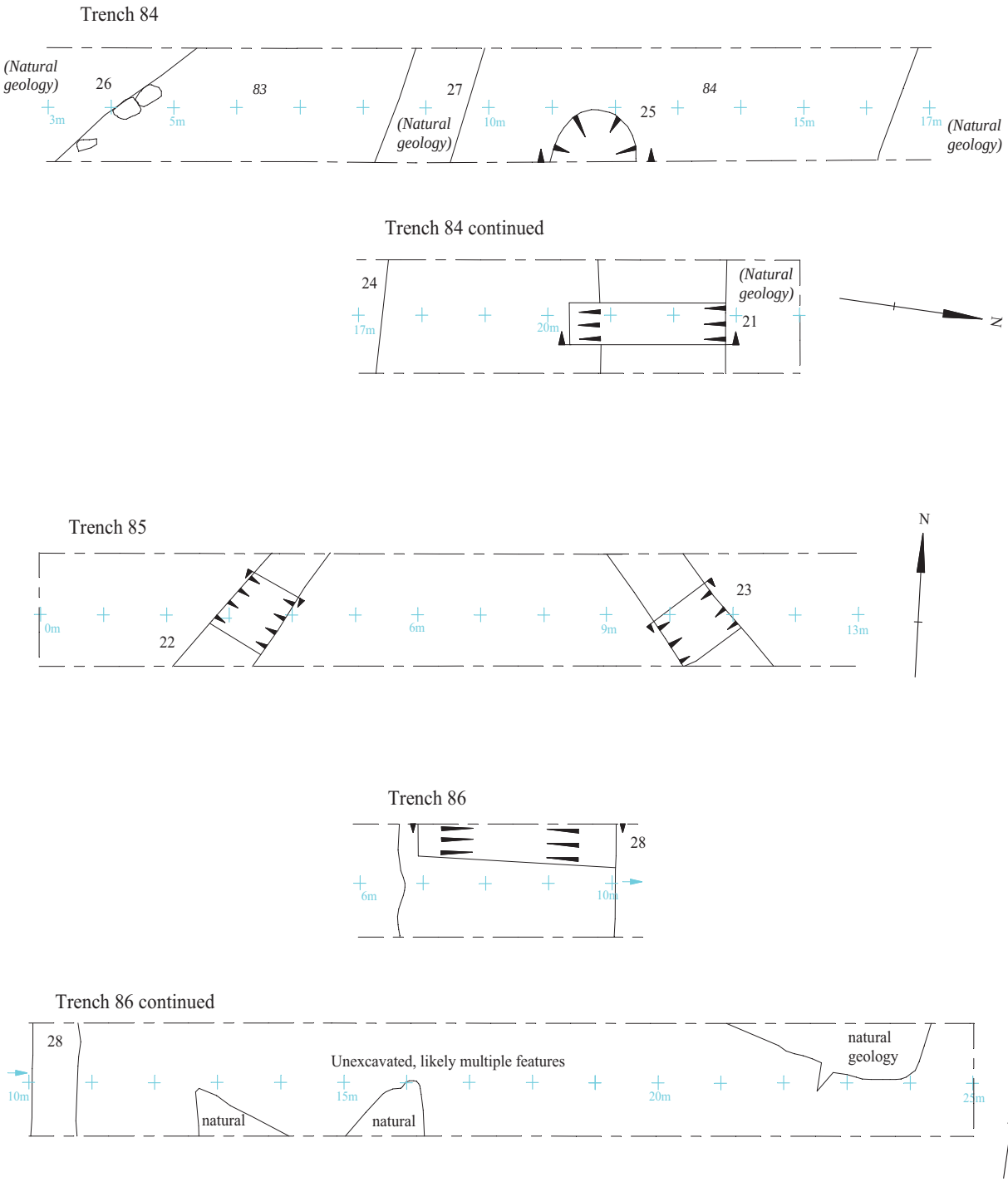
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 4. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



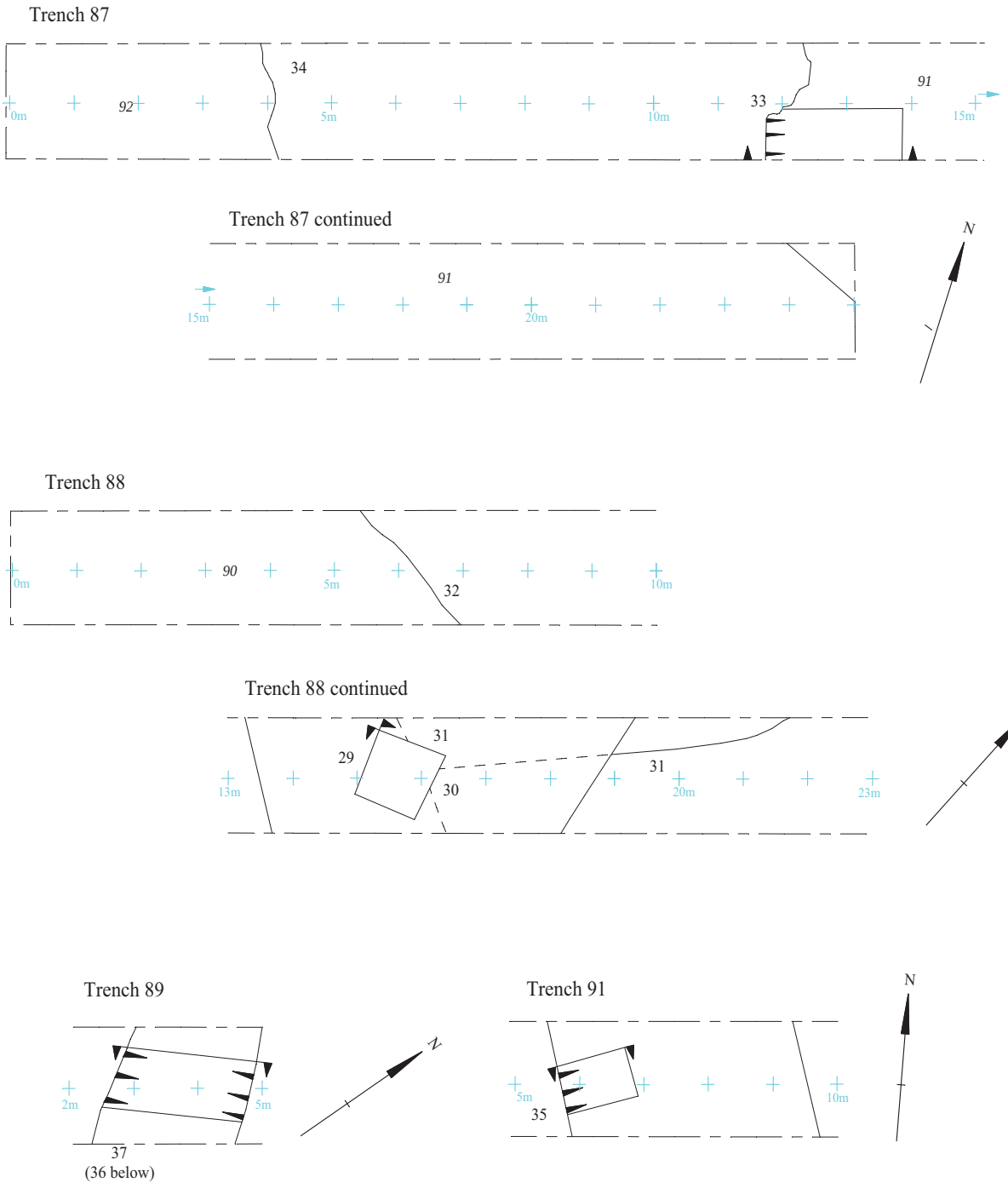
SWO 14/131

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 5. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



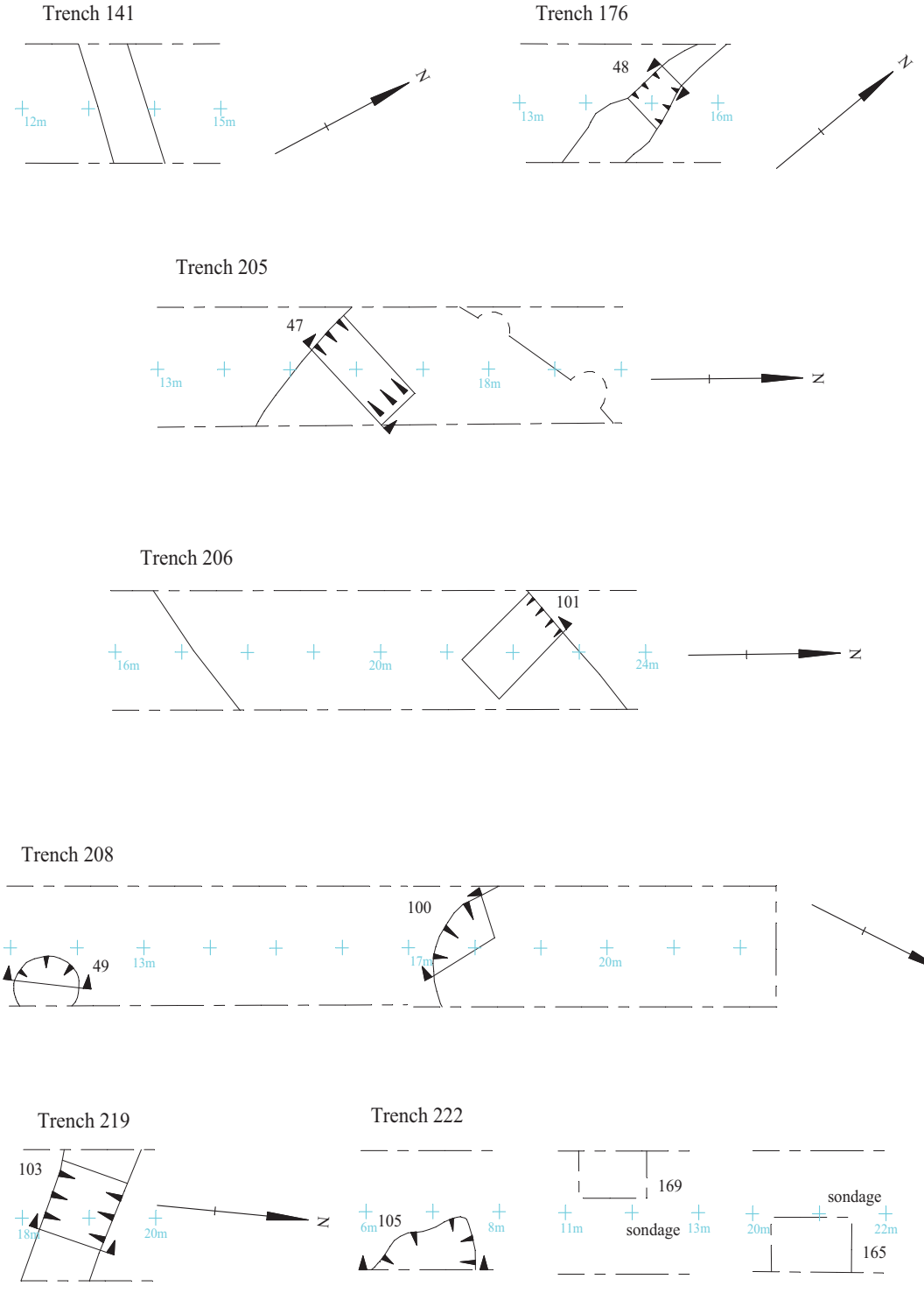
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 6. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



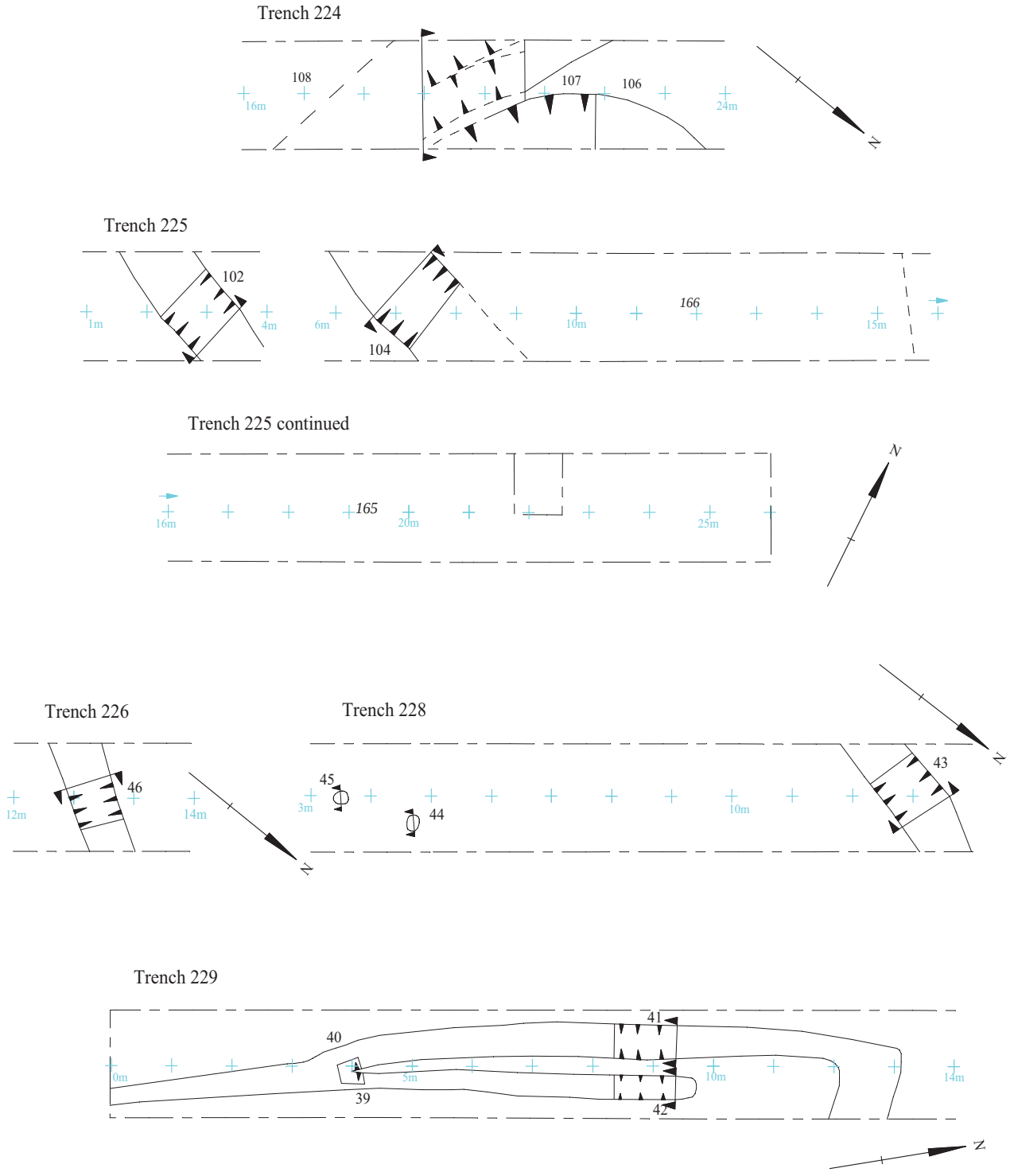
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 7. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



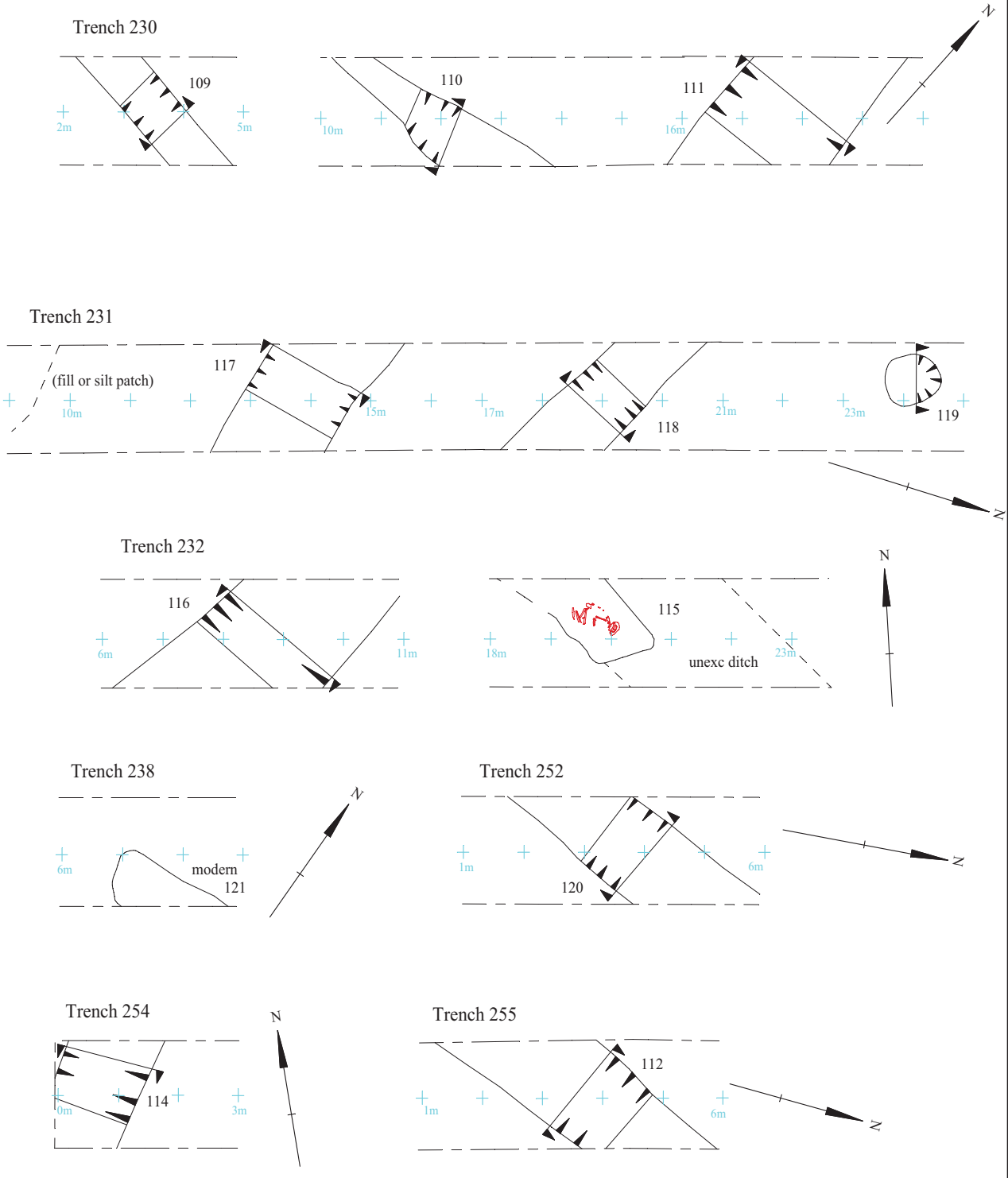
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 8. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



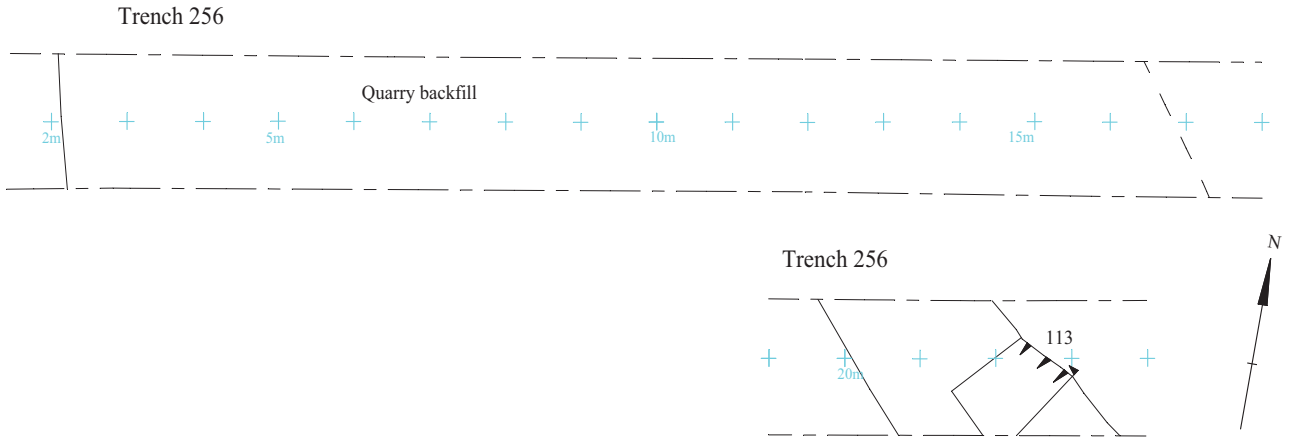
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 9. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



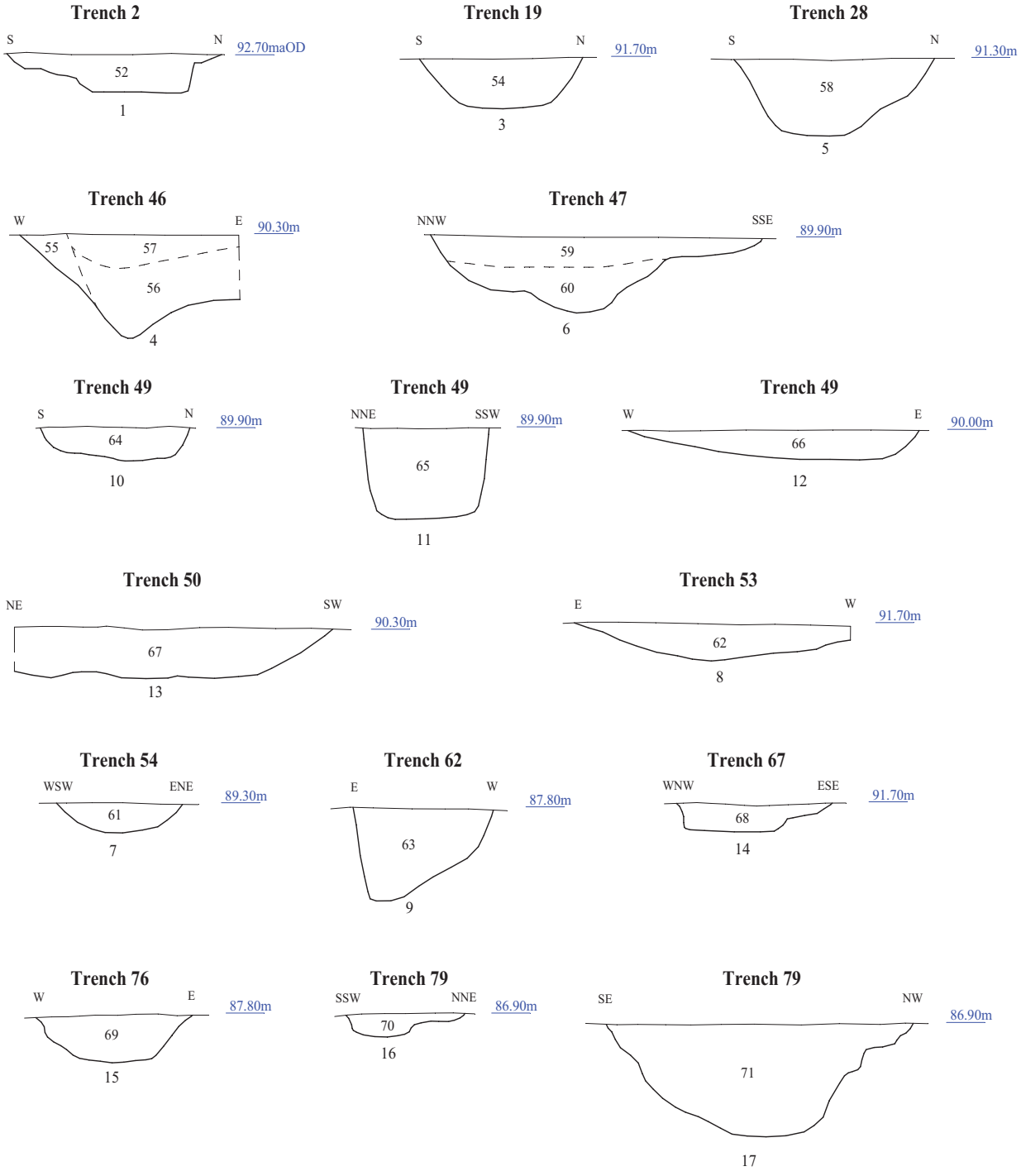
SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 10. Detail of trenches.

0 5m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



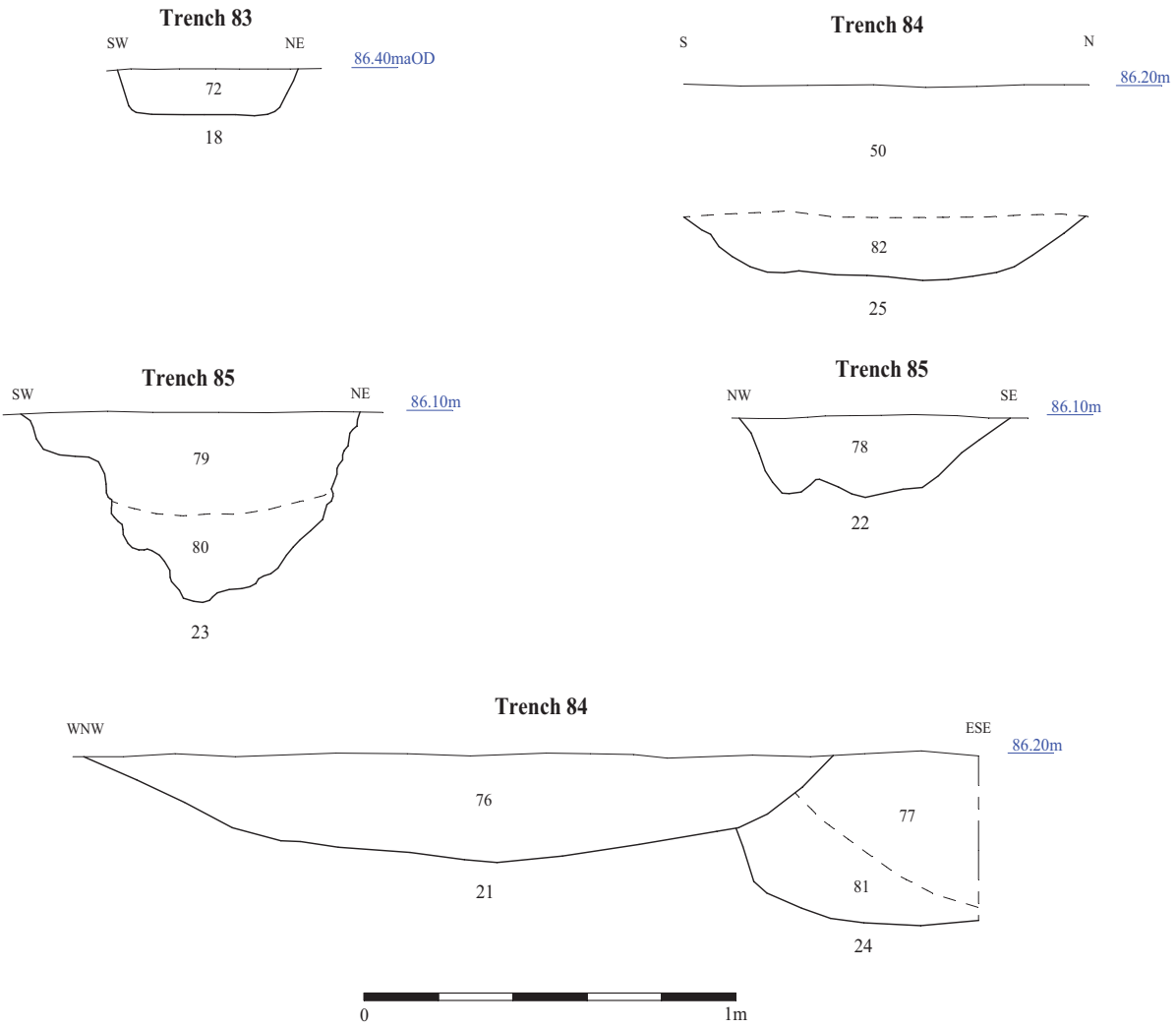
SWO 14/131c

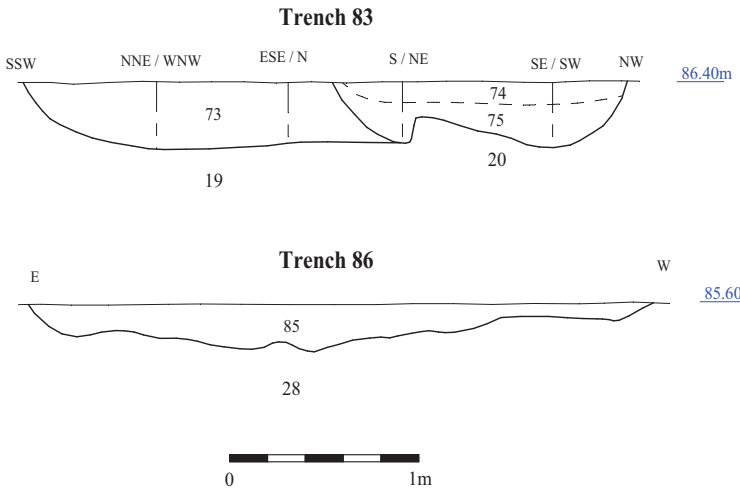
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 11. Sections.

0 1m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



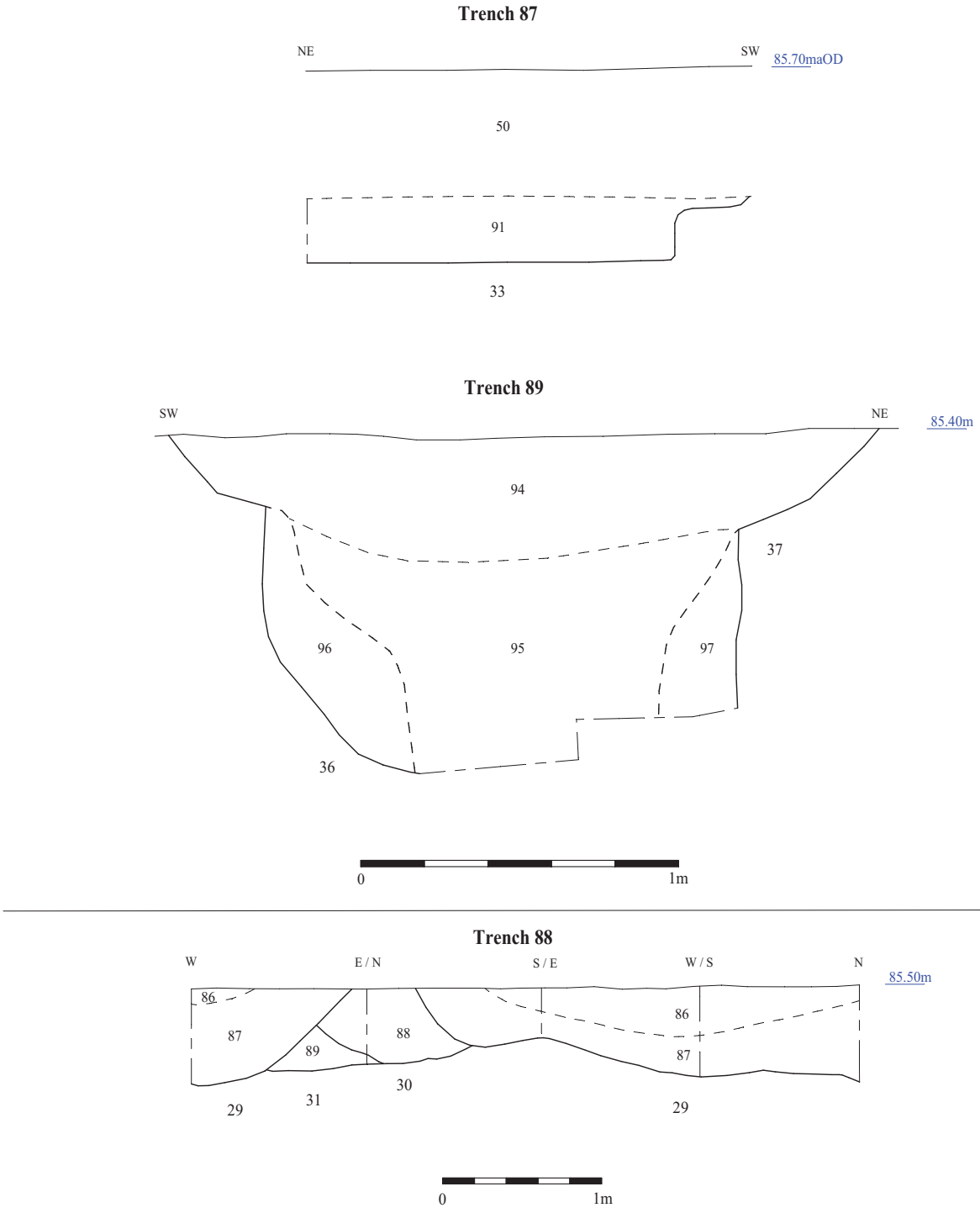


SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 12. Sections.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

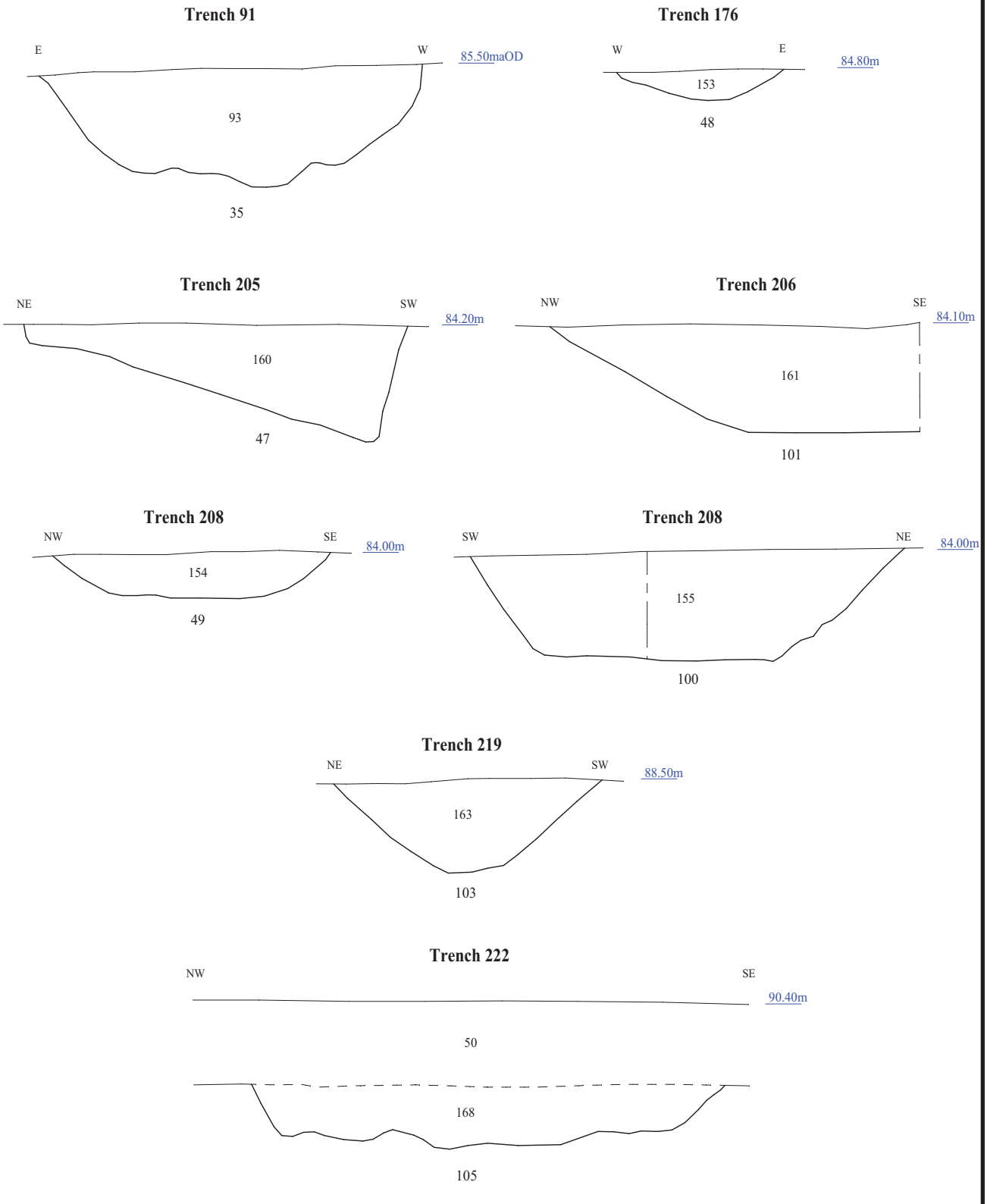


SWO 14/131c

Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 13. Sections.

THAMES VALLEY ARCHAEOLOGICAL SERVICES



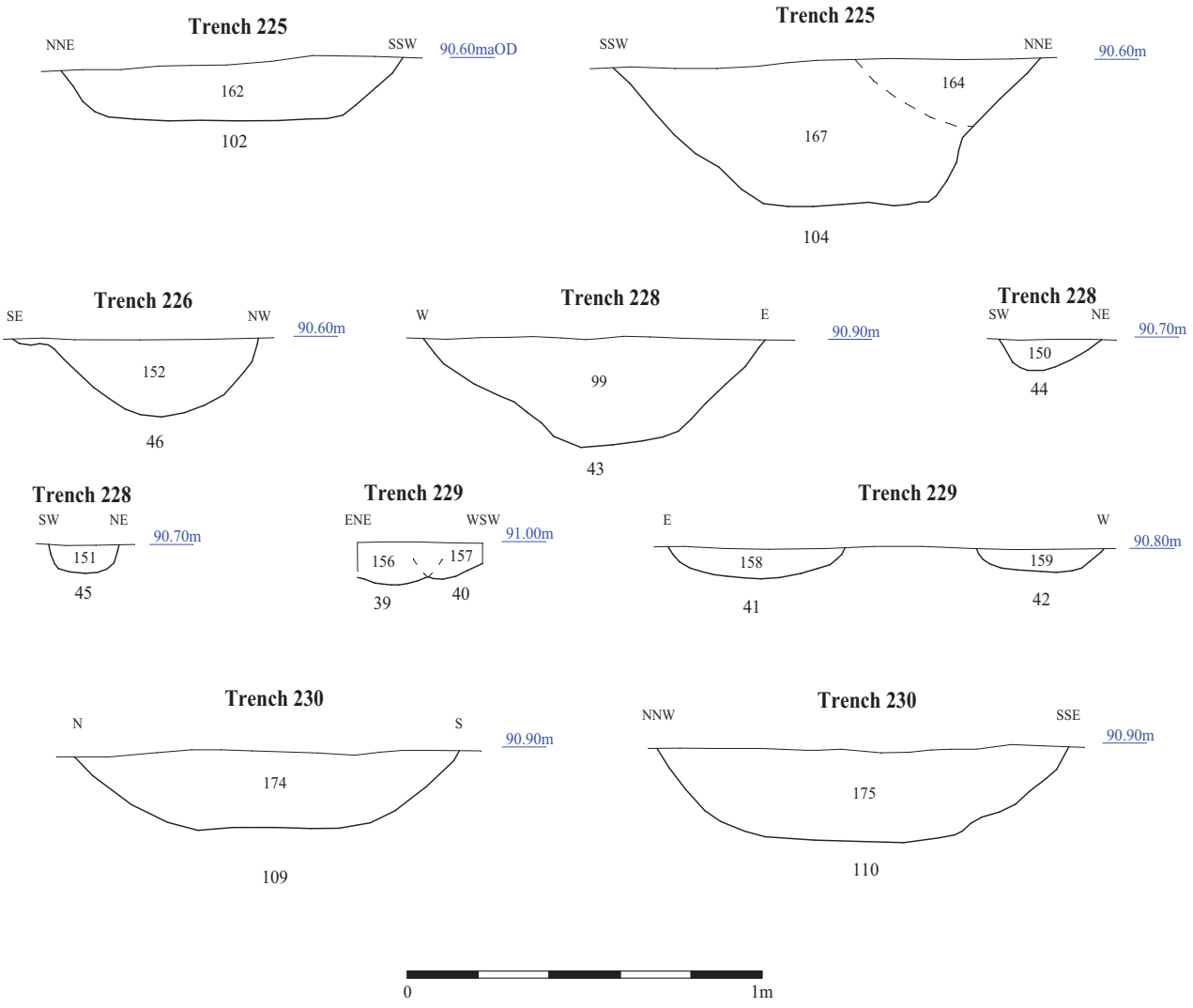
SWO 14/131c

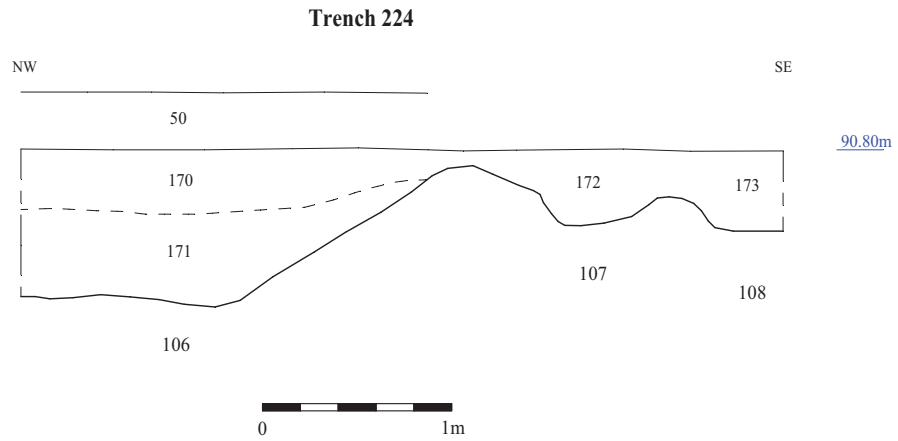
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 14. Sections.

0 1m

THAMES VALLEY ARCHAEOLOGICAL SERVICES





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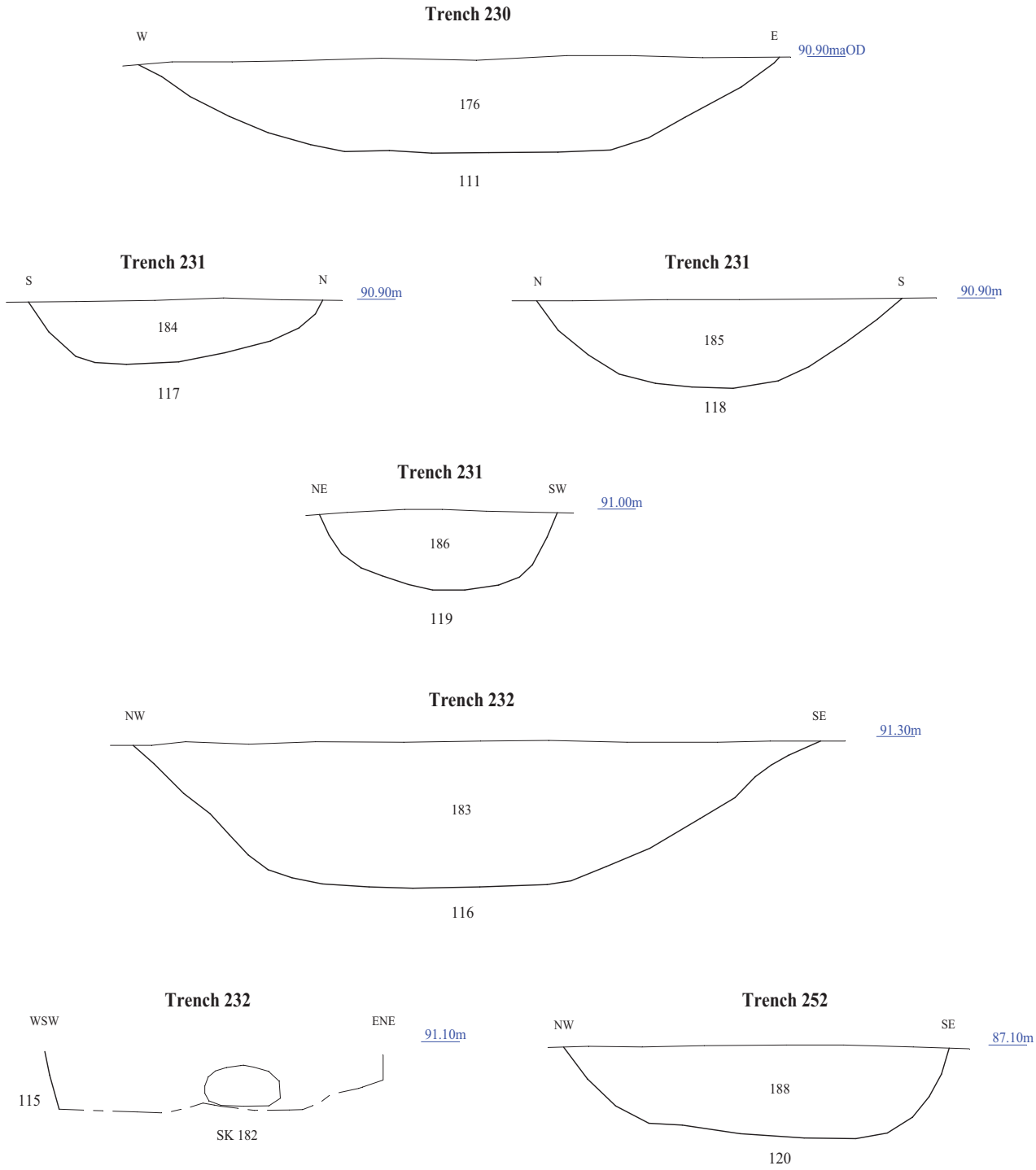
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 15. Sections.

THAMES VALLEY ARCHAEOLOGICAL SERVICES



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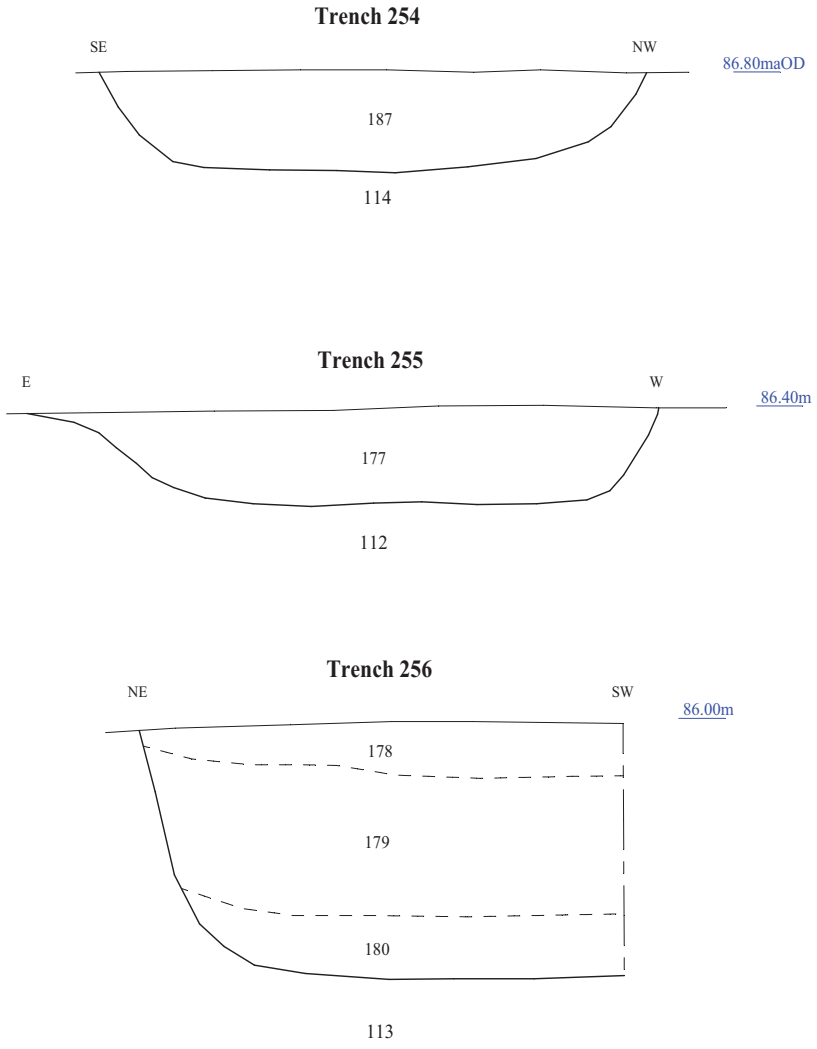
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 16. Sections.

0 1m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



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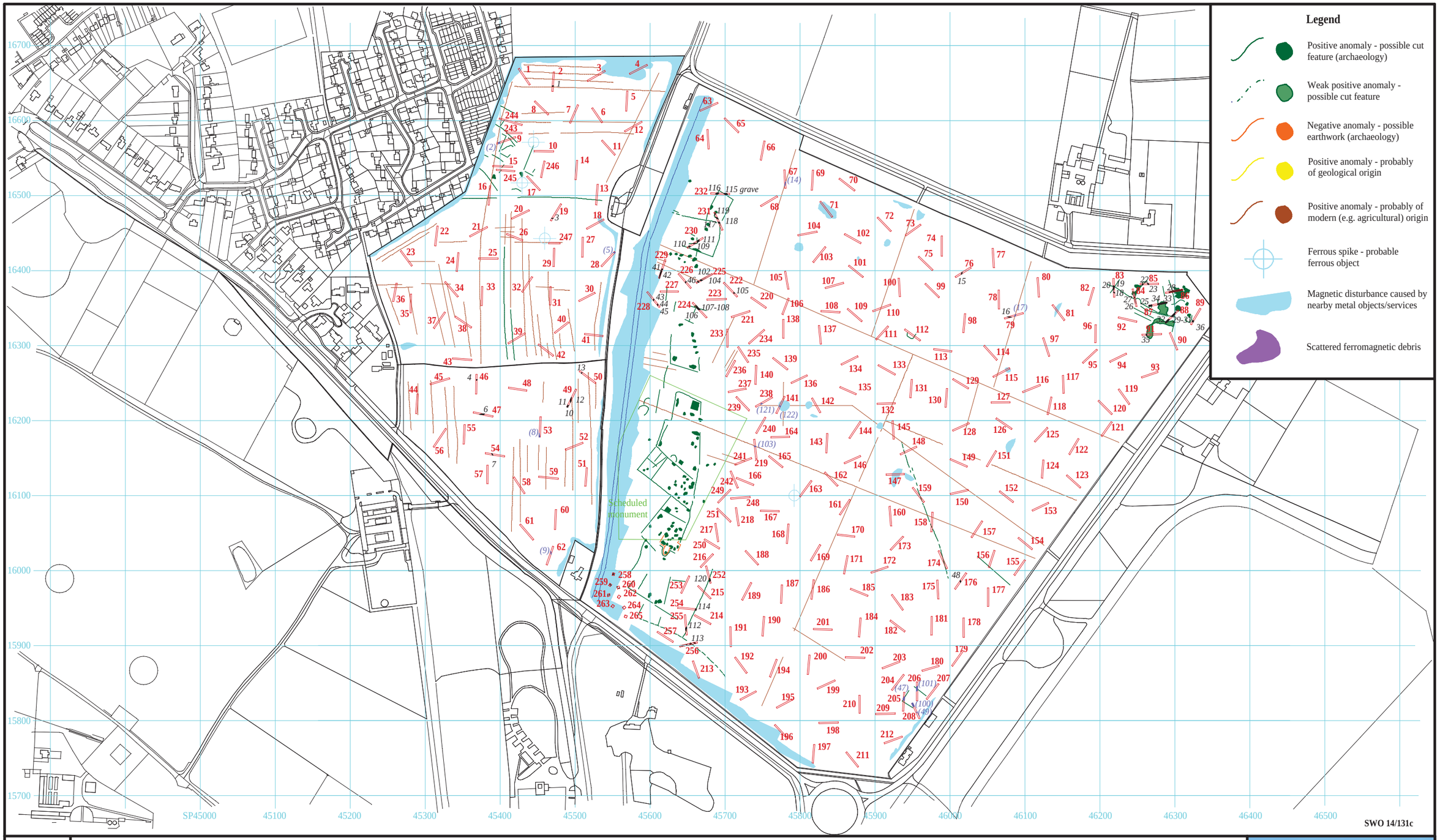
Land at Shipton Road, Woodstock, Oxfordshire, 2014 Archaeological Evaluation

Figure 17. Sections.

0 1m

THAMES VALLEY ARCHAEOLOGICAL SERVICES



N

Land at Shipton Road, Woodstock, Oxfordshire, 2014
Archaeological Evaluation

Figure 18. Location of features in relation to the geophysical anomalies.

0 250m

THAMES VALLEY ARCHAEOLOGICAL SERVICES

N

Land at Shipton Road, Woodstock, Oxfordshire, 2014
Archaeological Evaluation

Figure 19. Areas of archaeological potential.

0 250m

Higher

Lower

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Plate 1. Trench 18, looking north east, Scales: 2m, 1m and 0.30m.

Plate 2. Trench 37, looking north east, Scales: 2m, 1m and 0.30m.

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Oxfordshire, 2014
Archaeological Evaluation

Plates 1 - 2.

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Plate 3. Trench 44, looking north, Scales: 2m, 1m and 0.50m.

Plate 4. Trench 54, looking east, Scales: 2m, 1m and 0.50m.

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Land at Shipton Road, Woodstock,
Oxfordshire, 2014
Archaeological Evaluation
Plates 3 - 4.

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SERVICES

Plate 5. Trench 88, looking north east, Scales: 2m, 1m and 0.30m.

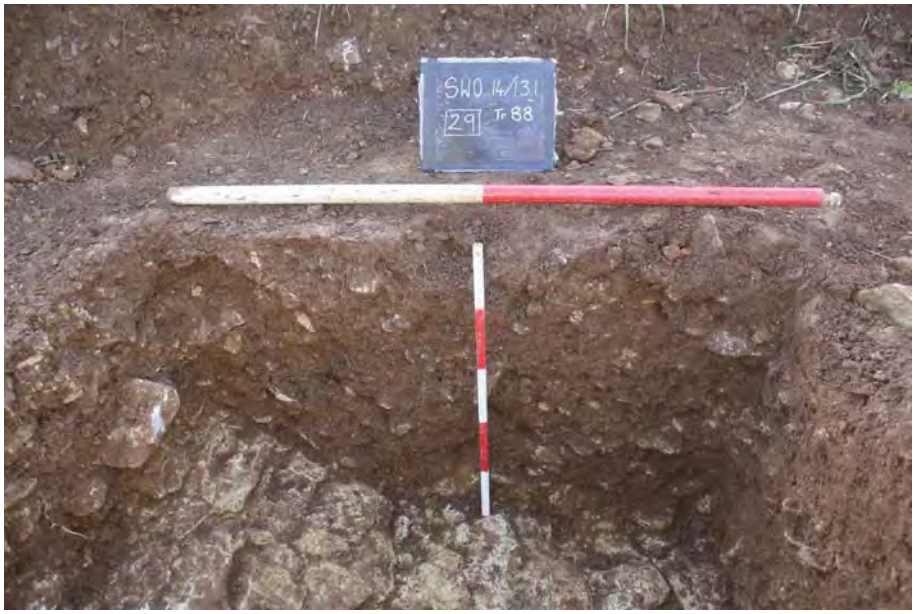

Plate 6. Ditch 29, looking north, Scales: 1m and 0.50m.

Land at Shipton Road, Woodstock,
Oxfordshire, 2014
Archaeological Evaluation
Plates 5 - 6.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

Plate 7. Trench 89, looking north east, Scales: 2m, 1m and 0.30m.

Plate 8. Ditch 36 and 37, looking south east, Scales: 1m and 0.50m.

Plate 9. Trench 224, looking north west, Scales: 2m, 1m and 0.30m.

Plate 10. Pit 106, Ditch 107 and 108, looking south east, Scales: 2m, 1m and 0.30m.

Plate 11. Trench 230, looking south west, Scales: 2m, and 0.30m.

Plate 12. Ditch 110, looking east, Scales: 1m and 0.10m.

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Oxfordshire, 2014
Archaeological Evaluation
Plates 11 - 12.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

Plate 13. Trench 231, looking north west, Scales: 2m, and 0.30m.

Plate 14. Ditch 118, looking east, Scales: 1m and 0.30m.

Plate 15. Trench 232, looking east, Scales: 2m and 0.30m.

Plate 16. Skeleton 182 Cut 115, looking south, Scales: 1m and 0.30m.

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Oxfordshire, 2014
Archaeological Evaluation

Plates 15 - 16.

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Plate 17. Trench 258, looking north east, Scales: 2m, 1m and 0.30m.

Plate 18. Trench 260, looking north, Scales: 2m, 1m and 0.30m.

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Land at Shipton Road, Woodstock,
Oxfordshire, 2014
Archaeological Evaluation
Plates 17 - 18.

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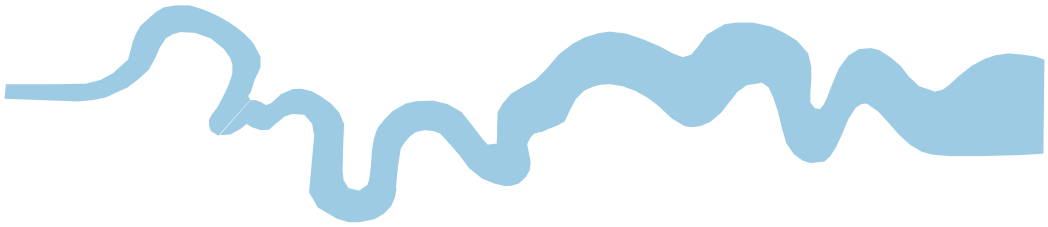
ARCHAEOLOGICAL
SERVICES

TIME CHART

	Calendar Years
Modern	AD 1901
Victorian	AD 1837
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
Iron Age	BC/AD 750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age: Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC



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Web: www.tvas.co.uk

Appendix 12

Heritage Impact Assessment

Part 2

Heritage Statement dated April 2016 and extracts from Environmental Statement accompanying West Oxfordshire District Council Planning Application Reference 16/01364/OUT

LAND TO SOUTH EAST OF

WOODSTOCK

WEST OXFORDSHIRE

HERITAGE STATEMENT

APRIL 2016

PYE HOMES

BLENHEIM PALACE

LAND TO SOUTH EAST OF WOODSTOCK

HERITAGE STATEMENT

APRIL 2016

Prepared by

Montagu Evans LLP
&
Terence O'Rourke Ltd

Contents

1 Introduction

1.1 This Heritage Statement is submitted in support of the planning application by Vanbrugh Unit Trust and Pye Homes (Oxford) Ltd seeking approval for the following proposal:

Outline Planning Application (all matters reserved except for means of access in respect of new junction arrangements) comprising up to a maximum of 300 residential dwellings, up to a maximum of 1100sqm of A1/A2/B1/D1 floorspace; associated infrastructure, engineering and ancillary works; provision of public open space; formation of vehicular accesses; and

Full Planning Application for the development of Phase 1 comprising 46 residential dwellings (46 of the 300 described above) with associated infrastructure and engineering works).

1.2 Montagu Evans LLP and Terence O'Rourke Ltd have jointly prepared this statement. It provides an assessment of the effects of the proposed development on the nearby heritage assets. The statement is based on the assessments included in the accompanying Environmental Statement chapter 4 on 'Archaeology' (by Terence O'Rourke Ltd) and chapter 5 'Cultural Heritage' by Montagu Evans LLP). It should be read in conjunction with the plans and other information submitted in support of the application including Historic England's pre-application consultation response (dated 19th February 2016), which is appended to the Planning Supporting Statement (Appendix 1).

The application site

1.3 The 16.67 hectare (ha) site is located to the south east of Woodstock immediately abutting the residential edge of the settlement, approximately 13km north of Oxford City Centre. It lies in a rural landscape, broadly characterised by large, open agricultural fields to the south and east, and the designed landscape of Blenheim Palace World Heritage Site (WHS) to the west. The town of Woodstock lies to the north west, the suburban development that characterises its southern fringes lies adjacent to the application site.

1.4 The site comprises two fields in arable use, divided by a tree hedge. The site is bounded to the south by the Oxford Road (A44), which is itself flanked by a wider verge and mature hedgerow to its eastern side and by the mature trees and Grade II listed boundary wall which define the edge of Blenheim Palace Lower Park to the west. Mature hedgerows enclose the site to its eastern and northern edges.

1.5 There are several notable heritage features close to the site in addition to Blenheim Palace WHS, which taken together with Woodstock town centre, form a particularly important context for the Land South East of Woodstock development. In respect of the WHS, it is relevant that there is no designated buffer in respect of the WHS and the issue of setting is not a matter addressed in the adopted Blenheim Palace World Heritage Site Management Plan.

1.6 Approximately 25m to the east of the site boundary is a scheduled ancient monument (SAM) comprising the buried remains of a Roman villa, and a historic Roman route (Heh Straet) also runs directly to the east of the site (north to south). Opposite the site to the south are the Cowyards. These are listed converted agricultural buildings in commercial use.

Legislation and policy

Legislative framework

Planning (Listed Buildings and Conservation Areas) Act 1990

1.7 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings. The relevant provision is set out below:

Section 66(1) When determining applications, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.

Development Plan

1.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The statutory development plan is identified for this assessment as follows:

- West Oxfordshire Local Plan 2011 (adopted 2006)

West Oxfordshire Local Plan 2011 (2006)

1.9 The saved policies of the West Oxfordshire Local Plan 2011 (adopted 2006) provide the basis for local planning decisions. As regards heritage, the relevant policies are as follows:

Policy BE5 concerns conservation areas. The policy states that:
'The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.'

Policy BE8 relates to development affecting the setting of a listed building. The policy states that *'development should not detract from the setting of a listed building'. The* policy is relevant to this assessment as the application site lies within the vicinity of grade II listed buildings.

Policy BE11 deals with historic parks and gardens. It states that:
'*Development will not be permitted that adversely affects the character, setting, amenities, historical context or views within, into or from a Park and Garden of historic interest.'*

The supporting text adds:

'In addition to the parks and gardens of special historic interest, Blenheim Palace is also registered as a World Heritage Site. Although no further additional statutory controls follow from the inclusion of a site in the World Heritage List, its inclusion does however highlight the outstanding international importance of the site which should be taken into account when considering any proposals likely to affect Blenheim.'

1.10 In specific respect of Archaeology;

Policy BE12 refer to archaeological monuments and states
'Development proposals that adversely affect the site or setting of nationally important archaeological monuments and monuments of local importance, whether scheduled or not, will not be permitted'.

Policy BE13 follows in respect of archaeological assessments:
'Prior to determining applications affecting sites and areas of archaeological potential, applicants may be required to provide an archaeological assessment and/or field evaluation to determine'

a) the significance, character and importance of any archaeological monument or remains and
b) the likely impact of the proposed development on such features
c) the level of mitigation required to suitably protect the archaeological resource through preservation in situ or preservation by record including excavation, post excavation analysis and publication'.

It should be noted that the WOLP policies here cited do not have the balancing provisions elucidated in the NPPF.

1.11 The Council is in the process of introducing a new Local Plan that will replace the existing West Oxfordshire Local Plan. The emerging policies from the West Oxfordshire Local Plan 2031 applicable to cultural heritage are:

Policy EH7 is a general policy on the historic environment. It states that:

All development proposals should conserve or enhance the special character and distinctiveness of West Oxfordshire's historic environment, and preserve or enhance the District's heritage assets, and their significance and settings.

Policy EW1 relates specifically to the Blenheim World Heritage Site, which lies to the west of the application site. It states, inter alia, that:
Consideration of impact will be made of proposals within, or potentially affecting, the World Heritage Site and its setting, including areas identified as being of special importance for the preservation of long distance views to and/or from the Site (as shown on the Blenheim Palace Management Plan).

Particular regard will be given to the design quality of the proposal (including scale, form and massing), its relationship to context (including topography, built form, views, vistas and effect on the skyline) and the implications of the cumulative effect of changes.

Policy EW2 (Eynsham – Woodstock Sub-Area Strategy) identifies the focus of new development as '*Eynsham, Long Hanborough and Woodstock, and that development in these rural service centres will be of an appropriate scale and type that would help to reinforce the existing service centre role. Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages'.*

Material considerations

National Planning Policy Framework (NPPF)

1.12 The listed buildings here comprise, principally, the Grade II listed Cowyards complex, and the numerous listed buildings within the Blenheim Palace WHS. National Planning Policy Framework (NPPF) (March, 2012)/ The NPPF includes 12 core planning principles, the most relevant of which is the need for planning 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).

1.13 With regard to the requirement for good design, the NPPF states: *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* (para 56)

In particular, design should:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (para. 58)
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; (para. 58)
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; (para. 58)
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; (para. 58)
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; (para. 58) and
- Are visually attractive as a result of good architecture and appropriate landscaping.' (para. 58)

1.14 With regard to heritage, Chapter 12 of the NPPF (paragraphs 126 to 141) sets out the national planning policies on the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be

conserved in a manner appropriate to their significance (para. 126). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.' (para 128)

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.' (para 129)

'When considering the impact of a 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. 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 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)

1.15 The balancing provisions in the framework in the event of harm arising to heritage assets from the proposed development are noted. These are set out in paragraphs 133 and 134 of the framework and are only engaged if a finding of harm is made. They are not considered further here, because, as will be seen below, this assessment makes no finding of harm to designated heritage assets.

1.16 The NPPF considers non-designated heritage assets at paragraph 135. It states 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 judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

1.17 Setting is discussed in paragraph 137. It states that local planning authorities 'should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

1.18 Paragraph 138 deals with elements comprising the setting of a World Heritage Site or Conservation Area. It states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. It continues that loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

1.19 As will be seen from the below assessment, it is not considered that the application site, as an element, makes a material contribution to the significance of the World Heritage Site.

National Planning Practice Guidance (NPPG) (2014)

1.20 Guidance for the application of the NPPF is provided by the National Planning Practice Guidance (NPPG). This guidance was published as a web based resource on 6 March 2014. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government. In regard to the setting of a heritage asset and how it should be taken into account during the assessment of new development, the guidance states:

"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which an asset is experienced its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by an understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the

fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

Paragraph: 013 Reference ID: 18a-013-20140306. Revision date: 06 03 2014

1.21 The NPPG includes advice on how to identify the public benefits that may outweigh less than substantial harm to heritage assets. In relation to public benefits, It states that:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation"*

Paragraph: 020 Reference ID: 18a-020-20140306 Revision date: 06 03 2014

Historic England Good Practice Advice in Planning Notes (GPA);

1.22 In April 2015, Historic England adopted new guidance in-line with the NPPF, which provides advice to owners, developers, applicants and local planning authorities on development which has an effect on the historic environment.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

1.23 The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.

1.24 The note emphasises the importance of understanding the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.

1.25 The note provides guidance on three aspects of significance:

- Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives

1.26 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating '*it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate*'. These are:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

1.27 The guidance is intended to assist those implementing historic environment policy and managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

1.28 The note refers to the definition of setting in the NPPF: the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The setting of a heritage asset can contribute to its significance.

1.29 The approach to assessing the setting of heritage assets is given in 5 stages:

1. Identifying the heritage assets affected and their settings
2. Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
3. Assessing the effect of the proposed development on the significance of the asset(s);

4. Maximising enhancement and minimising harm; and
5. Making and documenting the decision and monitoring outcomes

1.30 The key considerations for assessing the extent to which setting contributes to the significance of a given heritage asset is as follows:

- The physical surroundings of the asset, including its relationship with other heritage assets;
- The way the asset is appreciated; and
- The asset's associations and patterns of use

1.31 In terms of assessing the impact of proposals on an asset, the guidance suggests that the location and siting of development, form and appearance, additional effects, and permanence are considered.

Conservation Principles: Historic England (2008)

1.32 Best practice on defining significance is set out in Historic England's Conservation Principles (2008). The broad schema for assessing significance set out in this publication: the importance of heritage assets can be understood in relation to their potential evidential, historical, aesthetic and communal significance have been considered in this assessment.

Blenheim World Heritage Site Parkland Management Plan (PMP) (2014)

1.33 The PMP for Blenheim Palace deals with the open parkland and associated land surrounding the Palace. The PMP forms part of the World Heritage Site Management Plan framework, and seeks to help to deliver its objectives by providing greater detailed guidance on planning the future management of the designed parkland.

1.34 The PMP describes the parkland at Blenheim as a well-defined and contained landscape, which has limited intervisibility with its wider landscape setting. With regard to buffer zones and setting, the plan states:

"As has been discussed in the analysis of views covered in Chapter 6, unlike other landscape parks that often needed to 'borrow' views of the wider landscape in order to make an appropriate impact, Blenheim has become largely an inward-looking self contained park. Mainly, this a result of the maturing 18th and 20th century planting in the open park, together with the well-established woodlands and associated shelterbelts. In addition to this, the enclosing park wall, and the particular topography of the site, mean that the visual relationship between Blenheim Park and its wider landscape setting is confined to very narrow views out (to Bladon Church Tower – No 3) or specific views in (from Woodstock to the Column of Victory – Nos 44 & 45). The WHS plan therefore defined certain areas of significant visual importance and where there are areas of limited inter-visibility between the park and its wider setting. Putting this together with the more detailed views study now undertaken, it remains the case that there is no need for Blenheim WHS to have a specific buffer zone, as long as the key, narrowly defined views are conserved (see Views Analysis Nos 3, 44 and 45)." p.63

2 Historical development

Blenheim Park and Garden (World Heritage Site)

2.1 The park at Woodstock appears to have first been enclosed at the beginning of the 12th Century, under the reign of Henry I, to create a royal hunting park. The park was focussed on Woodstock Palace, a medieval hunting lodge and used as a royal residence throughout the medieval period, and was expanded during the reigns of successive monarchs. By the late 17th Century the condition of the lodge and surrounding parkland had declined, and in the early 18th Century the royal manor of Woodstock was granted by Queen Anne to John Churchill, first Duke of Marlborough, as a reward for his services in defeating the French in Europe.

2.2 Blenheim Palace as it survives today dates from c. 1705-1722, and was designed by Sir John Vanbrugh (assisted by Nicholas Hawksmoor) for the Duke of Marlborough. The new palace was set within a formal landscape designed by the Royal Gardener Henry Wise (1653-1738). Wise's design comprised formal gardens, an extensive wilderness and a wider designed parkland landscape, which was substantially altered in the 1760s by Lancelot Capability Brown. Brown's new plan for the landscape created the lake in the central core and scaled back the formality of large parts of the park and tree-belt plantings around the park boundary. These changes led to the establishment of the grounds at Blenheim as an example of the 'English Landscape Style' (PMP 2014).

2.3 The early 19th Century saw the felling of trees in some parts of the park, and the loss of some of the surviving early 18th Century landscape elements. In the later 19th Century and throughout the 20th Century restorative planting works were carried out, and since the park's inscription as a World Heritage Site in 1987 such works have continued.

The Lower Park, Blenheim

2.4 That part of the park closest to the application site is known as the Lower Park, which lies to the south and east of the Grade I listed Palace. The Lower Park, thought to have been incorporated within the Royal Park at Woodstock in the late 12th or early 13th Century, retains veteran trees associated with its medieval origins as a deer park. Wise's design for this part of the parkland in the early 18th Century appears to have included a bosquet style design with radiating avenues intersecting circular lawns, set within the pre-existing medieval oaks.

2.5 These early 18th Century formal geometric walks were retained by Brown, and this general layout of the Lower Park survived until the early 19th Century, when a period of tree felling resulted in the gradual loss of the formal structure of the landscape (as shown by the Ordnance Survey map of the early 1830s). The Lower Park now comprises attractive grassland interspersed with individual trees.

New Woodstock

2.6 The borough of Woodstock was created in the late 12th Century from the small township of Hensington. New Woodstock, sited on a well-drained plateau on the edge of the Glyme Valley opposite the medieval royal palace, is likely to have developed as a response to the trade opportunities associated with the vicinity of the royal household.

2.7 Stimulated by royal patronage and the proximity of Woodstock Park, the town was moderately successful, although it remained a small community throughout much of the medieval period. Woodstock gained prosperity in the 18th Century through the creation of Blenheim Palace, and the large trade and labour force associated with its construction. The expansion of the town was supported by the growing industry of tourism and coaching associated with the palace, and the consequent succession of wealthy visitors. By 1750 Woodstock had begun to encroach across the western edge of Hensington.

2.8 The 19th Century saw the decline of Woodstock's gloving and coaching industries, and the town, although still prosperous, was unable to compete with larger market towns. The town remained a small community until mid-20th Century expansion, when housing development along Hensington Road started to increase.

2.9 Gradual housing development to the west of the application site also occurred in this period, although the large housing estates of Cadogan Park, Princes Ride, Hedge End, and Flemings Road date from the 1970s. The houses fronting the main road called 'Littlecote', 'Long Croft', and a group of four houses on the west side of Churchill Gate are all evident on the 1945 RAF flyover aerials available to view on Google Earth but are not considered to be of heritage value. The general expansion of Hensington at this date was confined to the north side of Shipton Road and both sides of New Road. Churchill Gate, a self-contained cul-de-sac off the A44, post-dates the mid-1970's.

2.10 The application site lies to the south east of the extended town, and comprises two fields in agricultural use, divided by a hedgerow, of some value, running east-west across the lower part of the site. The western boundary of the site comprises the post-war housing expansion of new Woodstock.

2.11 In the 19th Century the application site comprised small fields in use as arable or grazing land, until its reconfiguration to provide allotments for the town at the turn of the 20th Century. It then returned to farmland later in the 20th Century. The site retains two historic hedgerows, that to the east of the site and that dividing the northern and southern fields. That to the east bounds the route of Heh Straet, which is treated as a non-designated heritage asset.

Assessment of heritage assets

The Blenheim Palace World Heritage Site

2.12 Blenheim Palace was inscribed by UNESCO as a World Heritage Site ('WHS') in 1987. The Outstanding Universal Value of the Palace and its park as a WHS resides partly and significantly on its integrity and the extent of the preservation of the work of Vanbrugh and Hawksmoor and later of Brown, both overlaid on earlier historic landscapes. The integrity of the WHS is exemplified and maintained by its estate wall (which 'defines its extent and maintains its physical integrity' according to the OUV as defined by ICOMOS) and by the preservation of a significant number of veteran trees. The OUV is based primarily on the quality, the cultural influence and the survival of the internal features and interrelationships of the Palace and park.

2.13 Much of the WHS is orientated away from the application site, with the main focus being from the Grade I listed palace to the north, across the Capability Brown landscape of the Great Park. As discussed in the landscape chapter of the ES (Chapter 7) the development site is located outside the visual splay of the significant views from the settlement of Woodstock towards the Column of Victory identified within the PMP.

2.14 Numerous listed buildings and structures are located within the WHS, including the Palace and associated listed structures throughout the grounds. These structures are considered to be heritage assets in their own right, but due to their orientation, the underlying topography of the area and interposing vegetation, the application site does not form part of their settings and makes no contribution to an appreciation of their special interest. That part of the Park which lies closest to the application site, and requires further consideration, is discussed below.

The Lower Park

2.15 That part of the WHS in the vicinity of the application site is the Lower Park, which comprises the remnants of medieval parkland with interspersed walks and pathways. A secondary visitor car park for the Palace is located in this part of the park, and the landscape is experienced primarily in the context of movement through it, either towards, or away from, the palace.

2.16 The Blenheim Palace Pleasure Gardens, which contain a number of listed structures, are located to the west of the car park; however the formal gardens and the heritage assets within them are separated from the Lower Park as described above by dense interposing vegetation. No intervisibility has been identified between the Pleasure Gardens and the application site. The site is part of what is an extensive setting to the WHS; however, on our analysis (see below) the site does not contribute to the Outstanding Universal Value of the WHS, or contribute to our appreciation of that OUV.

Boundary Treatment

2.17 The WHS is generally set within a Grade II listed stone park boundary wall, extending in total to 14.5 km. In many locations this is a tall and substantial structure, comprising squared and coursed limestone with a canted coping, attributed to the Oxford architects William Townesend and Bartholomew Piesley. Along the boundary of the south eastern part of the Lower Park closest to the site, the Park Wall and the WHS boundary run inside a less substantial frontage treatment provided by a drystone wall more typical of the rural area.

2.18 The boundary treatment of the park is responsible for its primarily enclosed character. Within the Lower Park, the mature trees lining the eastern edge behind the boundary wall serve to enclose the area, and significantly limit views out of the World Heritage Site in this location. The A44 (Oxford Road), which runs along the Lower Park's eastern boundary, is raised above the level of the Park, and a visitor to the Lower Park is aware of the heavy vehicular use of this road through both noise and frequent glimpses of traffic, including HGVs. As discussed in the landscape chapter of the ES, this route forms the main approach towards Blenheim Palace WHS and is considered to be an important contributor to the visitor's experience.

Registered Park and Garden

2.19 The Park to Blenheim Palace is also a Registered Park and Garden (Grade I). Unlike the WHS its boundary runs alongside the main road frontage itself and is bounded by drystone walling. The registered site extends beyond the WHS as far as a back road connecting directly with the Bladon Road. This road serves the access to the 92-pitch Bladon Chains Caravan Club Park located within the extreme south-eastern corner of the park. For the purposes of this report, the differences between the boundaries of the WHS and the RPG are subtle, and it is considered that their heritage value, setting and the contribution of the application site to their significance to be identical.

The Cowyards and Cowyards Cottage (Grade II)

2.20 This Grade II listed complex, now used as offices, is set below the line of the A44 (Oxford Road) to the west of the application site. Its significance derives from its historic and architectural value. The complex is enclosed by a low stone wall, which defines its immediate setting. Beyond that is Blenheim Lower Park, within which the complex sits. The application site, although it could be considered to form part of the assets' wider setting, is separated from it by the line of the heavily used A44, which is flanked by wide grassed verges. Mature trees and hedgerow between double boundary walls delineate the boundary of the park, and line the road on its western edge, significantly limiting intervisibility between the application site and the asset. It is not considered that the application site forms a meaningful part of the immediate setting of the assets and the latter does not contribute to an appreciation of assets' heritage value.

Woodstock Conservation Area

2.21 Woodstock Conservation Area (CA) was designated in 1975. It lies to the east of Blenheim Palace WHS and Registered Park and Garden, encompassing Woodstock High Street and a number of buildings to the north-west. The boundary of the CA is some 450m metres distant from the nearest part of the application site land, and as measured along the road frontage is separated from the nearest part of the development by some 600m.

2.22 Buildings in the conservation area comprise predominately 18th Century shops and houses, many of which are listed, and are unified through their use of the local vernacular. The CA encompasses the historic settlement of New Woodstock, and is focussed on the High Street and Oxford Street, which bisect the area. Buildings are largely orientated to the streets that they line, creating the enclosed, inward-looking character associated with a small market town.

2.23 Woodstock is bounded to the west by the Great Park at Blenheim Palace, and the principal entrances to the park are sited within the conservation area. To the north, east and south the CA is bounded by mid-late 20th Century development, which form its immediate setting. These housing estates, excluded from the CA designation and generally of poor architectural quality, are the separating factor between the conservation area and the application site.

Listed buildings within the Woodstock Conservation Area

2.24 Numerous listed buildings lie within the Woodstock Conservation Area. These heritage assets and their settings are considered together, as part of the examination of the Conservation Area.

Non-designated Heritage Assets

The Pest House

2.25 The Pest House is located at the north eastern boundary of the application site, within a separate curtilage accessed from one of the right-angled turns in Shipton Road. The building is shown on the Ordnance Survey map of c. 1887, although is absent from the survey of 1883. The Pest House, designed to house those with infectious diseases, would have been built in an isolated location outside the town to provide separation between the sick and the healthy.

2.26 Although the immediate setting of the Pest House is tightly defined by its enclosing boundary hedge, its relationship with the wider rural landscape is a factor in understanding its historic function. It is therefore considered that the application site forms part of the building's open setting and makes some contribution to its heritage value.

Heh Straet

2.27 The 'Heh Straet' (SMR 8862) is a historic route which runs to the east of the major north south hedgerow that delineates the edge of the application site. The route, named as above in the Shipton-Cherwell charter of 1005, probably dates from the Romano-British settlement of the area. It is classified by the local Historic Environment Record as an 'early medieval/Dark Age to Medieval' feature. The line of the route lies outside the application site to the east, and extends along the outer side of the north-south hedgerow, which itself is recorded on the first edition Ordnance Survey of 1887. The current access of the Pest House appears to lie across the route of the Heh Straet.

Assessment of proposals

Effects during construction

2.28 Indirect effects to some heritage assets may arise from the proposed development in the construction phase of the proposed development. These include the potential increase in activity affecting the local road network, and the potential impacts of noise, dust and vibration. The effects of the construction phase, are, by their temporary nature, considered to cause no harm to the setting of the heritage assets.

Effects post-construction

Blenheim World Heritage Site

2.29 The eastern edge of Blenheim World Heritage Site is set back from the A44 (Oxford Road), with a low dry stone wall running along the A44 footpath forming the boundary to a paddock, the western edge of which runs along the high listed WHS boundary wall. That part which lies across from the application site is the Lower Park, which, as discussed above, comprises the remnants of medieval parkland with interspersed walks and pathways.

2.30 The enclosed nature of the Lower Park is reinforced by the line of mature trees along its eastern edge along the A44 and these significantly limit views out of the Park, even in the winter months. Notwithstanding this, the design and layout of the proposed development responds to the sensitivity of the asset through extensive landscaping at the southern part of the site where it borders the A44.

2.31 The experience of the Park from within its boundary would not change, as the listed park wall and the busy A44 (Oxford Road) would continue to be the main defining external elements to the east of the World Heritage Site, both visually and aurally.

2.32 The World Heritage Site as experienced from the A44 approach to Woodstock would change, through the construction of residential development on land which currently forms an agricultural element in this view. The extensive landscaping proposed would however largely limit views of the application site from this approach, and the transient nature of the

view would further reduce any visual impact. This change in experience, however, does not affect our appreciation of the OUV of the WHS.

2.33 The WHS inscription describes the integrity of the property, its defined extent and its protection by its enclosing drystone wall. The PMP, as discussed above, also emphasises the enclosed, protected nature of the park, although it identifies important visual links with some areas of the surrounding landscape. The application site lies to the south of the viewing corridor for views No. 44 and 45 (Woodstock towards the Column of Victory). The proposed development will not affect these views, as the site lies outside their visual splay.It is concluded therefore that the proposed development would have a negligible impact on the setting of the WHS.

Registered Park and Garden

2.34 Opposite the application site, the boundary of the Registered Park and Garden deviates slightly from that of the World Heritage Site, by its extension beyond the inner boundary wall to meet the edge of the A44 by the Bladon Chains Caravan Site. However, for the purposes of this assessment, the two heritage assets are considered together, and the indirect effect arising from the proposed development on the RPG will not harm the assets' significance.

Blenheim Palace (listed Grade I)

2.35 The Palace is one of the listed structures within the WHS that we have identified as not impacted by the proposals. It is, however, considered briefly here as a particular question was asked in the context of the previous and larger application about views from state rooms. There is, in our view, no setting impact on the Palace itself. Its setting comprises the RPG. It was demonstrated in the previous application that there were no visual impacts from principal rooms, we have revisited these findings in the context of the present scheme and confirm that the proposals do not have an impact on the significance of the listed building or its setting.

Cowyards (Grade II)

2.36 As outlined above, it is not considered that the application site makes a material contribution to the significance of these Grade II assets, which are located within a tightly defined complex bounded by a stone wall, and set within the enclosed Lower Park. Notwithstanding this, the proposed development reflects the proximity of the listed buildings through the design and layout of the dwellings positioned along the south-western edge of the application site. The tightly defined setting of the heritage assets, combined with the reinforced interposing vegetation proposed as part of the application means that the setting and significance of the Grade II listed structures is not affected.

Woodstock Conservation Area

2.37 The Woodstock Conservation Area (CA) and the Grade II* and Grade II listed buildings are separated from the application site through the positioning and

extent of 20th Century housing estates, which form the CA's immediate setting. Furthermore, the CA's character is inward-focussed and enclosed. The proposed development would be located at the edge of the existing settlement, adjacent to the 20th Century housing estates. It would extend the line of the built edge of the development south-eastwards. The proposed density and outline parameter building heights would reflect the site's transition from the suburban developments outside Woodstock to the rural landscape beyond through the appropriate placement lower density, low-storey buildings to the outer edges of the site.

2.38 It is considered that the proposed development would not affect the understanding or appreciation of the special interest of Woodstock CA as a market town or the listed buildings within it, and would instead improve the approach through the reinforcement of the existing hedgerow and associated landscaping. It is thus concluded that the application proposals would result in a small change, leading to a slight beneficial indirect effect.

The non-designated assets

2.39 It was concluded above that the application site forms an element of the setting of the Pest House, and that the open character of the land makes a contribution to the appreciation of the heritage value of the non-designated asset. The proposed development would result in the encroachment of housing in the vicinity of the assets and the loss of its isolated setting, although the boundary hedgerow which encloses the building is proposed to be largely retained. A new vehicular access to the house is proposed via the new development to the east, and it is anticipated that the existing access from Shipton Road would become a footpath, reinstating the line of the historic route Heh Straet.

2.40 Heh Straet runs adjacent to the eastern boundary of the application site, outside the site boundary. It has no upstanding features, and it is considered that the proposed development would result in a negligible indirect effect on its heritage value. The route is proposed to be reinstated as part of the offsite mitigation measures accompanying the proposals, and it is considered that, if secured, this would enhance the setting of the non-designated heritage asset.

3 Archaeology

Summary of Blenheim Roman Villa and its setting

3.1 The site of Blenheim Roman Villa and field system scheduled monument (SM 35545) lies 25 metres east of the application site. A site of such significance within close proximity warrants detailed description for its designation information as set out in the National Heritage List for England :

> *"The site of the villa can be seen from a distance as a low mound outlined against the northern boundary of the field. It was first identified by aerial photography in the summer of 1971, when the buried stone walls and surrounding enclosure ditches showed clearly as cropmarks. The outline and internal arrangement of rooms were clearly visible, and the plan and dimensions were subsequently confirmed by limited excavation in 1985, when the walls were traced by trial trenching. Pottery found in the course of excavation, and in the following year, when the field surface was systematically fieldwalked, was dated to the third and fourth centuries AD.*
>
> *All the pottery was of local manufacture, except for one sherd of imported Samian ware. The house is a simple cottage form, aligned north east-south west, measuring 41.5m long by 10.8m wide. Its single range is made up of six rooms, with a corridor 2.7m wide on the south east side. The villa building lies within a ditched enclosure three sides of which can be seen on aerial photographs. Ditches also define a further six or seven fields and paddocks of varying size on the same alignment, which lie to the north of the villa building. The villa enclosure and its associated field system are visible over an area about 180m by 100m. Although the main concentration of tile, stone and pottery found in the course of fieldwalking lay over the area of the building, there was a thinner spread of pottery and some tile over the fields to the north: this was not of sufficient quantity to suggest the presence of further buildings, but is more likely to be the result of manuring from the villa's middens.*
>
> *The villa and its estate were well placed for access to river and road transport to major centres of the region. Akeman Street, the road between the Roman towns of Cirencester and Alchester, lay only 3km to the north, with Alchester itself only 12km to the north east. It formed one of a number of villa estates extending along the tributaries of the Thames from the Windrush to the Cherwell, a pattern of Romanised settlement in contrast to the lower gravels of the Upper Thames Valley, an area of native villages and small farms. The third century saw a growth in numbers and an increase in size of some existing villas, and an apparent expansion of the villa estate economy. Although relatively small, particularly in comparison to some of the larger villas of the Cotswolds, it is comparable in size to the earlier phases of, for instance, Ditchley villa at Enstone".*

3.2 Further detail on the arrangement and extent of this villa site was provided by the evaluations undertaken as part of supporting information for a

previous application in 2014. The evaluation identified two areas of archaeological potential. The first of these is a linear zone aligned approximately north-south, which includes the scheduled monument and corresponds with the main spread of geophysical anomalies. Immediately adjacent to and south of this zone was an area with no clear geophysical anomalies. However, trenching here confirmed that this location also contained deposits of Roman date. A second area of geophysical anomalies including a rectilinear arrangement orientated north from the scheduled villa area was confirmed as being of Roman origin and included a crouched burial. A complex of geophysical anomalies in the north eastern corner were revealed as a series of linear features of Late Iron Age and Romano-British date representing a focus of occupation.

3.3 The remains of Blenheim Villa are completely buried with no physical manifestation above ground. Aerial photography analysis, geophysical survey and limited trial excavation by Oxford Archaeology in 1985 have added greatly to our knowledge of the site's formal ground plan and the extent of associated features concentrated to the north and south of the scheduled area. Historic England (under its former guise as English Heritage) has clearly stated that:

> *"The villa appears to have been designed to face east-south east, perhaps in the direction of the agricultural estate it was sited to take advantage of extensive views over its dependent land. It is our contention that the villa would have faced east-south east and would have enjoyed long views, which were normally seen as important to this ambitious building type"*

3.4 The buried remains of Blenheim Roman Villa, which cannot be readily appreciated by a casual observer, nonetheless retain a presence in the landscape and therefore have a setting (Historic England, 2015). Such buried archaeological remains as the Blenheim Villa site have been afforded the long-term continuity in the agricultural land use that immediately surrounds and covers the remains. Maintaining the immediate, above ground agricultural setting and the wider landscape views east-south east from this scheduled monument will continue one's ability to appreciate the significance of this scheduled monument.

The proposed development and predicted effects on Blenheim Roman Villa and its setting

3.5 This section briefly describes the form of the development and cross-refers to the detailed technical reports and environmental assessment where relevant. The account of the predicted effects of the development is based on the assessment in chapter 4 of the environmental statement (March 2016), which includes all proposed mitigation, both that integrated into the proposals and the secondary mitigation measures proposed in response to the identified impacts.

3.6 The proposed development will not result in any direct physical impact to the designated area of Blenheim Villa, and the proposals will not result in any

indirect impacts such as changes to hydrology that would adversely affect the buried archaeological remains.

3.7 The illustrative master plan as set out in the Design and Access Statement from which the EIA parameter plans are derived, was subject to several iterations between November 2015 and March 2016. A series of workshops was held over this period, developing the initial concept plan and subsequently refining this to take account of specialist advice on cultural heritage, landscape, ecology, community, traffic and sustainability issues.

3.8 The design of the proposals has therefore evolved over time and has been subject to a number of iterations as a result of both consultation and the findings of baseline environmental studies. The final design acknowledges the setting of Blenheim Villa by repositioning the proposed access off the A44 Oxford Road further north and thereby reinforcing the transition from the rural edge to urban; the line of built development along the eastern edge is set back c.30 m to take account of SuDS requirements and new east-west green corridors have been provided to link with the historic Saxon route known as 'Heh Straet' orientated north-south along the site's eastern boundary.

3.9 The application site boundary lies 25 m west of Blenheim Roman Villa, with the nearest built edge of the proposed development c.30 m further west. Development in such close proximity is within the setting of this scheduled monument, albeit to a lesser degree than the previous scheme (West Waddy ADP 2014). The land to the west has not been identified as crucial to the original siting or the east-south east outward views from the settlement. Archaeological evaluations have clearly shown the expansion, or multi-period use immediately north and south of the villa designated area, but the evidence does not extend westwards anywhere within the application site.

3.10 Development proposed would be to the north west and an urban edge of Woodstock. This is consistent with how Historic England stated the previous development proposals (ibid.) could be ameliorated as the current proposals continue to offer the *"link with the wider landscape towards the south-east which would offer less harm through the impact upon the setting of the monument ."*

3.11 The presence of the new built form, its siting, scale, the likely increase in noise, introduction and proximity of light spill, and the general suburbanisation of what is currently an agricultural field will collectively result in a change to the present setting. The conclusions reached in chapter 4 of the ES state that:

> *'A medium-small change to the setting of this nationally designated Roman villa monument is predicted. The effect, without applying any form of mitigation, will therefore be moderate. This effect is classed as significant for the EIA.'*

3.12 The predicted moderate adverse effect through change to the western extent of the setting of Blenheim Villa can be partially mitigated through positive future heritage interpretation and management of the site. Whilst the wider

landscape to the south-east of the Villa has been safeguarded in the proposals, as chapter 7 of the Environmental Statement on landscape and visual effects clearly states, primary mitigation measures have been applied to the design of the development that aim to minimise potential effects on the wider landscape and its setting. They include the following:

- Careful location and form of built development to minimise impacts on the setting of Blenheim Villa scheduled monument through the provision of appropriate set backs and buffers, c.30 m wide
- Consideration of massing, height and scale of development, reducing the scale of development adjacent to sensitive site boundaries with Woodstock and the scheduled monument
- New green infrastructure to provide important amenity space and play space incorporating opportunities for ecological enhancement and SUDs
- Maximising connectivity between Woodstock and the development through the retention and incorporation of the public rights of way and a new network of footpaths and cycleways through the site linking to the wider area.

3.13 A scheme of offsite mitigation is proposed regarding the reinstatement of the historic route known as 'Heh Straet'. This would be undertaken adjacent to the eastern application site boundary, on land under the control of the applicant. Such a commitment to this historic route could provide an opportunity to increase awareness of its significance, as well as providing a location for important interpretation of the Blenheim Villa site. This site should not be viewed as merely a below ground site, but as a cultural, educational and social resource that can help create a rich sense of place for the new proposed community. Increasing awareness of the layout, structures and history of Blenheim Villa is a good way of creating an enduring sense of place for the proposed development of land immediately west.

3.14 A range of measures are proposed to improve heritage interpretation and management in the area by increasing public awareness of the layout, structures and history of Blenheim Villa. The villa should be promoted as part of a heritage trail of Woodstock and its early origins and interpretation panels will be set up to promote awareness of the Blenheim Villa site.

3.15 The value of such an approach to ameliorate the potential effect to a portion of a scheduled monument's setting by increasing awareness of the adjacent heritage importance through interpretative mitigation has recently been recognised at planning appeal (PINS ref: APP/D0840/W/15/3002512). The inspector for that appeal stated the following, which is of relevance here:

> "*There is no public access to [the scheduled monuments] and, in all likelihood, most people walking or spending time in this area of the countryside are probably oblivious to these Monuments. The appellant is agreeable to the suggestion made by Historic England of erecting some informative and accessible interpretative boards in the vicinity of these Monuments. This would assist in alerting the public to the existence and value of these assets. I concur with Historic*

England that this would weigh heavily for the public benefit of the proposals."

3.16 The primary landscape mitigation and design measures in combination with the above interpretative heritage measures will be a moderate to substantial, significant beneficial effect.

4 Conclusions on the effects of the proposed development

Cultural Heritage assets

4.1 Chapter 5 of the Environmental Statement has considered the existing baseline situation in order to assess the likely significant effects arising from the proposed development as part of the current application. It is concluded that the application site, which lies within the vicinity of a number of heritage assets, does not make a material contribution to the special interest of any, with the exception of the non-designated Pest House.

4.2 In respect of the Blenheim World Heritage Site and the numerous listed buildings within it, the Grade I Registered Park and Garden, and the heritage assets within the Woodstock Conservation Area, it is considered that although the application site forms part of the wider rural setting of these assets, the underlying topography and intervening vegetation between the site and the assets prevents any meaningful relationship, and that negligible indirect effects would arise from the proposals in the construction and operational phases. None of these effects cause harm to the cultural value of any of the heritage assets considered.

4.3 The application site forms an important setting element for the non-designated Pest House, the heritage value of which lies partly in its open rural setting. The encroachment of new development towards this asset would result in a slight adverse indirect effect.

4.4 Accordingly, with reference to the NPPF, there is no need to counterbalance any harmful effects under the terms either of paragraphs 133 or 134.

Scheduled Monument

4.5 The National Planning Policy Framework (NPPF) states that when considering the impact of development on the significance of a designated asset “great weight” should be given to the asset’s conservation, and that as heritage assets are irreplaceable, clear and convincing justification is required for any loss or harm. This has been achieved with this proposal and the changes that are predicted to result from the proposals will result in less than substantial harm primarily as a consequence of change to setting. However, ‘*Where a development proposal 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*’ (paragraph 134). These benefits would include heritage benefits such as the proposed interpretation of the Blenheim Roman Villa.

4.6 At present, there is nothing on or immediately adjacent to the application site that identifies the presence of the nationally designated Blenheim Roman Villa site, or its relationship to the wider agricultural landscape. There is an opportunity with this proposal to significantly increase the future public awareness of this monument, for future occupiers of the development and more far reaching in terms of long-term heritage assimilation with Woodstock.

LAND TO SOUTH EAST OF

WOODSTOCK

WEST OXFORDSHIRE

CHAPTER 4
ARCHAEOLOGY

4. Archaeology

Introduction

4.1 This chapter has been produced by Terence O'Rourke Ltd and assesses the archaeological resource within the application site and an agreed study area, while chapter 5 deals with all other cultural heritage matters.

4.2 Thames Valley Archaeology Services (TVAS) undertook a series of archaeological assessments in 2014 to inform an Environmental Statement for Woodstock East compiled by West Waddy ADP. The findings of these assessments, along with an assessment of aerial photographs by Air Photo Services are summarised in this chapter and the detailed reports are included as Technical Appendix B (parts 1-4). All these assessments cover the former larger application site of Woodstock East. The archaeological results relevant to this particular proposed application site were chosen to inform the site-specific development proposals. The references and data sources used in the assessment are set out in table 4.1.

Chartered Institute for Archaeologists, 2014, Standards and guidance for historic environment desk based assessments
Communities and Local Government, 2012, National Planning Policy Framework
Communities and Local Government, 2015, Planning Practice Guidance (online)
English Heritage, 2008, Conservation principles – policies and guidance for the sustainable management of the historic environment
Historic England, 2015, Good Practice Advice notes (GPA1 local plan making; GPA2 Managing significance in decision-taking in the historic environment and GPA3 Setting and views)
Oxford Archaeology, 2007, Land north of Shipton Road, Woodstock, Oxon: Archaeological evaluation report OA 3786
Roberts, B.K. and Wrathmell, S., 2000, An Atlas of Rural Settlement in England English Heritage Publications
VCH, 1907, The Victoria County History (Oxford Volume II)
Websites consulted http://ads.ahds.ac.uk/ http://list.english-heritage.org.uk/mapsearch.aspx for National Heritage List
Table 4.1: References and data sources

Legislation and policy

National

4.3 National and international policy recognises the value and significance of cultural heritage and the public interest in the preservation of particular assets, setting out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected by the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and within the planning system through the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

4.4 National Planning Policy Guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 Setting and

views). The NPPF sets 12 core planning principles for sustainable development, one of which is that heritage assets should be conserved in a manner appropriate to their significance, so that they can contribute to quality of life now and in the future. Heritage assets are irreplaceable and, 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.

4.5 The detailed policies in the NPPF on development management concern the need to clearly define the significance of any potentially affected site or area, the pre-application information requirements for any proposals, including for archaeological field evaluation and the principles to be considered in determining any proposal for change potentially affecting heritage assets. There is an overall requirement to gather sufficient information to ensure an adequate understanding of the significance of an asset before any decisions affecting its future are made. A key concept in the NPPF is proportionality; that the information required, efforts to preserve and degree of public benefits necessary to justify any harm or loss of an asset should be based on an understanding of its significance.

Local

4.6 The West Oxfordshire Local Plan 2011 has not yet been replaced, so that policies that were 'saved' in 2009 continue to apply. With regards to the archaeological resource, the following policies are relevant:

- Policy BE12 – Archaeological monuments: Development proposals that adversely affect the site or setting of nationally important archaeological monuments and monuments of local importance, whether scheduled or not, will not be permitted.

- Policy BE13 – Archaeological assessments: Prior to determining applications affecting sites and areas of archaeological potential, applicants may be required to provide an archaeological assessment and/or field evaluation to determine;

    a) The significance, character and importance of any archaeological monument or remains and

    b) The likely impact of the proposed development on such features,

    c) The level of mitigation required to suitably protect the archaeological resource through preservation in situ or preservation by record including excavation, post excavation analysis and publication.

Methodology

4.7 As outlined in the introduction above, this chapter assesses the archaeological resource within the site and within a 500-metre study area[1]. Existing information on potential heritage assets has been obtained through a review of statutory

[1] Data kindly received by email dated 7/3/16 from Oxfordshire County Council Historic Environment Record

designations, the national or local archaeological record, documentary sources and relevant studies on the archaeology and history of the area.

4.8 The assessment makes reference to the TVAS deskbased assessment (see Technical Appendix B (part 1) and summarises the relevant findings from the geophysical, aerial photograph and trench evaluation surveys (Technical Appendix B (parts 2-4). Figure 4.1 shows all known archaeology sites in the study area with table 4.2 listing the sites and archaeological investigations denoted. Figure 4.2 shows the results of the geophysical surveys with detail and interpretation of results within the application site; figure 4.3 shows the extent of the evaluation trenching undertaken by TVAS in 2014 with areas of defined high and low potential. Figure 4.4 shows the evaluation trenches in relation to the geophysical anomalies across the application site and figure 4.5 reproduces the findings of the aerial photograph analysis with possible features annotated within the site.

4.9 The archaeological element of the study was undertaken with reference to the Chartered Institute for Archaeologists' Code of Conduct and appropriate standards (2014).

Assumptions and technical deficiencies

4.10 The assessment's conclusions are limited by the extent of existing information. Its usefulness in predicting the actual archaeological resource must therefore be qualified. The archaeological evaluation work (geophysical survey, trench evaluation and aerial photograph analysis) to support a deskbased assessment has resulted in several areas/zones of archaeological evidence being identified, none of which are situated within this application site boundary, see figure 4.3. The results of the survey work can be found in the reports in Technical Appendices B (parts 2-4).

Effects assessed

4.11 The assessment provides a description of the likely value, extent, state of preservation and potential significance of non-designated archaeological assets within the application site and the 500-metre study area that could potentially be affected by the proposals. It also includes consideration of the potential effects on the setting of all nationally designated scheduled monuments in the study area.

Scoping opinion

4.12 The response to scoping was issued by West Oxfordshire District Council on 25 February 2016. Within the response was the opinion of Oxford County Council Archaeology, as advisors to the local planning authority. It was accepted that due consideration has been afforded to the sensitivity of the historic environment on site and in the study area. All proposals relating to the historic environment were deemed to be thorough and appropriate and to help provide a suitable basis for determining what further investigation or mitigation may be required should a planning application be made. Subsequent consultation with Oxford County Council Archaeologist (OCCA), confirmed that no further pre-determination archaeology investigation was required and that mitigation could be dealt with by a condition to any future permission.

Assessment of significance

4.13 The significance of potential effects has been determined using criteria developed from best practice techniques and expert knowledge. Significance has been derived from measures of the sensitivity of the receptor affected and the magnitude or scale of the change. The cultural heritage importance and magnitude criteria are shown in figures 4.6 and 4.7 respectively. These were combined using the matrix in figure 4.8 to determine the degree of effect, which was then used to determine significance. Effects that are moderate or above are considered to be significant in EIA terms.

4.14 The chapter first makes an assessment of the components, qualities and level of importance or value of all heritage assets identified within the chosen study area and where relevant, of their settings. The contribution of the surroundings in which an asset is experienced and the range of historic, functional or visual relationships, as evident in both physical attributes and perceptual values, to the significance of any single asset or group of assets will depend on the nature of the asset and its past and present setting. The importance of the setting of an asset, or of particular views or vistas (either deliberately designed or incidental), to its significance and to how it is understood and appreciated, can therefore vary greatly.

4.15 The assessment of value coupled with reference to national and local legislation, relevant policy statements and best professional practice, allows a judgement to be made of the significance of the asset and its sensitivity as a receptor. The focus is the inherent value and importance of the historic asset itself, which is clearly separated in the assessment from any public amenity value particular sites may have, or potential contribution to tourism or other interests.

4.16 The judgement of the magnitude of change likely to occur is based on available information on the attributes of the proposed development. For example, immediate changes such as ground disturbance for site preparation and construction, the removal of existing structures, tracks/footpaths or trees; changes to drainage and the land form, or through the addition of new structures and transport networks; and changes to views of, from or across heritage features, or to perceptions of their priority in the landscape. The potential effects of development on the settings of heritage assets can depend on issues of detailed design that may not be available for outline planning applications.

4.17 Guidance produced by Historic England (2015) provides advice on a consistent framework for the assessment of the effects of development on the settings of heritage assets. The assessment in this chapter encompasses the first three steps; the identification of assets that may be affected and of the contribution of setting to the value of those assets (steps 1 and 2) and the description of the attributes of the proposed development and assessment of likely significant effects (step 3).

Baseline

4.18 A detailed outline of the known archaeology, built heritage and historic development of the application site and surrounding landscape south of Woodstock is given in the deskbased assessment (Technical Appendix B part

1). Focus on the application site and the agreed 500-metre study area resulted in a total of nine non-designated archaeological assets and four archaeological events being returned from the OCC HER (see figure 4.1 and table 4.2).

TOR ID	OCC ID	DESCRIPTION
1	MOX12171	Medieval pottery
2	MOX1721	Later prehistoric lithic scatter, Woodstock Bypass
3	MOX1722	Prehistoric lithic scatter on Woodstock Bypass
4	MOX26902	Northern extension of Blenheim Roman Villa
5	MOX3797	Possible Bronze Age Barrow
6	MOX3845	Prehistoric flints
7	MOX3849	Blenheim Roman Villa and Field System (SM 35545)
8	MOX3851	Medieval Iron Arrowhead
9	MOX3853	Post medieval milestone
Event A	EOX1888	Land north of Shipton Road, Woodstock: an archaeological desk based assessment by Oxford Archaeology
Event B	EOA2156	Evaluation of land north of Shipton Road by Oxford Archaeology
Event C	EOX5640	Trial excavations at Blenheim Villa by Oxford Archaeology
Event D	EOX6024	Land at Shipton Road: Archaeological Evaluation by Thames Valley Archaeological Services

Table 4.2 Non-designated archaeological sites and events in the study area

4.19 The earliest archaeological records in the study area are for three flint scatters, two of which were revealed through systematic fieldwalking by Oxford Archaeology evaluating the Woodstock Bypass road corridor in 1992 (TOR 2 & 3) and the third found during fieldwalking near Sansom's Lane in the south eastern portion of the application site (TOR 6). A total of eight flint flakes, a flint core, a microlith and a scraper were found during the 1992 evaluation with all the late prehistoric artefacts indicative of general activity as opposed to settlement evidence.

4.20 The wider landscape contains attributes such as the confluence of two River Thames tributaries (the Evenlode and Glyme) that would have theoretically made the area around Woodstock attractive for prehistoric settlers, but the study area has little or no records from the prehistoric period. Some Bronze Age activity is possibly indicated with the remains of a disc barrow monument *c.*30 metres in diameter recorded in Campsfield Wood in the south of the study area (TOR 5), but as a 'tumuli' is not marked on the first edition Ordnance Survey map (see Technical Appendix B part 1, figure 7) this feature may well be an ornamental landscape feature.

4.21 The study area comes to prominence in the Romano-British period, as the road (Akeman Street) between the towns of Alchester (south of Bicester) and Cirencester passed to the north of the study area and village, with roadside settlements and countryside villas recorded close to its alignment.

4.22 The site of Blenheim Roman Villa and field system scheduled monument (TOR 7) lies 25 metres east of the application site (see figure 4.1). A site of such significance within close proximity warrants detailed description for its designation information as set out in Historic England's national heritage list for England[2]:

[2] https://historicengland.org.uk/listing/the-list/list-entry/1021367

> "The site of the villa can be seen from a distance as a low mound outlined against the northern boundary of the field. It was first identified by aerial photography in the summer of 1971, when the buried stone walls and surrounding enclosure ditches showed clearly as cropmarks. The outline and internal arrangement of rooms were clearly visible, and the plan and dimensions were subsequently confirmed by limited excavation in 1985, when the walls were traced by trial trenching. Pottery found in the course of excavation, and in the following year, when the field surface was systematically fieldwalked, was dated to the third and fourth centuries AD.
>
> All the pottery was of local manufacture, except for one sherd of imported Samian ware. The house is a simple cottage form, aligned north east-south west, measuring 41.5m long by 10.8m wide. Its single range is made up of six rooms, with a corridor 2.7m wide on the south east side. The villa building lies within a ditched enclosure three sides of which can be seen on aerial photographs. Ditches also define a further six or seven fields and paddocks of varying size on the same alignment, which lie to the north of the villa building. The villa enclosure and its associated field system are visible over an area about 180m by 100m. Although the main concentration of tile, stone and pottery found in the course of fieldwalking lay over the area of the building, there was a thinner spread of pottery and some tile over the fields to the north: this was not of sufficient quantity to suggest the presence of further buildings, but is more likely to be the result of manuring from the villa's middens.
>
> The villa and its estate were well placed for access to river and road transport to major centres of the region. Akeman Street, the road between the Roman towns of Cirencester and Alchester, lay only 3km to the north, with Alchester itself only 12km to the north east. It formed one of a number of villa estates extending along the tributaries of the Thames from the Windrush to the Cherwell, a pattern of Romanised settlement in contrast to the lower gravels of the Upper Thames Valley, an area of native villages and small farms. The third century saw a growth in numbers and an increase in size of some existing villas, and an apparent expansion of the villa estate economy. Although relatively small, particularly in comparison to some of the larger villas of the Cotswolds, it is comparable in size to the earlier phases of, for instance, Ditchley villa at Enstone."

4.23 Further detail on the arrangement and extent of this villa site was provided as a consequence of the evaluations undertaken for the 2014 application (Event D). The evaluation identified two areas of archaeological potential. The first of these is a linear zone aligned approximately north-south, which includes the scheduled monument and corresponds with the main spread of geophysical anomalies (shaded red on figure 4.3). Immediately adjacent to and south of this zone was an area with no clear geophysical anomalies. However, trenching here confirmed that this location also contained deposits of Roman date. A second area of geophysical anomalies including a rectilinear arrangement orientated north from the scheduled villa area was confirmed as being of Roman origin and included a crouched burial. A complex of geophysical anomalies in the north eastern corner (see figure 4.2) were revealed as a series of linear features of Late Iron Age and Romano-British date representing a focus of occupation (shaded yellow on figure 4.3).

4.24 The eastern site boundary lies adjacent to Sansom's Lane, a probable Anglo-Saxon route referred to as 'Heh Straet' in a charter dated 1005AD (Technical Appendix B part 1, pg.7) and forms the parish boundary with Shipton-on-Cherwell. It is likely that this route follows the line of a pre-existing late Iron Age/early Romano-British track or minor road north in the direction of Akeman

Street. Woodstock derives its name from a 'place in the woods' and by Domesday had become the seat of a royal hunting lodge with the Forest of Wychwood. Evidence of pre-conquest settlement at Woodstock is further provided by the record of a council held by Aethelred II 'in the land of the Mercians (Victoria County History 1907).

4.25 The medieval period is also sparsely represented in the study area. A chance find of an iron arrowhead was discovered in the garden off Crecy Walk to the west of the application site (TOR 8). An unknown quantity of medieval pottery was found during fieldwalking in the south eastern part of the application site in 1973 (TOR 1). Historic mapping has shown no indication of buildings or structures in this, or any location of the site (see Technical Appendix B part 1, figures 6-11) and it is considered likely that the site has remained undeveloped for centuries.

Results of archaeological investigations

4.26 The results of the archaeological investigations undertaken as part of the EIA for Woodstock East in 2014 are reported in the following documents and can be found in Technical Appendix B parts 2 - 4:

- Land at Shipton Road, Woodstock, Oxfordshire: Geophysical survey (magnetic) by TVAS 2014
- Land at Shipton Road, Woodstock, Oxfordshire: Assessment of aerial photographs for archaeology by Air Photo Services November 2014
- Land at Shipton Road, Woodstock, Oxfordshire: Archaeological evaluation by TVAS 2014.

4.27 A detailed magnetometry survey was carried out across the original 60ha application site in September 2014 by TVAS (Technical Appendix B part 2). The present application site is referred to as comprising field 1 (southern parcel) and field 2 (northern parcel). The findings are shown on figure 4.2 and summarised as follows:

- Field 1: very few magnetic responses/anomalies were recorded. A series of north-south parallel linears were recorded at regular intervals across the field area (annotated 1a on figure 4.2) and probably represent clear indication of ploughing evidence.
- Field 2: revealed a much larger number of magnetic anomalies than field 1. A series of linear and discrete anomalies possibly indicating three possible sub-rectangular enclosures abutted by a number of ditch features (annotated 2a on figure 4.2). Another group of linears are present to the east (2b) and collectively appear to form three sides of another enclosure with a possible pit containing a metal find. Further south a pair of linear anomalies traverses the field in an east-west orientation with a break in the centre (2c, 2d) and may represent a former field boundary. A strong linear response that traverses the entire length north-south of field 2 (2g) appears to correspond to a former field boundary seen on the 1818 tithe and first edition OS map of 1880 (Technical Appendix B part 1, figures 6 & 7). There are further linear

anomalies on a similar alignment to the plough scars recorded in field 1 in the southern portion of this field (2e and 2h). The northern part of field 2 appears to show similar agricultural plough scars or furrows but in an east-west orientation (2f). A large area of magnetic disturbance is recorded adjacent to the northern boundary of field 2 and may correspond to a large structure visible on aerial photographs of the 1940s (Technical Appendix B part 2, pg.6).

4.28 An assessment of aerial photographs was undertaken by Air Photo Services to provide an independent appraisal of the evidence for archaeological features within the 2014 application site (Technical Appendix B part 3). Aerial photographs taken between 1942 and 1998 were examined and features plotted, with only those of relevance to the current application site described here. Possible features were seen in crops over former boundaries (annotated J on figure 4.5). A likely ditched curvilinear enclosure and some fragmentary ditches and pits (K) are discernible as cropmarks on Google Earth with an area of ridge and furrow also recorded (L).

4.29 A total of 265 evaluation trenches were investigated across the 2014 application area, but for the purposes of this assessment only a summary of those within the application site, a total of 67 evaluation trenches, will be discussed (see figures 4.3 and 4.4). The stratigraphy within the trenches consisted of either topsoil overlying subsoil, or topsoil directly overlying the natural Cornbrash geology, as seen in trenches 50, 51, 246 and 247 only. A complete list of the trenches and their findings is provided as an appendix to the evaluation report (Technical Appendix B part 4).

4.30 No areas of high or low archaeological potential were identified as a result of the evaluation of the 67 trenches within the application site. No definitive areas of a former settlement or areas of habitation are present in these evaluation trenches. The following trenches did however contain archaeological features, but not all resulted in the recovery of dateable artefacts: 2, 9, 19, 28, 46, 47, 49, 50, 53, 54 and 62. This is a low proportion when considering the alignment of the evaluation trenches were positioned to target suspected geophysical anomalies. A large linear ditch feature, positioned to target geophysical anomaly 2a (see figure 4.2) was found to be a large modern land drain with modern pottery. A number of gully features were investigated and produced sherds of medieval and post-medieval pottery (trenches 28, 46 and 62). Trench 47 comprised another gully measuring *c.*6.5 m long x 1.1 m wide and 0.25 m deep with its secondary fill containing Iron Age pottery, a single piece of Roman pottery and a sheep tooth. No anomalies were revealed by either geophysical or aerial photography survey in this southern field, other than evidence for extensive ridge and furrow indicating long term ploughing and agricultural land use (annotated 1a on figure 4.2). Further east, trench 49 uncovered a pit measuring 0.7 m wide and 0.25 m deep; a gully 0.4 m wide and 0.45 m deep and a ditch measuring 7 m long x 0.9 m wide and 0.09 m deep, but no finds were recovered from any feature and no interpretation of the relationship is provided. Trench 53, positioned to align with the north south plough scars/ridge and furrow produced a ditch 0.9 m wide and 0.12 m deep containing four pieces of brick/tile of post-medieval date, along with two pieces of fired clay and three pieces of slag.

Future baseline

4.31 The future baseline in the absence of the proposed development has been assessed as the site remaining under arable cultivation. No areas of high archaeological potential were identified as a result of the investigative surveys within the application site and therefore there is no requirement to safeguard any portion of the site from current agricultural farming processes for fear of unacceptable impact to the identified archaeological resource.

Assessment of importance

4.32 The relatively small number of non-designated archaeology sites within the application site and across the study area, are largely known as a result of archaeological fieldwork. When development work has triggered the need for archaeological site investigations, as was the case with evaluating the extent of Blenheim Roman villa, areas of low and high archaeological potential have been revealed. The application site has been subject to all levels of non-intrusive (geophysical and aerial photograph) and intrusive (evaluation trenching) surveys, and in general the majority of the site is devoid of archaeological sites. In the few localised areas where unrelated features have been recorded, no clear function or settlement use can be inferred. Collectively, the findings of the surveys, along with two chance discoveries of flint and medieval pottery (TOR 1 and 6) represent non-designated archaeological interest and value of local interest and low importance according to the criteria in figure 4.6.

4.33 The study area contains the nationally designated scheduled Blenheim Roman villa site (TOR 7), the western extent of which lies 25 m east of Sansom's Lane, the eastern boundary of the application site. Extensive archaeological evaluations have shown other contemporary Roman settlement areas north and south of the scheduled area, as well as Late Iron Age and Roman evidence in the north eastern field corner. Whilst the scheduled monument is recognised as of national interest and high importance, the areas identified north and south of villa site are likely to be of county or regional interest and medium importance according to the criteria in figure 4.6.

4.34 Table 4.2 summarises the importance of the archaeological resource within the site and study area.

Receptor	Importance of receptor
On site	
Archaeology	Low
Study area	
Archaeology – Blenheim Villa (SM35545)	High
Non designated assets related to Blenheim Villa	Medium
Non designated assets recorded in the HER	Low

Table 4.2: Summary of importance

Potential effects

4.35 The proposed development could be a source of impacts on the archaeological resource within the application site and immediate surroundings through:

- Ground disturbance
- The presence of the new built form, its siting, scale, extent, appearance and character
- Changes to the visual qualities of the site

4.36 Mitigation of adverse effects through the developing scheme design is integral to the iterative process of EIA; these primary measures are included in the proposal described in chapter 2. The assessment of effects considers the effects without additional secondary mitigation. An appropriate programme of mitigation could reduce the severity of an adverse effect or remove it completely.

Effects during construction

4.37 It is envisaged that construction of the proposed development will commence in 2017 and be completed by 2023. The site will generally be developed from south to north.

4.38 The proposed development will involve extensive groundworks, which will inevitably have an impact on all below ground archaeological remains where they are known or suspected to exist. The risk of impacts from the proposed development would come from the possible damage to any unanticipated below ground archaeological features that did not come to light during the trench evaluation exercise and are not evident in either the geophysical or aerial photograph analysis of the application site.

4.39 The non-designated archaeological resource within the application site is considered to be of low importance. A large physical change is predicted to occur as a result of the proposed development. The effect, without applying any form of mitigation, will therefore be moderate. This effect is classed as significant for the EIA.

Effects post-construction

4.40 The remains of Blenheim Villa (TOR 7, SM 35545) are completely buried with no physical manifestation above ground. Aerial photography analysis, geophysical survey (Technical Appendix B part 3) and limited trial excavation by Oxford Archaeology in 1985 (Event C; figure 4.1) have added greatly to our knowledge of the site's formal ground plan and extent of associated features concentrated to the north and south of the scheduled area (see figure 4.4). Historic England (under its former guise as English Heritage) has clearly stated that: '*The villa appears to have been designed to face east-south east, perhaps in the direction of the agricultural estate it was sited to take advantage of extensive views over its dependent land. It is our contention that the villa would have faced east-south east and would have enjoyed long views, which were normally seen as important to this ambitious building type*[3].'

4.41 The buried remains of Blenheim Villa, which cannot be readily appreciated by a casual observer, nonetheless retain a presence in the landscape and therefore

[3] Letter dated 27.2.15 from English Heritage to Cherwell District Council, ref. P00443984

have a setting (Historic England 2015). Such buried archaeological remains as the Blenheim Villa site have been afforded the long-term continuity in the agricultural land use that immediately surrounds and covers the remains. Maintaining the immediate, above ground agricultural setting and the wider landscape views east-south east from this scheduled monument will effectively not interfere with or alter the setting of this scheduled monument.

4.42 The application site boundary lies 25 m west of Blenheim Villa while the nearest built edge of the proposed development lies *c.*30 m further west. Such close proximity is still within the setting of this scheduled monument, albeit to a lesser degree than the previous scheme, as land to the west has not been identified as crucial to the original siting or in the necessary outward views from the settlement. Archaeological evaluations have clearly shown the expansion, or multi-period use immediately north and south of the villa designated area, but not westwards. The presence of the new built form, its siting, scale, the likely increase in noise, introduction and proximity of light spill, and the general suburbanisation of what is currently an agricultural field will collectively result in a change to the present setting. Development proposed would be to the north west and a secondary elevation to the urban edge of Woodstock. This is consistent with how Historic England stated the previous development proposals could be ameliorated as the current proposals continue to offer the "*link with the wider landscape towards the south-east which would offer less harm through the impact upon the setting of the monument*[4]*.*" A medium-small change to the setting of this nationally designated villa monument is predicted. The effect, without applying any form of mitigation, will therefore be moderate. This effect is classed as significant for the EIA.

Mitigation

On-site archaeology

4.43 The predicted moderate effect on archaeology can be wholly mitigated through a further stage of archaeological site investigation, in this instance and considering the lack of contemporary Roman features or evidence of settlement related to the Blenheim Villa site to the east, the most appropriate investigation would be a watching brief. Preservation by record, i.e. excavation of any features uncovered, is a sufficient and policy-recognised form of mitigation that can adequately mitigate any predicted moderate effect.

4.44 While the very process of excavation can be viewed as destructive, it yields the most reliable evidence and can lead to an expression of the past for those that live, or are planning to live, close to the site of the discovery. The known archaeological resource would be destroyed through erosion, dewatering processes and other varying levels of development infrastructure, and therefore excavation is justified, as much data that would otherwise be lost will be recorded.

4.45 All necessary and agreed archaeological mitigation work should take place at least four weeks in advance of the construction programme. The agreed areas for closer examination by either a watching brief or strip, map and sample exercise are to be agreed in consultation with OCCA. A detailed Written

[4] Ibid.

Scheme of Investigation (WSI) will need approval ahead of the groundworks. Such work has been suggested by OCCA during the preparation of this assessment whereby a planning condition could adequately address this outstanding matter[5]. The phase 1 development area of the southern field (see figure 2.9) provides an opportunity to investigate a larger area around trench 47, where Iron Age and Roman pottery were retrieved from a gully feature. The location of the proposed pumping station also provides such an opportunity and would be in an area not previously evaluated. The results of agreed archaeological mitigation work within the phase 1 area will inform the need for further, similar interventions for subsequent phases of the development.

4.46 In the unlikely event that additional features of archaeological interest are uncovered during construction outside of investigation areas, further appropriate surveys will be undertaken. In the first instance, OCCA will be informed and the methodology will be discussed and agreed. These investigations will fully mitigate the predicted moderate effect and will themselves result in a moderate, significant beneficial effect from the knowledge gained through the work.

Setting of Blenheim Villa

4.47 The predicted moderate adverse effect to the western extent of the setting of Blenheim Villa can be partially mitigated through positive future heritage interpretation and management of the site. Whilst the wider landscape to the south-east of the Villa has been safeguarded in the proposals, as chapter 7 clearly states, there have been primary mitigation measures applied to the design of the development that aim to minimise potential effects on the wider landscape and its setting and include the following:

- Careful location and form of built development to minimise impacts on the setting of Blenheim Villa scheduled monument through the provision of appropriate set backs and buffers, *c.*30 m wide

- Consideration of massing, height and scale of development, reducing the scale of development adjacent to sensitive site boundaries with Woodstock, and the scheduled monument

- Provision of new green infrastructure to provide important amenity space and play space incorporating opportunities for ecological enhancement and SUDs

- Maximising connectivity between Woodstock and the development through the retention and incorporation of the public rights of way and a new network of footpaths and cycleways through the site linking to the wider area

4.48 A scheme of offsite mitigation is proposed regarding the reinstatement of the historic route known as '*Heh Straet'*. This would be undertaken adjacent to the eastern application site boundary, on land under the control of the applicant. Such a commitment to this historic route could provide an opportunity to increase awareness its significance, as well as providing a location for important interpretation of the Blenheim Villa site. This site should not be viewed as merely

[5] Email correspondence from Hugh Coddington, OCC Archaeologist dated 26.2.16

a series of below ground earthworks, but as a cultural, educational and social resource that can help create a rich sense of place for the new proposed community. Increasing awareness of the layout, structures and history of Blenheim Villa is a good way of creating an enduring sense of place for the proposed development of land immediately west.

4.49 With no further site investigations envisaged upon or in the immediate vicinity of Blenheim Villa, it is proposed to offer a range of alternatives to better reveal this monument and increase future public awareness:

- The site should be promoted as part of a heritage trail of Woodstock and its early origins. Successful applications utilise treasure hunt scenarios that explore the archaeology and history of the town and immediate environs, whilst positively exploring green open spaces around the town/proposed development site's perimeter.

- Erection of interpretation panel(s) to promote awareness of the Blenheim Villa site, countryside and wildlife of the area. The aforementioned QR code could be present on the board(s) to allow ease of interaction with enhanced visualisation of how the villa site looked.

4.50 These measures to maximise heritage enhancement will partially mitigate the predicted moderate effect, but will collectively result in a moderate-substantial, significant beneficial effect from the increased awareness of the heritage resource immediately adjacent to the application site.

Residual effects

4.51 If archaeological finds are uncovered during development, the measures set out in the mitigation section will ensure that no significant adverse residual effects will result. Any agreed archaeological investigation at the site will be, by its very nature, a destructive process, but the benefit to the current body of knowledge for this site will be effectively filled through the material and artefact assemblage uncovered. Any measures set out in a future WSI to be endorsed by OCCA in a planning condition will be in line with best practice and the Chartered Institute of Archaeologists code of practice. A suitably qualified archaeological contractor will produce the WSI required and undertake the necessary site investigations. This will ensure that the archaeological resource at the site will be properly safeguarded and suitably disseminated.

4.52 Table 4.3 summarises the significant residual effects predicted to remain after the application of the secondary mitigation measures.

Topic	Significant residual effect	Receptor sensitivity	Impact magnitude	Nature	Duration	Degree of effect	Level of certainty
On-site archaeology	Knowledge gained through excavation required to mitigate moderate effect on the on-site archaeology	Low	Large	Beneficial	Long term	Moderate	Absolute
Blenheim villa **SM35545**	Change to setting west of Blenheim Villa as a consequence of the built development	High	Medium-Small	Adverse	Long term	Moderate	Reasonable
Blenheim Villa SM35545	Future interpretation would advance knowledge and awareness of this nationally importance Roman villa site	High	Medium	Beneficial	Long term	Moderate-Substantial	Reasonable

Table 4.3: Significant residual effects

Cumulative effects

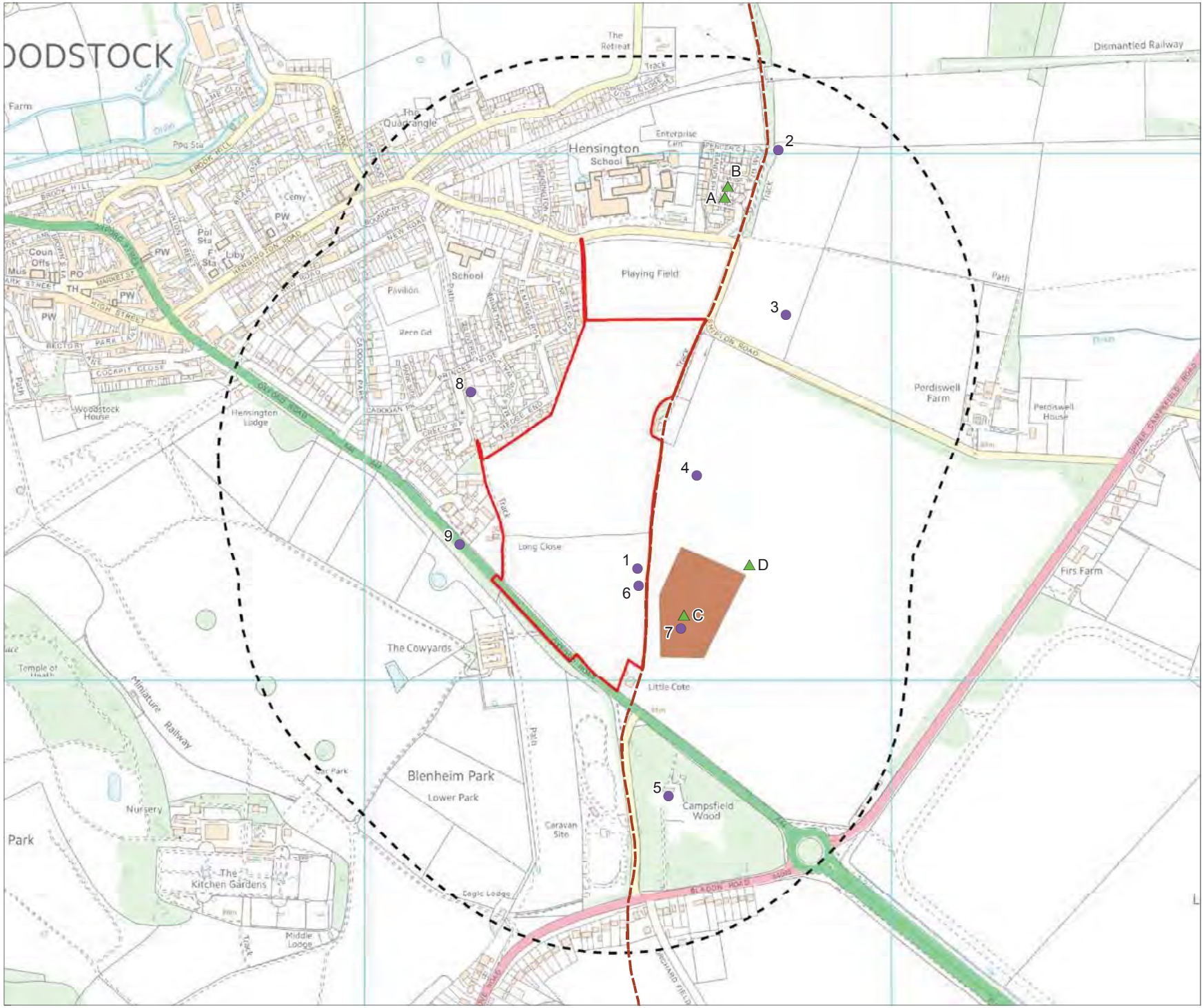
4.53 The following site has been identified for inclusion in the cumulative effects assessment:

- Land north of Marlborough School (Erection of 58 residential dwellings, new access for vehicles, pedestrians and cyclists, formal open space, car parking and landscaping improvements).

4.54 The proposal gives rise to a moderate-substantial adverse effect to the known and suspected archaeological resource within the application site. However, adverse effects can be fully mitigated through the appropriate and agreed levels of evaluation and recording, as set out above. There is the potential for further adverse cumulative effects on the archaeological resource of the local area as a result of the above residential development. A similar approach in terms of archaeological evaluation and preservation by record may also be applied in order to inform and mitigate potential effects.

4.55 The archaeological resource of the other proposed development is considered to be of negligible importance and detailed investigations were not deemed necessary prior to construction at the site. There would therefore be no cumulative effects.

4.56 There will be no cumulative effects on Blenheim Villa scheduled monument or its setting as a result of the above residential development, as it is does not fall within the wider landscape setting that contribute to this site's significance and recognised national importance.



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BLENHEIM PALACE

PYE HOMES

Figure 4.1 All known archaeology sites in the study area

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SWO 14/131b

N

Land at Shipton Road, Woodstock, Oxfordshire, 2014
Geophysical Survey (Magnetic)

Fields 1 and 2.

0m 250m

+5 nT

-5 nT

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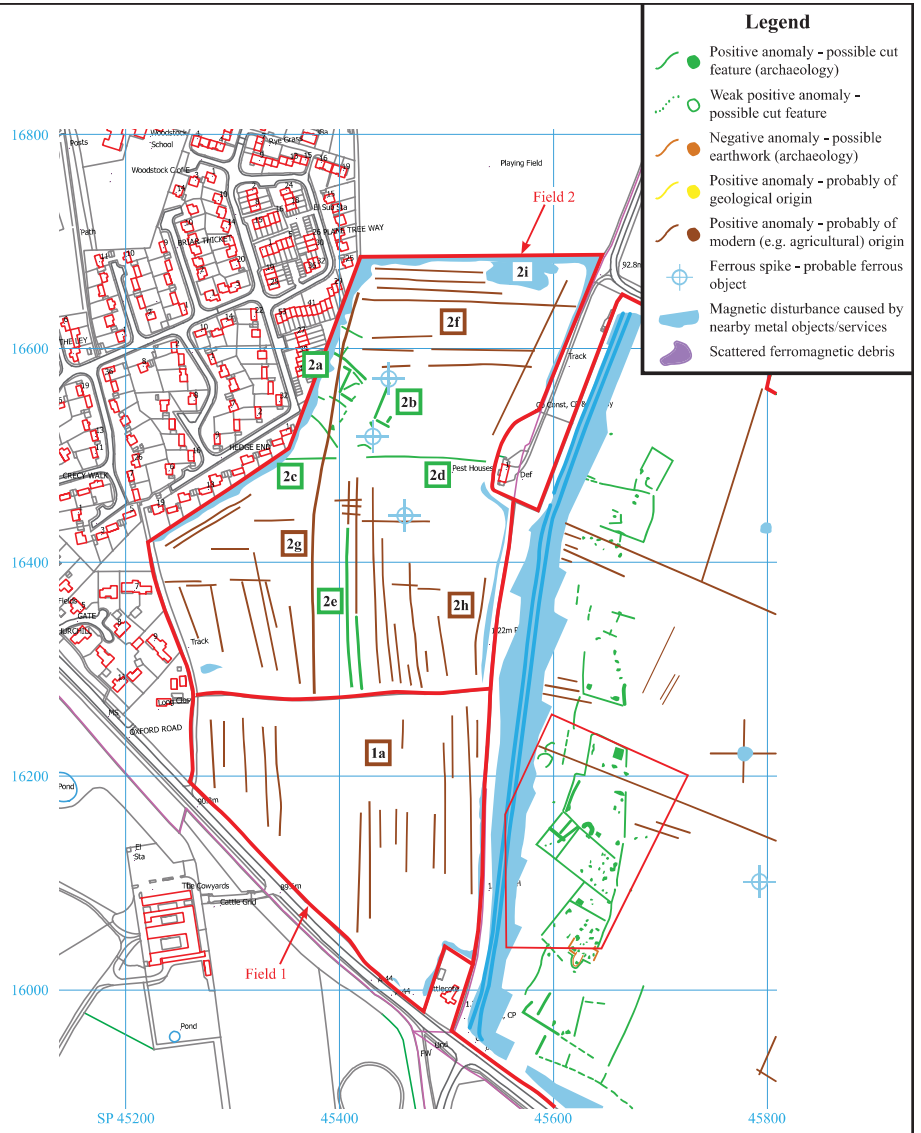

Ordnance Survey Licence 100025880

SWO 14/131b

N

Land at Shipton Road, Woodstock, Oxfordshire, 2014
Geophysical Survey (Magnetic)

0m 250m

THAMES VALLEY ARCHAEOLOGICAL SERVICES

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Figure 4.2 Results of geophysical survey showing detail and interpretation of results within the application site (after TVAS 2014b)

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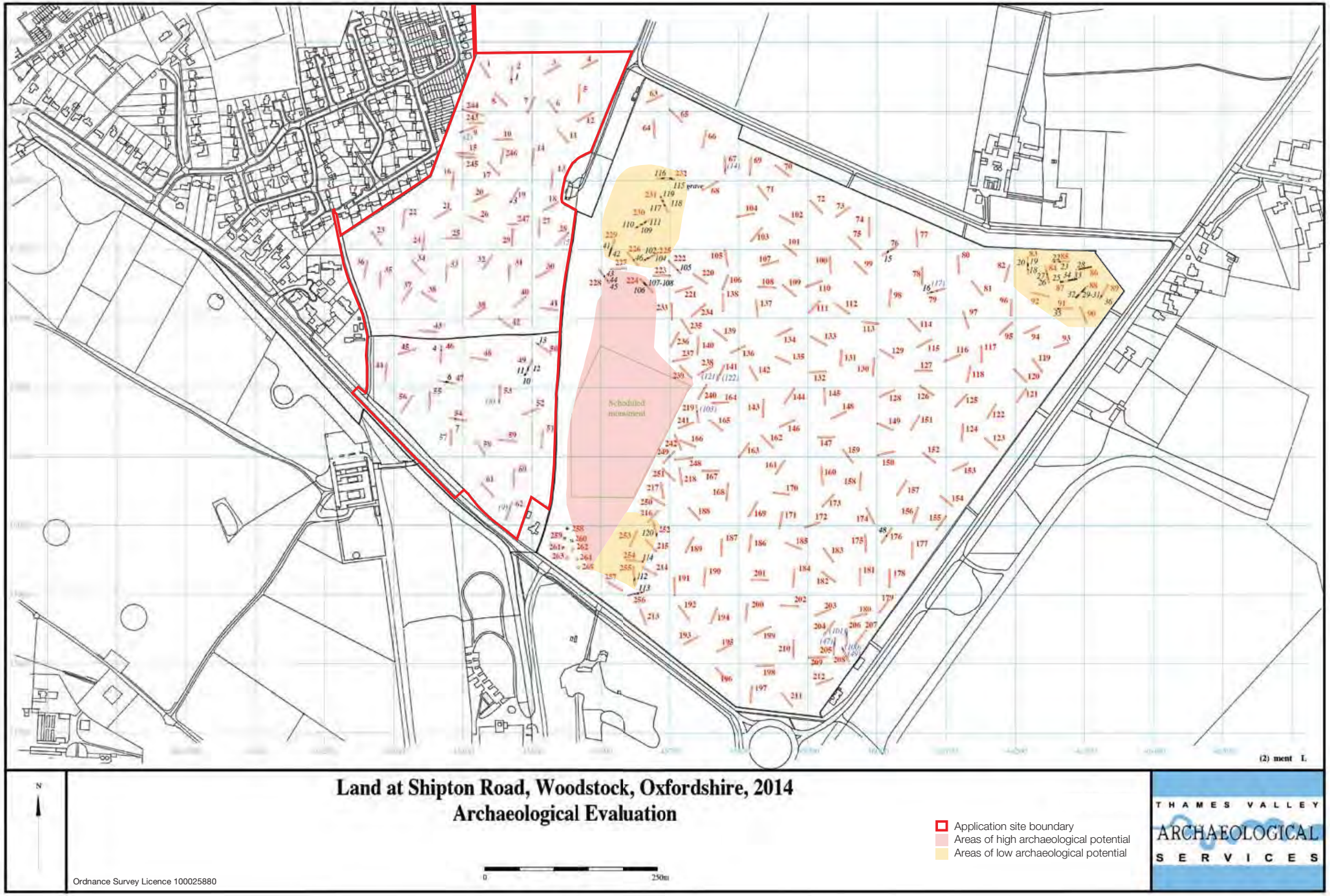


Figure 4.3 Archaeology evaluation trenching undertaken by TVAS in 2014 showing areas of high and low potential (after TVAS 2014)

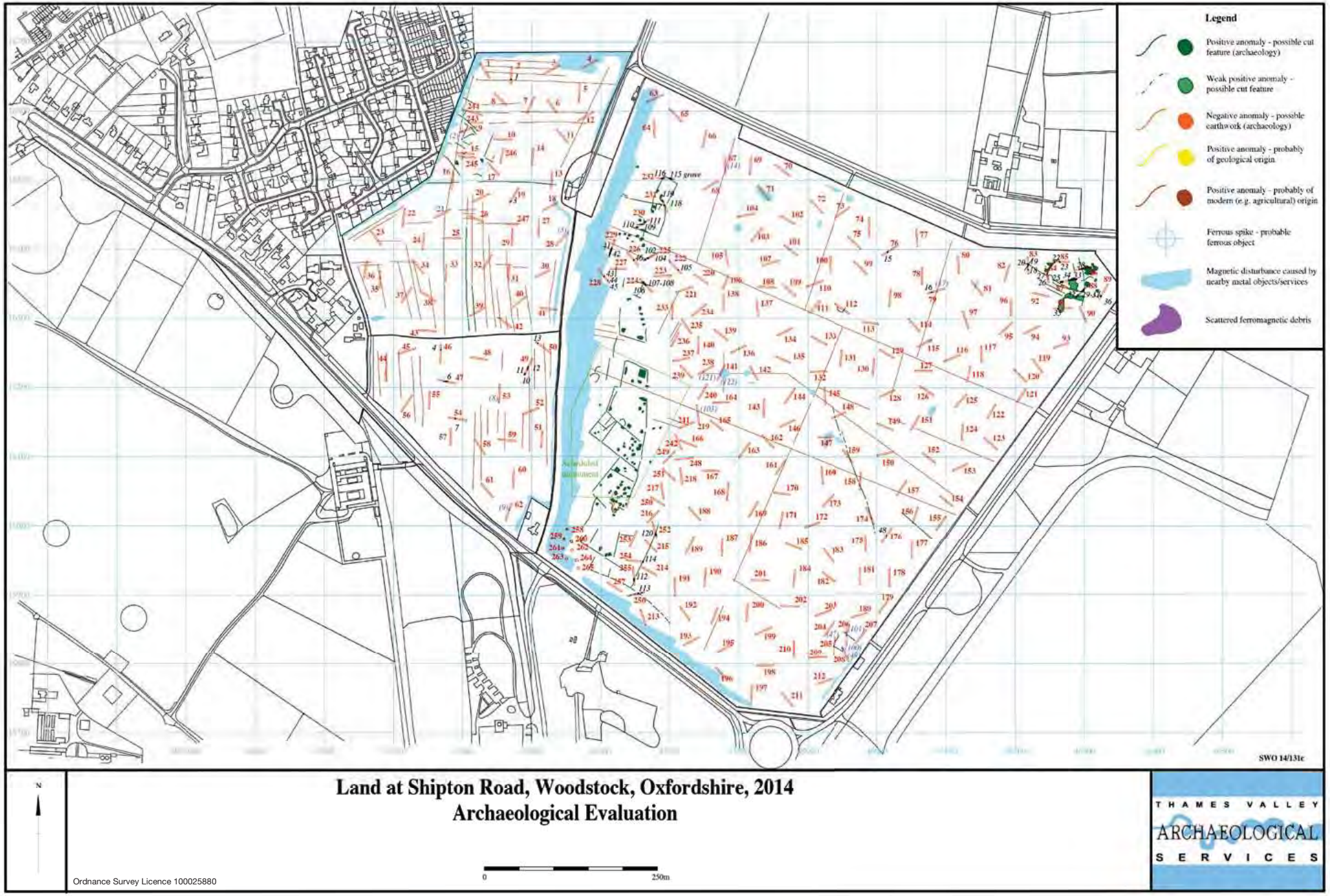
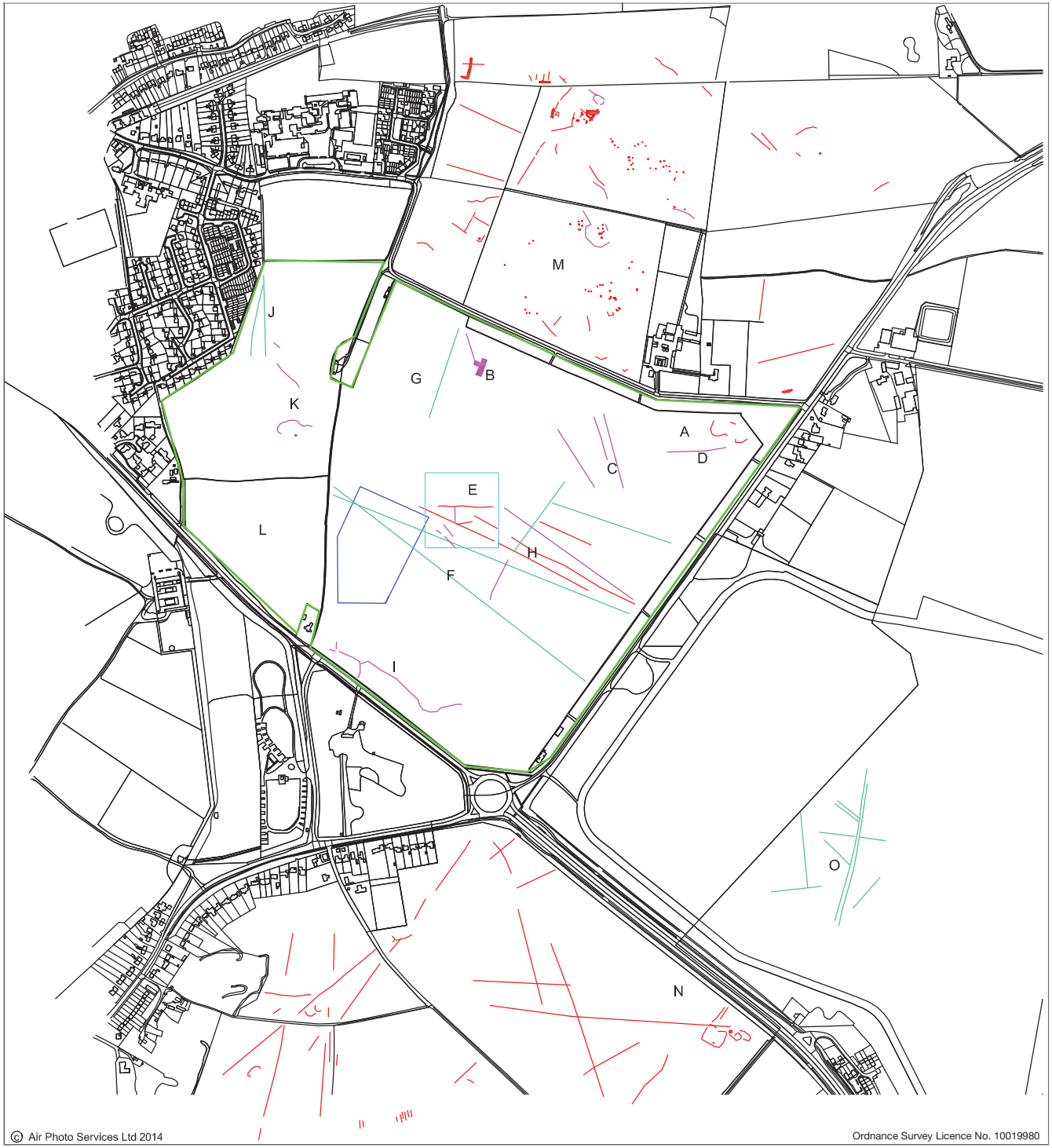


Figure 4.4 Trenches and geophysical anomalies within application site boundary (after TVAS 2014)



The site

Buried cut features

Likely modern boundaries

Possible archaeological features

Area of archaeological potential

A Sites and areas discussed in the text

Presently Scheduled area

N

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Figure 4.5 Aerial photography analysis showing possible features annotated within the application site boundary (after APS 2014)

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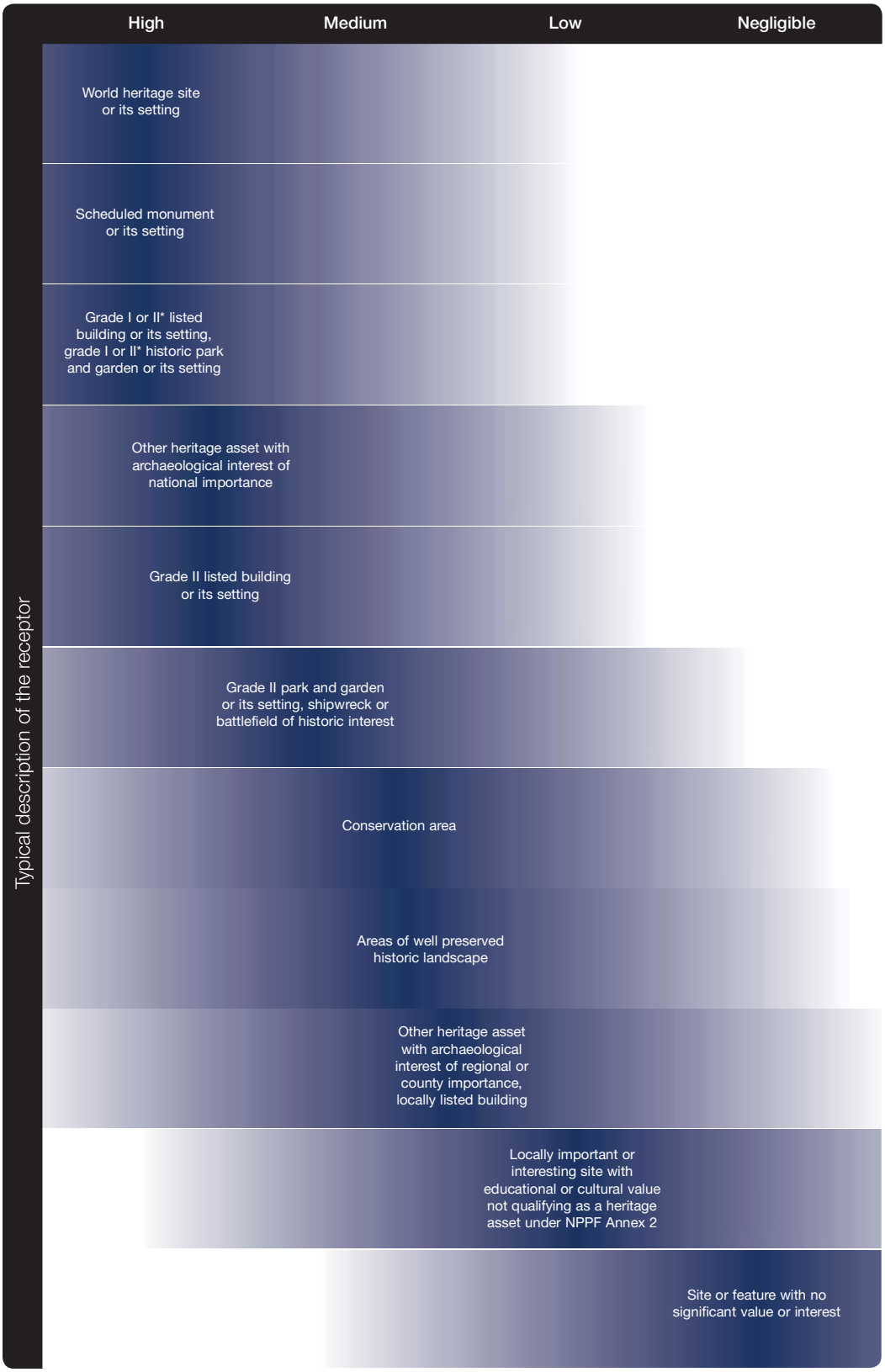
Sensitivity of receptor – Cultural heritage



Magnitude of change – Cultural heritage

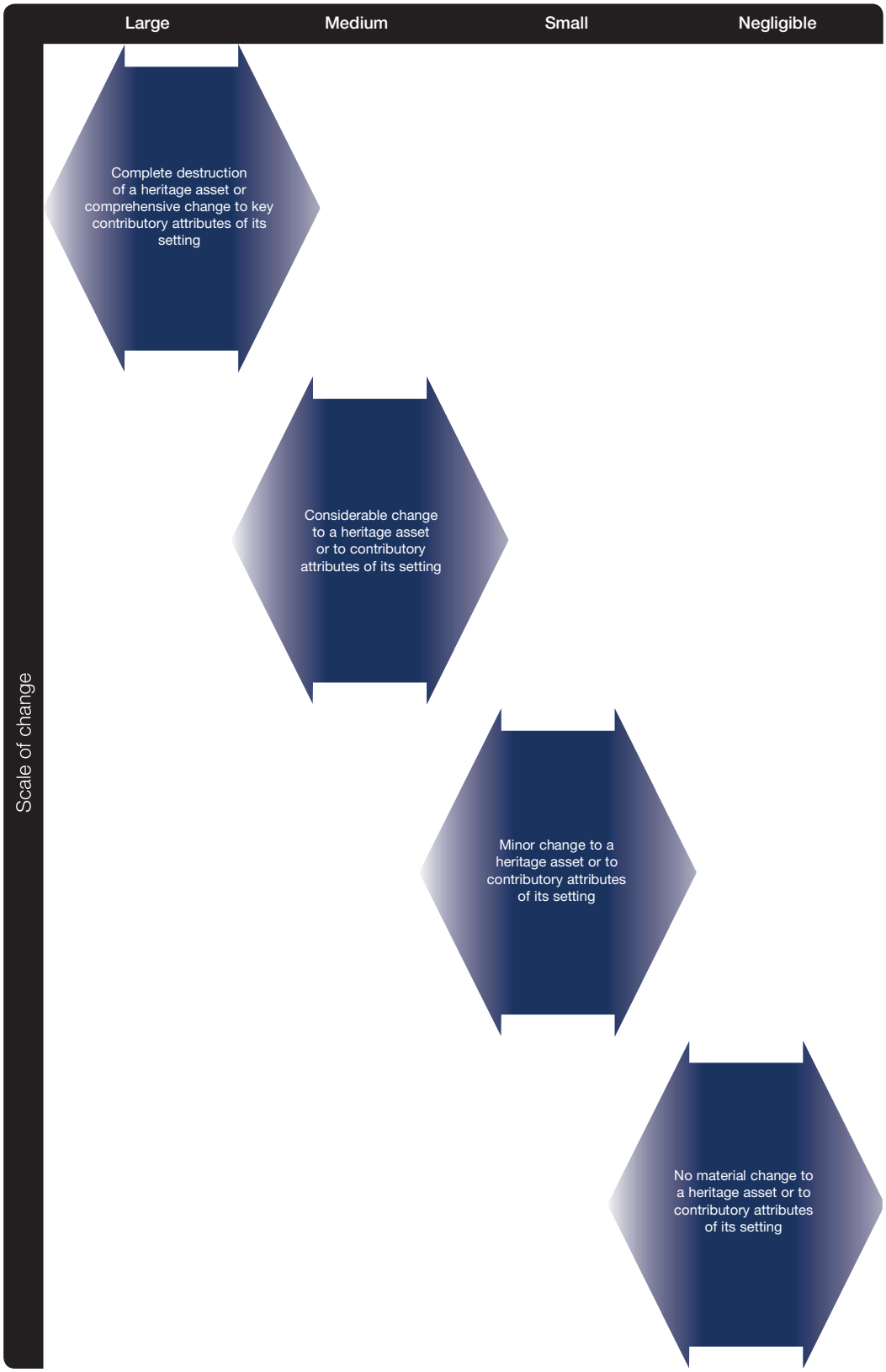
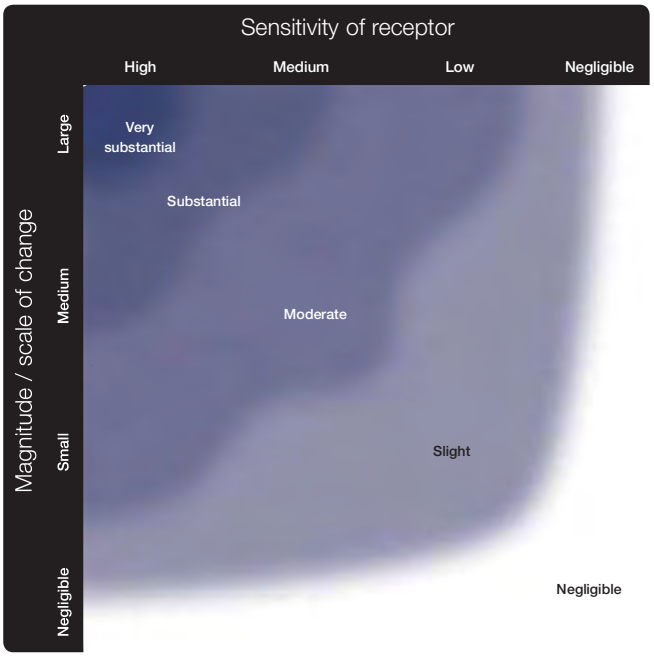


Figure 4.7 Magnitude of heritage receptor

Determination of significance matrix – Cultural heritage



Professional judgement can be used to vary the category where specific circumstances dictate, for example due to the vulnerability or condition of the receptor.

The reason for and nature of any variation will be made clear in the assessment.

Degrees of effect

Very substantial:
Complete destruction of, or comprehensive change to the setting of a heritage asset of high importance, so the ability to understand and appreciate the asset is greatly altered or lost.

Substantial:
Complete destruction of, or comprehensive change to the setting of a heritage asset of less than high importance, or considerable change to an asset of high importance or its setting, so the ability to understand and appreciate the asset is greatly altered or lost.

Moderate:
Considerable change to a heritage asset or its setting so the ability to understand and appreciate the asset is altered.

Slight:
Minor change to a heritage asset or its setting so the ability to understand and appreciate the asset is altered.

Negligible:
No material change to a heritage asset or its setting or to the ability to understand and appreciate the asset.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

LAND TO SOUTH EAST OF

WOODSTOCK

WEST OXFORDSHIRE

CHAPTER 5
CULTURAL HERITAGE

5. Cultural Heritage

Introduction

5.1 This chapter of the Environmental Statement (ES) is prepared by Montagu Evans LLP. It aims to identify any significant effects upon cultural heritage arising from the proposed development at land south east of Woodstock, West Oxfordshire. Above-ground heritage assets only are considered, and this chapter should be read in conjunction with Chapter 4 of this ES, which assesses archaeology. Chapter 4 assesses the scheduled monument which lies c.25m from the application site boundary.

5.2 This chapter has been completed in accordance with the EIA Scoping Report submitted to West Oxfordshire District Council in January 2016, and takes into account the consultation response of Historic England, received February 2016. This assessment relies on the baseline information previously prepared by West Waddy ADP as part of the 2014 Environmental Statement, submitted as part of application (14/02063/OUT). This has been updated where applicable to enable a fresh assessment of the cultural heritage impacts arising from this proposed development. The baseline information in the previous ES has been subject to consultation on the 2014 application.

5.3 This chapter has regard to national, regional and local planning policy. The chapter analyses the cultural heritage within and around the site and assesses the likely effects of the development upon cultural heritage receptors. These are identified and summarised in the summary of effects Tables 2 and 3 at the end of this chapter.

5.4 No heritage receptors are located within the site, and no direct impacts on cultural heritage will arise from the proposed development. The proposals do, however, have the potential for indirect effects on surrounding heritage receptors, including the Blenheim Palace Registered Park and Garden and World Heritage Site, and the Grade II listed Cowyards to the west. The Woodstock Conservation Area also has the potential to be affected.

5.5 An assessment has been carried out in order to quantify the effect of the proposed development upon both designated and undesignated heritage assets, as per the requirements of the National Planning Policy Framework (NPPF).

5.6 The references and data sources used in the assessment are set out in Table 5.1.

West Waddy ADP, Cultural Heritage Chapter, Environmental Statement 2014
Planning (Listed Buildings and Conservation Areas) Act 1990)
Ancient Monuments and Archaeological Areas Act (1979)
National Planning Policy Framework (NPPF) (March, 2012)
National Planning Practice Guidance (2014)
Historic England Good Practice Advice in Planning Notes (GPA) 2&3
West Oxfordshire Local Plan 2011 (adopted 2006) – 'Saved' Policies
West Oxfordshire Local Plan 2031
Blenheim Palace Parkland Management Plan, 2014
Conservation Principals, 2008, English Heritage
Thames Archaeology, Archaeology Chapter, Environmental Statement 2014
Table 5. 1: References and data sources

Legislation and policy context

5.7 The main heritage considerations in this case arise from the development's location relative to the boundary of the Blenheim Palace World Heritage Site. This is an asset of the greatest cultural value, as recognised in its designation, and it comprises numerous listed buildings set within a Grade I Registered Park. Heritage considerations also arise from the Woodstock Conservation Area, and non-designated heritage receptors the Pest House and the historic route of Heh Straet. Relevant guidance and policy is contained in the National Planning Policy Framework and the West Oxfordshire Local Plan. This chapter considers statutory provision and above-ground heritage policies relevant to the assessment of the proposed development. The site is located within the administrative boundary of West Oxfordshire District Council.

National

Planning (Listed Buildings and Conservation Areas) Act 1990)

5.8 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings. The relevant provision is set out below:

> *Section 66(1) When determining applications, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.*

5.9 The listed buildings here comprise, principally, the Grade II listed Cowyards complex, and the numerous listed buildings within the Blenheim Palace World Heritage Site.

National Planning Policy Framework (NPPF) (March, 2012)

5.10 The NPPF includes 12 core planning principles, the most relevant of which is the need for planning 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).

5.11 With regard to the requirement for good design, the NPPF states:

- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' (para 56)

5.12 In particular, design should:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (para. 58)
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; (para. 58)
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; (para. 58)
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; (para. 58)
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; (para. 58) and
- Are visually attractive as a result of good architecture and appropriate landscaping.' (para. 58)

5.13 With regard to cultural heritage, Chapter 12 of the NPPF (paragraphs 126 to 141) sets out the national planning policies on the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (para. 126). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment:

- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.' (para 128)
- 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.' (para 129)
- 'When considering the impact of a 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. 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 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)

5.14 The balancing provisions in the framework in the event of harm arising to heritage receptors from the proposed development are noted. These are set out in paragraphs 133 and 134 of the framework and are only engaged if a finding of harm is made. They are not considered further here, because, as will be seen below, this assessment makes no finding of harm to designated heritage receptors.

5.15 The NPPF considers non-designated heritage assets at paragraph 135. It states 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 judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

5.16 Setting is discussed in paragraph 137. It states that local planning authorities 'should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

5.17 Paragraph 138 deals with elements comprising the setting of a World Heritage Site or Conservation Area. It states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. It continues that loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.18 As will be seen from the below assessment, it is not considered that the application site, as an element, makes a material contribution to the significance of the World Heritage Site.

Local

5.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise.

5.20 The statutory development plan in this case comprises:

- West Oxfordshire Local Plan 2011 (adopted 2006) – 'Saved' Policies

5.21 The saved policies of the 2011 Local Plan provide the basis for local planning decisions. As regards heritage, the relevant policies are as follows:

Policy BE5 concerns conservation areas. The policy states that

> *'The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.'*

Policy BE8 relates to development affecting the setting of a listed building. The policy states that 'development should not detract from the setting of a listed building'. The policy is relevant to this assessment as the application site lies within the vicinity of grade II listed buildings.

Policy BE11 deals with historic parks and gardens. It states that:

> *'Development will not be permitted that adversely affects the character, setting, amenities, historical context or views within, into or from a Park and Garden of historic interest.'*

5.22 The supporting text adds:

> *'In addition to the parks and gardens of special historic interest, Blenheim Palace is also registered as a World Heritage Site. Although no further additional statutory controls follow from the inclusion of a site in the World Heritage List, its inclusion does however highlight the outstanding international importance of the site which should be taken into account when considering any proposals likely to affect Blenheim.'*

5.23 It should be noted that the policies here cited do not have the balancing provisions elucidated in the NPPF.

5.24 The Council is in the process of introducing a new Local Plan that will replace the existing West Oxfordshire Local Plan. The emerging policies from the West Oxfordshire Local Plan 2031 applicable to cultural heritage are:

Policy EH7 is a general policy on the historic environment. It states that:

> *All development proposals should conserve or enhance the special character and distinctiveness of West Oxfordshire's historic environment, and preserve or enhance the District's heritage assets, and their significance and settings.*

Policy EW1 relates specifically to the Blenheim World Heritage Site, which lies to the west of the application site. It states, inter alia, that:

> *Consideration of impact will be made of proposals within, or potentially affecting, the World Heritage Site and its setting, including areas identified as being of special importance for the preservation of long distance views to and/or from the Site (as shown on the Blenheim Palace Management Plan). Particular regard will be given to*

the design quality of the proposal (including scale, form and massing), its relationship to context (including topography, built form, views, vistas and effect on the skyline) and the implications of the cumulative effect of changes.

Policy EW2 (Eynsham – Woodstock Sub-Area Strategy) identifies the focus of new development as *'Eynsham, Long Hanborough and Woodstock, and that development in these rural service centres will be of an appropriate scale and type that would help to reinforce the existing service centre role. Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages'*.

Material considerations

National Planning Practice Guidance (2014)

5.25 Guidance for the application of the NPPF is provided by the National Planning Practice Guidance (NPPG). This guidance was published as a web based resource on 6 March 2014. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government

5.26 In regard to the setting of a heritage asset and how it should be taken into account during the assessment of new development, the guidance states:

5.27 "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

5.28 Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

5.29 The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which an asset is experienced its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by an understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

5.30 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

5.31 When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also

damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

Paragraph: 013 Reference ID: 18a-013-20140306. Revision date: 06 03 2014

5.32 The NPPG includes advice on how to identify the public benefits that may outweigh less than substantial harm to heritage assets. In relation to public benefits, it states that:

5.33 Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

5.34 Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

Paragraph: 020 Reference ID: 18a-020-20140306 Revision date: 06 03 2014

Historic England Good Practice Advice in Planning Notes (GPA)

5.35 In April 2015, Historic England adopted new guidance in-line with the NPPF, which provides advice to owners, developers, applicants and local planning authorities on development which has an effect on the historic environment.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

5.36 The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.

5.37 The note emphasises the importance of understanding the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.

5.38 The note provides guidance on three aspects of significance:

- Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives

5.39 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating 'it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate'. These are:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

5.40 Historic England published its Historic Environment in Planning Note 3: The Setting of Heritage Assets in July 2015. The guidance is intended to assist those implementing historic environment policy and managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

5.41 The note refers to the definition of setting in the NPPF: the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The setting of a heritage asset can contribute to its significance.

5.42 The approach to assessing the setting of heritage assets is given in 5 stages:

1. Identifying the heritage assets affected and their settings

2. Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
3. Assessing the effect of the proposed development on the significance of the asset(s);
4. Maximising enhancement and minimising harm; and
5. Making and documenting the decision and monitoring outcomes

5.43 The key considerations for assessing the extent to which setting contributes to the significance of a given heritage asset is as follows:

- The physical surroundings of the asset, including its relationship with other heritage assets;
- The way the asset is appreciated; and
- The asset's associations and patterns of use

5.44 In terms of assessing the impact of proposals on an asset, the guidance suggests that the location and siting of development, form and appearance, additional effects, and permanence are considered.

Conservation Principles: Historic England (2008)

5.45 Best practice on defining significance is set out in Historic England's Conservation Principles (2008). The broad schema for assessing significance set out in this publication: the importance of heritage assets can be understood in relation to their potential evidential, historical, aesthetic and communal significance have been considered in this assessment.

Blenheim World Heritage Site Parkland Management Plan (PMP) (2014)

5.46 The PMP for Blenheim Palace deals with the open parkland and associated land surrounding the Palace. The PMP forms part of the World Heritage Site Management Plan framework, and seeks to help to deliver its objectives by providing greater detailed guidance on planning the future management of the designed parkland.

5.47 The PMP describes the parkland at Blenheim as a well-defined and contained landscape, which has limited intervisibility with its wider landscape setting. With regard to buffer zones and setting, the plan states:

> *'As has been discussed in the analysis of views covered in Chapter 6, unlike other landscape parks that often needed to 'borrow' views of the wider landscape in order to make an appropriate impact, Blenheim has become largely an inward-looking self contained park. Mainly, this a result of the maturing 18th and 20th century planting in the open park, together with the well-established woodlands and associated shelterbelts. In addition to this, the enclosing park wall, and the particular topography of the site, mean that the visual relationship between Blenheim Park and its wider landscape setting is confined to very narrow views out (to Bladon Church Tower – No 3) or specific views in (from Woodstock to the Column of Victory – Nos 44 & 45). The WHS plan therefore defined certain areas of significant*

visual importance and where there are areas of limited inter-visibility between the park and its wider setting. Putting this together with the more detailed views study now undertaken, it remains the case that there is no need for Blenheim WHS to have a specific buffer zone, as long as the key, narrowly defined views are conserved (see Views Analysis Nos 3, 44 and 45).' p.63

5.48 The application site lies to the south of the viewing corridor for views No. 44 and 45 (Woodstock towards the Column of Victory). The proposed development would not interfere these views identified as important within the PMP.

Consultation

5.49 Scoping and pre-application consultation responses have been received from Historic England on the 5th and 19th of February respectively. Both make reference to the potential setting effects arising from the proposed development on the Woodstock Conservation Area, and the pre-application response also refers to the potential for effects on the setting of the World Heritage Site. Montagu Evans has been mindful of these responses in preparing the below assessment.

Methodology

5.50 The following section explains the methodologies employed for both the assessment of baseline conditions and the effect of the proposed development on heritage receptors.

5.51 This method is the product of legislation, policy and best practice guidance as set out above.

Study Area

5.52 Montagu Evans has adopted a study area based on the one submitted as part of the previous application material, which was identified in response to the scale of the proposed development on the larger application site. This study area is considered adequate to effectively assess the likely effects arising from the smaller development proposed as part of the current application. This study area has been identified in response to the scale of the proposed development and is considered to be reasonable and proportionate.

Site Visit

5.53 A site survey of the baseline situation was undertaken by Montagu Evans during March 2016 to understand the setting of the site and the surrounding heritage receptors within their landscape context.

Assessment Process Framework

5.54 The overarching assessment framework for all topics follows a three-step process:

1. Assessment of value and sensitivity
2. Assessment of magnitude

3. Assessment of likely significant effects

5.55 The constituent parts of this process are discussed below.

Baseline Assessment of Value and Sensitivity

5.56 The term 'heritage receptor' is used within this assessment to describe a designated (e.g. world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area) or non-designated (identified by the local authority e.g. locally listed buildings, buildings of townscape merit etc.) heritage asset. As noted above, for the purposes of this chapter, built heritage receptors do not include below ground archaeological remains.

5.57 'Significance' is defined within a heritage context as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (NPPF, 2012) or the "sum of the cultural and natural heritage values of a place, often set out in a statement of significance" (Conservation Principles, 2008).

5.58 As set out above, GPA2 provides guidance on the assessment of significance as part of the application process, and this is supported by Conservation Principles, which sets out a framework of four inter-related key values for assessing the significance of historic buildings and places. It is this framework that forms the basis of the following assessment of the significance of the heritage receptors.

5.59 To aid simple communication and avoid confusion with the term 'significance' as used in conventional EIA sense, heritage significance is referred to as 'heritage value' or 'value' in the context of this chapter.

5.60 Value is assessed against the criteria contained in Figure 5.1 at the end of this Chapter. The assessment of heritage value is graded high, medium, low or negligible. Grade I and II* buildings are of "exceptional" and "particularly important" interest; therefore these are generally afforded a higher heritage value. This differentiation is best summarised by the drafting of paragraph 128 of the NPPF, which states that the "level of detail (to describe the significance of heritage assets) should be proportionate to the assets' importance"; thus, a grading is appropriate. Due and proportionate regard has been given to all heritage receptors assessed.

5.61 Where a proposal may affect the surroundings in which the receptor is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. This is informed by the check-list of potential attributes of a setting, as outlined in GPA3.

5.62 To identify the sensitivity of a heritage receptor to the proposed development, the baseline receptor value must be calibrated by its susceptibility to change. In this context, susceptibility is the ability of the receptor to accommodate proposals without undue consequences for the maintenance of the baseline

situation, and/or the achievement of planning policies. This assessment is reached through consideration of the specific nature of the proposals in relation to the value of the receptor. It is a qualitative judgement recorded in a verbal scale (e.g. high, medium or low), and is supported by a narrative linked to evidence from the baseline study.

Assessment of Magnitude

5.63 Following the identification of baseline conditions, the effect of the proposed development on each of the identified receptors is then considered and a judgement formed as to the duration, extent and magnitude of effect. The impacts during the construction and post-construction/operational phases are examined. In general terms, the constructional phase in relation to cultural heritage is temporary, and attracts less weight.

5.64 A professional judgement is made of the magnitude of likely effect using criteria at Figure 5.2. Magnitude of effect is determined by the size or scale, geographical extent or duration and reversibility of the effect. Magnitude considers whether the proposed development:

- Conforms with the pattern, scale, mass, grain and historic features of the receptor;
- Creates a loss or restoration of key features of the receptor;
- Contributes to the identified receptor character;
- Accords with national, regional and local planning policy and guidelines

Assessment of Likely Effects

5.65 Likely significant effects are determined through combining judgements of sensitivity and magnitude, using a common matrix shared across all topic areas.

5.66 Combining respective sensitivity and magnitude matrices provides an indication of likely significant effects, however, professional judgement is also required in their determination. Qualitative assessment is used to describe and elucidate the judgements in this chapter. This is necessary because the methodology outlined in Figure 5.3 is not a strict qualitative process and some of these considerations will depend on expert judgements. Accordingly there is an emphasis on narrative text throughout the chapter.

5.67 Within the judgement of likely significant effects there is a distinction between levels of significance and direction of effect, expressed as a ‘word-scale’.

5.68 Justification for the description of effects is discussed within the qualitative assessment text. Ratings of significance are independent of ‘acceptability’ of the scheme as a whole, which is a judgement above and beyond that of significance. Acceptability is about the overall balance of benefits and harm from the proposals as viewed or weighted by national policy and development plan policies and is not considered in the EIA process.

5.69 It is generally considered that moderate and above are ‘significant’ in the context of the EIA.

5.70 It will be seen that any noticeable effect on a highly valued receptor automatically generates a slight adverse impact. For that reason the chapter concludes with further analysis of these effects.

5.71 It will also be seen that the judgements within this chapter have been made with reference to the methodology included at Figure 5.3, which allows for degrees of effect ranging from very substantial to negligible. The latter is defined as 'no material change to a heritage asset or its setting or to the ability to understand and appreciate the asset'. For the purposes of this assessment below this is used in both the sense referred to above, and also in the sense of an *effect so small as to be unimportant*. Where there is differentiation from the definition in Figure 5.3, explicit reference is made in the text.

5.72 This report also considers the direct, indirect and secondary, cumulative, short-, medium- and long-term, permanent and temporary effects of the proposed development.

5.73 Broadly, short to medium-term effects are considered to be those associated with the construction phase and long-term effects are those associated with the completed and occupied proposed development.

5.74 'Local', 'district' or 'national' scale is relative to the spatial scale of the effects.

5.75 Direct effects may cause a physical change (e.g. alteration, extension or demolition) to the receptor as a consequence of construction, or in the post-construction phase.

5.76 Indirect effects arise from the effect of activities that do not explicitly form part of the scheme. They may occur as a consequence of construction or post-construction phase of the development scheme, but may have an effect some distance from the development. Assessment of impacts on heritage setting refers to perceptible visual and aural (noise) effects that can be appreciated at a given time.

5.77 Secondary impacts are a consequence of construction or post-construction of the development, and can result in physical loss or changes to a receptor beyond the development footprint. For example, construction of related infrastructure such as roads or powerlines that are required to support the development. Facilitated impacts should also be considered which may be further actions (including by third parties) which are made possible or facilitated by the development.

5.78 Finally, measures proposed to prevent, reduce or where possible offset any adverse effects have been identified and developed as part of the design process and are identified within the report. Where relevant, the final assessment considers the impact after incorporated mitigation. In most cases mitigation has been designed into the scheme, although some off-site mitigation as part of the proposals is noted.

Effects assessed

5.79 The application site contains no heritage receptors. Any effects arising from the proposed development in the construction and post-construction phases are therefore indirect in nature, and are assessed as such below.

Baseline

5.80 The following baseline deals with built heritage surrounding the site. As will be examined below, the topography of the site, interposing vegetation and built development in the wider area considerably limits interaction with heritage receptors further afield.

5.81 The development site is located to the south east of Woodstock and to the east of the Blenheim Palace World Heritage Site. It lies in a rural landscape, broadly characterised by large, open agricultural fields to the south and east, and the designed landscape of Blenheim Palace to the west. The town of Woodstock lies to the northwest, the suburban development that characterises its southern fringes lies adjacent to the application site.

5.82 The site comprises two fields in arable use, divided by a tree hedge. The site is bounded to the south by the Oxford Road (A44), which is itself flanked by a wider verge and mature hedgerow to its eastern side and by the mature trees and Grade II listed boundary wall which define the edge of Blenheim Palace Lower Park to the west. Mature hedgerows enclose the site to its eastern and northern edges.

5.83 No heritage receptors are located within the site. The principal heritage receptors in the vicinity of the site are the Blenheim Palace World Heritage Site, and the Grade I Registered Park and Garden. The historic route of Heh Straet lies to the east of the site, aligned on the north-south route of the boundary hedgerow, and it is treated here as a non-designated heritage receptor. The Pest House, also a non-designated heritage receptor, lies on this eastern boundary.

5.84 The following baseline relies largely on that prepared in 2014 by West Waddy ADP. That information has been reviewed as part of this EIA process.

Historic Development

5.85 Woodstock and Blenheim are located in a part of Oxfordshire that is known to have a long and complex history of human interaction with the landscape, which has resulted in regular change to the landform. As discussed in Chapter 4, the land surrounding the application site evidences human occupation from the Neolithic/Bronze Age onwards, and substantial archaeological survivals indicate settlement in the Roman period (43-410 AD). The history of Blenheim Villa is examined in Chapter 4. A number of above-ground cultural heritage elements survive in the vicinity of the application site, and the following section examines the historic development of those principal landscape and townscape elements in the area: the Park and Palace, and the settlement of New Woodstock itself.

Blenheim Park and Garden (World Heritage Site)

5.86 The park at Woodstock appears to have first been enclosed at the beginning of the 12th Century, under the reign of Henry I, to create a royal hunting park. The park was focussed on Woodstock Palace, a medieval hunting lodge and used as a royal residence throughout the medieval period, and was expanded during the reigns of successive monarchs. By the late 17th Century the condition of the lodge and surrounding parkland had declined, and in the early 18th Century the royal manor of Woodstock was granted by Queen Anne to John Churchill, first Duke of Marlborough, as a reward for his services in defeating the French in Europe.

5.87 Blenheim Palace as it survives today dates from c. 1705-1722, and was designed by Sir John Vanbrugh (assisted by Nicholas Hawksmoor) for the Duke of Marlborough. The new palace was set within a formal landscape designed by the Royal Gardener Henry Wise (1653-1738). Wise's design comprised formal gardens, an extensive wilderness and a wider designed parkland landscape, which was substantially altered in the 1760s by Lancelot Capability Brown. Brown's new plan for the landscape created the lake in the central core and scaled back the formality of large parts of the park and tree-belt plantings around the park boundary. These changes led to the establishment of the grounds at Blenheim as an example of the 'English Landscape Style' (PMP 2014).

5.88 The early 19th Century saw the felling of trees in some parts of the park, and the loss of some of the surviving early 18th Century landscape elements. In the later 19th Century and throughout the 20th Century restorative planting works were carried out, and since the park's inscription as a World Heritage Site in 1987 such works have continued.

The Lower Park, Blenheim

5.89 That part of the park closest to the application site is known as the Lower Park, which lies to the south and east of the Grade I listed Palace. The Lower Park, thought to have been incorporated within the Royal Park at Woodstock in the late 12th or early 13th Century, retains veteran trees associated with its medieval origins as a deer park. Wise's design for this part of the parkland in the early 18th Century appears to have included a bosquet style design with radiating avenues intersecting circular lawns, set within the pre-existing medieval oaks.

5.90 These early 18th Century formal geometric walks were retained by Brown, and this general layout of the Lower Park survived until the early 19th Century, when a period of tree felling resulted in the gradual loss of the formal structure of the landscape (as shown by the Ordnance Survey map of the early 1830s).

5.91 The Lower Park now comprises attractive grassland interspersed with individual trees.

New Woodstock

5.92 The borough of Woodstock was created in the late 12th Century from the small township of Hensington. New Woodstock, sited on a well-drained plateau on the edge of the Glyme Valley opposite the medieval royal palace, is likely to have

developed as a response to the trade opportunities associated with the vicinity of the royal household.

5.93 Stimulated by royal patronage and the proximity of Woodstock Park, the town was moderately successful, although it remained a small community throughout much of the medieval period. Woodstock gained prosperity in the 18th Century through the creation of Blenheim Palace, and the large trade and labour force associated with its construction. The expansion of the town was supported by the growing industry of tourism and coaching associated with the palace, and the consequent succession of wealthy visitors. By 1750 Woodstock had begun to encroach across the western edge of Hensington.

5.94 The 19th Century saw the decline of Woodstock's gloving and coaching industries, and the town, although still prosperous, was unable to compete with larger market towns. The town remained a small community until mid-20th Century expansion, when housing development along Hensington Road started to increase.

5.95 Gradual housing development to the west of the application site also occurred in this period, although the large housing estates of Cadogan Park, Princes Ride, Hedge End, and Flemings Road date from the 1970s. The houses fronting the main road called 'Littlecote', 'Long Croft', and a group of four houses on the west side of Churchill Gate are all evident on the 1945 RAF flyover aerials available to view on Google Earth but are not considered to be of heritage value. The general expansion of Hensington at this date was confined to the north side of Shipton Road and both sides of New Road. Churchill Gate, a self-contained cul-de-sac off the A44, post-dates the mid-1970's. Historic maps of the area are included at Technical Appendix 5.1.

5.96 The application site lies to the south east of the extended town, and comprises two fields in agricultural use, divided by a hedgerow, of some value, running east-west across the lower part of the site. The western boundary of the site comprises the post-war housing expansion of new Woodstock.

5.97 In the 19th Century the application site comprised small fields in use as arable or grazing land, until its reconfiguration to provide allotments for the town at the turn of the 20th Century. It then returned to farmland later in the 20th Century. The site retains two historic hedgerows, that to the east of the site and that dividing the northern and southern fields. That to the east bounds the route of Heh Straet, which is treated as a non-designated heritage receptor.

Existing Conditions

5.98 As established above, no heritage receptors lie within the site boundary. A number of designated and non-designated heritage receptors are however located within the vicinity of the site, and these are discussed below. Figure 5.4 shows the locations of all the heritage receptors assessed. A photographic gazetteer of the receptors is included at Technical Appendix 5.2 and relevant list descriptions form Technical Appendix 5.3.

World Heritage Site

5.99 Blenheim Palace was inscribed by UNESCO as a World Heritage Site ('WHS') in 1987. The palace and surrounding parkland are inscribed for their Outstanding Universal Value (OUV), under two criteria:

> *firstly (criterion ii) as a an exhibit of an 'important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design' (because the palace and the park reject French models of classicism and illustrate the beginnings of the English Romantic movement, characterised by the eclecticism of its inspiration, its return to national sources and its love of nature. Its influence was greatly felt in England and abroad);*
>
> *secondly (iv) as an outstanding type of building, architectural or technological ensemble or landscape which illustrates a significant stage in human history (because it was the home of an English aristocrat, also a Prince of the Germanic Holy Roman Empire. Blenheim is typical of 18th century European princely residences).*

5.100 The Outstanding Universal Value of the Palace and its park as a WHS resides partly and significantly on its integrity and the extent of the preservation of the work of Vanbrugh and Hawksmoor and later of Brown, both overlaid on earlier historic landscapes. The integrity of the WHS is exemplified and maintained by its estate wall (which 'defines its extent and maintains its physical integrity' according to the OUV as defined by ICOMOS) and by the preservation of a significant number of veteran trees.

5.101 The OUV is based primarily on the quality, the cultural influence and the survival of the internal features and interrelationships of the Palace and park. With regard to Figure 5.1, the WHS is considered to be a receptor of high value.

5.102 Much of the WHS is orientated away from the application site, with the main focus being from the Grade I listed palace to the north, across the Capability Brown landscape of the Great Park. As discussed in the landscape chapter of this ES (Chapter 7) the development site is located outside the visual splay of the significant views from the settlement of Woodstock towards the Column of Victory identified within the PMP.

5.103 Numerous listed buildings and structures are located within the WHS, including the Palace and associated listed structures throughout the grounds. These structures are considered to be heritage receptors in their own right, but due to their orientation, the underlying topography of the area and interposing vegetation, the application site does not form part of their settings and makes no contribution to an appreciation of their special interest. That part of the Park which lies closest to the application site, and requires further consideration, is discussed below.

The Lower Park

5.104 As discussed above, that part of the WHS in the vicinity of the application site is the Lower Park, which comprises the remnants of medieval parkland with interspersed walks and pathways. A secondary visitor car park is for the Palace

is located in this part of the park, and the landscape is experienced primarily in the context of movement through it, either towards, or away from, the palace.

5.105 The Blenheim Palace Pleasure Gardens, which contain a number of listed structures, are located to the west of the car park; however the formal gardens and the heritage receptors within them are separated from the Lower Park as described above by dense interposing vegetation. No intervisibility has been identified between the Pleasure Gardens and the application site. The site is part of what is an extensive setting to the WHS; however, on our analysis (see below) the site does not contribute to the Outstanding Universal Value of the WHS, or contribute to our appreciation of that OUV.

Boundary Treatment

5.106 The WHS is generally set within a Grade II listed stone park boundary wall, extending in total to 14.5 km. In many locations this is a tall and substantial structure, comprising squared and coursed limestone with a canted coping, attributed to the Oxford architects William Townesend and Bartholomew Piesley. Along the boundary of the south eastern part of the Lower Park closest to the site, the Park Wall and the WHS boundary run inside a less substantial frontage treatment provided by a drystone wall more typical of the rural area.

5.107 The boundary treatment of the park is responsible for its primarily enclosed character. Within the Lower Park, the mature trees lining the eastern edge behind the boundary wall serve to enclose the area, and significantly limit views out of the World Heritage Site in this location. The A44 (Oxford Road), which runs along the Lower Park's eastern boundary, is raised above the level of the Park, and a visitor to the Lower Park is aware of the heavy vehicular use of this road through both noise and frequent glimpses of traffic, including HGVs. As discussed in the landscape chapter of this ES, this route forms the main approach towards Blenheim Palace WHS and is considered to be an important contributor to the visitor's experience.

Registered Park and Garden

Blenheim Palace Park and Garden (Grade I)

5.108 The Park to Blenheim Palace is also a Registered Park and Garden (Grade I). Unlike the WHS its boundary runs alongside the main road frontage itself and is bounded by drystone walling. The registered site extends beyond the WHS as far as a back road connecting directly with the Bladon Road. This road serves the access to the 92-pitch Bladon Chains Caravan Club Park located within the extreme south-eastern corner of the park.

5.109 For the purposes of this report, the differences between the boundaries of the WHS and the RPG are subtle, and it is considered that their heritage value, setting and the contribution of the application site to their significance to be identical. The RPG is considered to be a receptor of high value with reference to Figure 5.1.

Listed Buildings

The Cowyards and Cowyards Cottage (Grade II)

5.110 This Grade II listed complex, now used as offices, is set below the line of the A44 (Oxford Road) to the west of the application site. Its significance derives from its historic and architectural value. The complex is enclosed by a low stone wall, which defines its immediate setting. Beyond that is Blenheim Lower Park, within which the complex sits. The application site, although it could be considered to form part of the receptors' wider setting, is separated from it by the line of the heavily used A44, which is flanked by wide grassed verges. Mature trees and hedgerow between double boundary walls delineate the boundary of the park, and line the road on its western edge, significantly limiting intervisibility between the application site and the receptor. It is not considered that the application site forms a meaningful part of the immediate setting of the receptors and the latter does not contribute to an appreciation of receptors' heritage value.

5.111 The Cowyards complex is considered to be a receptor of high value with reference to Figure 5.1.

Listed buildings within the Woodstock Conservation Area

5.112 Numerous listed buildings lie within the Woodstock Conservation Area. These heritage receptors and their settings are considered together, as part of the below examination of the Conservation Area.

Conservation Area

Woodstock Conservation Area

5.113 Woodstock Conservation Area (CA) was designated in 1975. It lies to the east of Blenheim Palace WHS and Registered Park and Garden, encompassing Woodstock High Street and a number of buildings to the north-west. The boundary of the CA is some 450m metres distant from the nearest part of the application site land, and as measured along the road frontage is separated from the nearest part of the development by some 600m.

5.114 Buildings in the conservation area comprise predominately 18th Century shops and houses, many of which are listed, and are unified through their use of the local vernacular. The CA encompasses the historic settlement of New Woodstock, and is focussed on the High Street and Oxford Street, which bisect the area. Buildings are largely orientated to the streets that they line, creating the enclosed, inward-looking character associated with a small market town.

5.115 Woodstock is bounded to the west by the Great Park at Blenheim Palace, and the principal entrances to the park are sited within the conservation area. To the north, east and south the CA is bounded by mid-late 20th Century development, which form its immediate setting. These housing estates, excluded from the CA designation and generally of poor architectural quality, are the separating factor between the conservation area and the application site. The CA is considered to be a receptor of medium value with reference to Figure 5.1.

The approach from the A44 (Oxford Road)

5.116 The approach to Woodstock along the A44 (Oxford Road), has been identified by Historic England as an important factor in the experience of the conservation area in its scoping response of the 5th February 2016 and pre-application advice of the 19th February 2016.

5.117 This busy road is characterised by the line of mature trees and the double boundary walls which delineate the boundary of the Lower Park of Blenheim Palace. It is dual-lane, with wide pavements to each side. Glimpsed views of the application site are evident along this approach, although a mature hedgerow screens the majority of views to the east. As a visitor nears Woodstock the 20th Century suburban estates characterise this approach.

Non-designated Heritage Receptors

The Pest House

5.118 The Pest House is located at the north eastern boundary of the application site, within a separate curtilage accessed from one of the right-angled turns in Shipton Road. The building is shown on the Ordnance Survey map of c. 1887, although is absent from the survey of 1883. The Pest House, designed to house those with infectious diseases, would have been built in an isolated location outside the town to provide separation between the sick and the healthy. The building is of heritage value for its connection with the social history of the town. It is considered to be a receptor of low value with reference to Figure 5.1.

5.119 Although the immediate setting of the Pest House is tightly defined by its enclosing boundary hedge, its relationship with the wider rural landscape is a factor in understanding its historic function. It is therefore considered that the application site forms part of the building's open setting and makes some contribution to its heritage value.

Heh Straet

5.120 The 'Heh Straet' (SMR 8862) is a historic route which runs to the east of the major north south hedgerow that delineates the edge of the application site. The route, named as above in the Shipton-Cherwell charter of 1005, probably dates from the Romano-British settlement of the area. It is classified by the local Historic Environment Record as an 'early medieval/Dark Age to Medieval' feature. It is considered to be a receptor of low value with reference to Figure 5.1.

5.121 The line of the route lies outside the application site to the east, and extends along the outer side of the north-south hedgerow, which itself is recorded on the first edition Ordnance Survey of 1887. The current access of the Pest House appears to lie across the route of the Heh Straet.

Future baseline

5.122 In the absence of the proposed development, it is likely that the application site will continue in its current agricultural use.

Potential Effects

5.123 The hybrid application (part detailed/part outline) seeks permission in outline for the entire application site. A detailed planning application seeks permission for that area of the site to the south-east. The proposals are described in the planning and design and access statements, the latter prepared by ADAM Architecture (March 2016), as well as in Chapter 2 of this ES. Figures 2.2 to 2.6 define the development parameters. Reference should also be made to this chapter for a clear understanding of the development parameters against which the assessment is made. Those characteristics of the development which are relevant to this assessment are highlighted below. These include the detailed elements and the parameter plans prepared by ADAM Architecture.

- the construction of two new access points one on the A44 Oxford Road and the other on Shipton Road;
- the construction of up to 300 residential dwellings;
- the provision of up to 1,100 sqm GEA of employment floor space (Class B1, A1, A2, D1; and
- associated road/footway/cycleway provision, open space, landscaping, surface water attenuation, pumping station and ancillary works.

5.124 The detailed element of the planning application comprises:

- the construction of the new accesses off the A44 Oxford Road and Shipton Road;
- the construction of 46 residential units;
- associated road/footway/cycleway provision, open space, landscaping, surface water attenuation, pumping station and ancillary works.

5.125 For the purposes of this assessment, the outline planning application material provides sufficient information to enable a comprehensive assessment. Where the detailed design materials have informed a specific aspect of this assessment, this is stated explicitly. In forming the below judgements, regard has been had to the following submission documents:

- Application Site Boundary 5903/SK-01D
- Site Boundary – Phase 1 5092/SK-35D
- Phase 1 Site Layout 5093/SK-31D
- Building height parameter plan 5093/SK-21G
- Strategic Landscape and Open Space parameter plan 5093/SK-38A
- Access and movement parameter plan 5093/SK-32D
- Land use parameter plan 5093/SK-33E
- Building density parameter plan 5093/SK-23F
- Design and Access Statement, ADAM Architecture, March 2016

5.126 The salient characteristics of the proposed development to which regard has been had when carrying out the assessment include the following:

- The positioning of the accesses to Shipton and Oxford Roads,
- The landscape buffers, screening and proposed planting
- The orientation and spacing of the houses, as well as their scale, height, and relationship to each other in both the hybrid and outline element as set out in the parameter plans and Phase 1 drawings.

Effects during construction

5.127 Indirect effects to some receptors may arise from the proposed development in the construction phase of the proposed development.

5.128 Those effects arising include the potential increase in activity affecting the local road network, and the potential impacts of noise, dust and vibration associated with the excavation and earthworks proposed to facilitate the construction of new buildings.

5.129 As outlined in Chapter 2 of this ES, the construction site traffic access is proposed to be via the new access to Oxford Road (A44). There are therefore potential indirect effects on the Grade II listed Cowyards and on the Lower Park element of the World Heritage Site and Registered Park and Garden, from increased vehicular activity in this location, including the movement of HGVs. However these receptors, particularly the listed Cowyards, are located on a busy main road, which is already used by HGV's. Considered in this context it is concluded that increased vehicular activity associated with the proposals would result in a temporary **negligible** indirect effect on the receptors. The term is used here to mean a change so minimal as to be considered insignificant.

5.130 The noise, dust and vibration associated with the construction of the proposed development will be controlled through a CEMP, to be prepared at the detailed stage. Mitigation measures are discussed below.

5.131 The effects of the construction phase, are, by their temporary nature, considered to have a **negligible** effect on the setting of the heritage receptors.

Effects post-construction: operational or permanent phase

5.132 As established above, the proposed development will have no direct effects on heritage receptors. Those potential indirect effects during the operational phase are assessed below.

Blenheim World Heritage Site

5.133 The eastern edge of Blenheim World Heritage Site is set back from the A44 (Oxford Road), with a low dry stone wall running along the A44 footpath forming the boundary to a paddock, the western edge of which runs along the high listed WHS boundary wall. That part which lies across from the application site is the Lower Park, which, as discussed above, comprises the remnants of medieval parkland with interspersed walks and pathways.

5.134 The enclosed nature of the Lower Park is reinforced by the line of mature trees along its eastern edge along the A44 and these significantly limit views out of the Park, even in the winter months. Notwithstanding this, the design and layout of the proposed development responds to the sensitivity of the receptor through extensive landscaping at the southern part of the site where it borders the A44.

5.135 Tree-planting and the creation of landscape features will reinforce the separating gap between the WHS boundary and the proposed development, and act as a screening device from the A44 Oxford Road. In addition the housing proposed in this areas has an open layout, single houses in relatively large gardens, as well as an irregular form.

5.136 As set out in Chapter 2 of this ES, a key objective of the proposals has been to create a landscape frontage to the development in this location. Buildings are set back from Oxford Road between 20m - 85m, enhancing the character of this approach to Woodstock and creating an improved sense of arrival, whilst responding to the sensitivity of the heritage receptors in this location.

5.137 The main vehicular access to the development will be from the A44, positioned slightly north of the current Cowyards junction. As set out in Chapters 2 and 7, it will largely replicate existing junctions within the area.

5.138 The experience of the Park from within its boundary would not change, as the listed park wall and the busy A44 (Oxford Road) would continue to be the main defining external elements to the east of the World Heritage Site, both visually and aurally.

5.139 The World Heritage Site as experienced from the A44 approach to Woodstock would change, through the construction of residential development on land which currently forms an agricultural element in this view. The extensive landscaping proposed would however largely limit views of the application site from this approach, and the transient nature of the view would further reduce any visual impact. This change in experience, however, does not affect appreciation of the OUV of the WHS. The sense of openness to the east of the A44 is retained as you approach Woodstock from the Bladon, A44 roundabout with subtle landscape changes creating an enhanced sense of arrival to match the western side of the road as you approach Woodstock itself.

5.140 As discussed above, the Outstanding Universal Value of the World Heritage lies in its historic and aesthetic value as an outstanding example of the work of John Vanbrugh and Nicholas Hawksmoor, and later, of Lancelot 'Capability' Brown. It is of further significance for its influence on the English Romantic movement, and on the architecture and organisation of space in the 18th and 19th Centuries.

5.141 The WHS inscription describes the integrity of the property, its defined extent and its protection by its enclosing drystone wall. The PMP, as discussed above, also emphasises the enclosed, protected nature of the park, although it identifies important visual links with some areas of the surrounding landscape.

5.142 The application site lies to the south of the viewing corridor for views No. 44 and 45 (Woodstock towards the Column of Victory), which are shown on the Heritage Receptor Map at Figure 5.4. The proposed development will not affect these views, as the site lies outside their visual splay (see Chapter 7).

5.143 Due to the enclosed nature of the park where it lies opposite the application site, the interposing vegetation and the raised ridge of the A44, it is considered that proposed development would have only a limited effect on the setting of the Park (WHS). That effect is, however, not harmful to the cultural significance of the asset, including its Outstanding Universal Value.

5.144 It is concluded therefore that the proposed development would have a **negligible** impact on the setting of the WHS, leading to a negligible effect that would not be significant.

Registered Park and Garden

5.145 Opposite the application site, the boundary of the Registered Park and Garden deviates slightly from that of the World Heritage Site, by its extension beyond the inner boundary wall to meet the edge of the A44 by the Bladon Chains Caravan Site. However, for the purposes of this assessment, the two receptors are considered together, and the indirect effect arising from the proposed development on the RPG will be **negligible** and not significant, for the reasons set out above.

Listed buildings

Blenheim Palace (Grade I)

5.146 The Palace is one of the listed structures within the WHS that we have identified as not impacted by the proposals. It is, however, considered briefly here as a particular question was asked in the context of the previous and larger application about views from state rooms. There is, in our view, no setting impact on the Palace itself. Its setting comprises the RPG.

5.147 It was demonstrated in the previous application that there were no visual impacts from principal rooms, we have revisited these findings in the context of the present scheme and confirm the impact is remains negligible and not significant. The present scheme is substantially smaller and comprises land that fell within the last application. Therefore we are satisfied there is no visual impact and accordingly we do undertake a further detailed assessment.

Cowyards (Grade II)

5.148 As outlined above, it is not considered that the application site makes a material contribution to the heritage value of these Grade II receptors, which are located within a tightly defined complex bounded by a stone wall, and set within the enclosed Lower Park. Notwithstanding this, the proposed development reflects the proximity of the listed buildings through the design and layout of the dwellings positioned along the south-western edge of the application site.

5.149 As indicated by the Phase 1 site layout plan, a generous landscape buffer is proposed to reinforce the line of the existing hedgerow, with buildings well set back from Oxford Road, that setback ranging from 28.5m to 88.5m. Those dwellings closest to this edge of the application site are proposed to be up to two storeys, with lower residential densities. The higher densities are focussed away from the Park boundary and the Grade II designated receptors.

5.150 The main vehicular access to the development will be from the A44, positioned north of the current Cowyards junction to maximise the retention of the rurality of the setting. As set out in the transport assessment in this ES the junction will largely replicate existing junctions within the area. It is not considered that any increased traffic in this location will have a materially greater effect on the heritage receptor, as the listed complex is already experienced within the context of a busy main road (with noise, and an appreciation, in different locations, of some moving vehicles).

5.151 The tightly defined setting of the receptors, combined with the reinforced interposing vegetation proposed as part of the application leads us to conclude a **negligible** impact arising from the proposed development on the heritage receptors, leading to a negligible effect that will not be significant.

Woodstock Conservation Area

5.152 The Woodstock Conservation Area (CA) and the Grade II* and Grade II listed buildings are separated from the application site through the positioning and extent of 20th Century housing estates, which form the CA's immediate setting. Furthermore, the CA's character is inward-focussed and enclosed. The proposed development would be located at the edge of the existing settlement, adjacent to the 20th Century housing estates. It would extend the line of the built edge of the development south-eastwards. The proposed density and outline parameter building heights would reflect the site's transition from the suburban developments outside Woodstock to the rural landscape beyond through the appropriate placement lower density, low-storey buildings to the outer edges of the site.

5.153 The construction of residential development on land which currently forms an agricultural element in the approach to Woodstock could change the experience of the approach, but only by a negligible amount as the majority of the field that creates the effect of openness on the approach to Woodstock from the A44/Bladon roundabout remains unchanged. It is further anticipated that the extensive landscaping proposed as part of Phase 1 would however largely limit views of the application site from this approach.

5.154 The approach to Woodstock along the A44 would similarly be governed through appropriate densities in terms of massing and height, and through the retention and reinforcement of existing vegetation and hedgerows along the south-west edge of the site. This proposed planting partially falls within the application site boundary and forms part of the detail of Phase 1. Another element of this landscaping lies outside the site boundary and forms offsite mitigation, which is discussed below.

5.155 As noted above, the entrance to the proposed development, would be positioned slightly to the north of the existing Cowyards junction. This placement, as noted by Historic England in its pre-application advice, reduces the impact of the junction and increases the rural character of the approach.

5.156 It is considered that the proposed development would not affect the understanding or appreciation of the special interest of Woodstock CA as a market town or the listed buildings within it, and would instead improve the approach through the reinforcement of the existing hedgerow and associated

landscaping. It is thus concluded that the application proposals would result in a small change, leading to a **slight beneficial** indirect effect on the heritage receptor that will not be significant.

Pest House

5.157 It was concluded above that the application site forms an element of the setting of the Pest House, and that the open character of the land makes a contribution to the appreciation of the heritage value of the receptor. The proposed development would result in the encroachment of housing in the vicinity of the receptor and the loss of its isolated setting, although the boundary hedgerow which encloses the building is proposed to be largely retained.

5.158 A new vehicular access to the house is proposed via the new development to the east, and it is anticipated that the existing access from Shipton Road would become a footpath, reinstating the line of the historic route Heh Straet.

5.159 It is considered that the proposed development would lead to a small change and a **slight adverse** effect upon this non-designated receptor that will not be significant, through the encroachment of the proposals on its existing isolated setting, and through the change in orientation from which the building is experienced and approached.

Heh Straet

5.160 This historic route runs adjacent to the eastern boundary of the application site, outside the site boundary. It has no upstanding features, and it is considered that the proposed development would result in a **negligible** indirect effect on its heritage value as a historic route, subject to the comments in paragraph 5.158 below.

5.161 As part of the proposals there is a commitment to its reinstatement as a footpath, as shown on the parameter plans submitted with the application. If secured, it is considered that this has the potential to result in a **more beneficial proposal**. This is discussed as an offsite mitigation measure below.

Mitigation

Construction

5.162 Those impacts arising from the construction phase above would be controlled through the implementation of a Construction Environmental Management Plan (CEMP), the provisions for which are outlined in Chapter 2 of this ES. The production of the CEMP would be conditioned as part of any grant of planning permission.

5.163 The CEMP would respond to those potential impacts of noise, dust and vibration arising from the proposed development through the control of phasing, hours of work, haulage routes, delivery and removal of materials and plant, and other environmental control measures.

5.164 Construction traffic will also be managed through the proposed CEMP.

5.165 The CEMP also outlines the further mitigation measured including the supervision of construction activities, and mitigation practices to minimise dust and noise associated with construction vehicle movements.

Post-construction

5.166 No mitigation is required in the post-construction phase of the proposed development, as the key mitigation measures are incorporated into scheme. The development of the design options considered how mitigation could be incorporated to reduce the effects that the development may have in heritage terms. The key principles include:

- The creation of a high quality landscape frontage to the development, which gives a clear and enhanced sense of arrival to the historic town and Blenheim Palace.
- The restriction of ridge heights to the edges of the development, to minimise impact along the A44 and the southern boundary adjacent to the scheduled monument.
- Control of building density to the same areas.

5.167 As part of the hybrid application, details of Phase 1 have been provided. As noted above, an element of the Phase 1 proposals are outside the site boundary. For the purposes of this Chapter these are considered as offsite mitigation, and are anticipated to be secured through condition/ legal agreement. Further offsite mitigation is proposed as part of the outline application. Offsite mitigation as part of the proposals comprises:

- New tree planting along the A44 Oxford Road to the south east of the site to enhance the approach into Woodstock, responding to the sensitivity of the World Heritage Site and its setting.
- The reinstatement of the historic route of Heh Straet as a usable route. It is considered here as a non-designated heritage asset.

5.168 The reinstatement of the historic route of Heh Straet, which lies outside the site boundary, when secured, would have a slight beneficial post-mitigation effect on the non-designated heritage receptor that would not be significant.

Residual effects

5.169 Residual effects are those that are predicted to remain after implementation of the mitigation measures. The benefits and enhancements of the incorporated and off site mitigation measures proposed during the operational/permanent phases of the development, and those proposed during the construction phase, which respond positively to the setting of nearby heritage receptors, are noted. However, given the conclusions above of negligible indirect effects on the majority of the heritage receptors in the vicinity of the application site, it is concluded that the residual effects remain negligible.

5.170 A slight adverse indirect effect upon the non-designated Pest House during the operational phase of the development was identified above. The benefits of the offsite mitigation of the reinstatement of the route of Heh Straet along the extant

access of the Pest House to Shipton Road are noted. Notwithstanding this, however, it is concluded that a residual slight adverse impact to the setting and heritage value of the heritage receptor would arise.

Cumulative effects

5.171 The following site has been identified for inclusion in the cumulative effects assessment:

- Land north of Marlborough School (Erection of 58 residential dwellings, new access for vehicles, pedestrians and cyclists, formal open space, car parking and landscaping improvements)

5.172 The above development is considerably smaller than the development proposed as part of the current outline application. Due to this, the distance of Marlborough School development from the application site and the nature of the development as family dwellings typical of the developments that characterise this part of Woodstock, no additional cumulative effects on the heritage receptors are identified.

Summary

5.173 This Chapter has considered the existing baseline situation in order to assess the likely significant effects arising from the proposed development as part of the current application. It is concluded that the application site, which lies within the vicinity of a number of heritage receptors, does not make a material contribution to the special interest of any, with the exception of the non-designated Pest House.

5.174 In respect of the Blenheim World Heritage Site and the numerous listed buildings within it, the Grade I Registered Park and Garden, and the heritage receptors within the Woodstock Conservation Area, it is considered that although the application site forms part of the wider rural setting of these receptors, the underlying topography and intervening vegetation between the site and the receptors prevents any meaningful relationship, and that negligible indirect effects would arise from the proposals in the construction and operational phases. None of these effects cause harm to the cultural value of any of the heritage assets considered here.

5.175 Accordingly, with reference to the NPPF, there is no need to counterbalance any harmful effects under the terms either of paragraphs 133 or 134. We have reviewed the consultation response from Historic England which has identified a degree of harm, albeit less than substantial, to heritage interests. We have explained in this chapter our reasons for differentiating between change to setting and impact on significance, and we have applied the advice contained in the WHS Conservation Management Plan. We note that Historic England identify the potential for mitigation, and we have reviewed the effectiveness of that mitigation in this chapter, and taken it into account.

5.176 The application site forms an important setting element for the non-designated Pest House, the heritage value of which lies partly in its open rural setting. The encroachment of new development towards this receptor would result in a slight adverse indirect effect during the operational phase. The route of Heh Straet,

which lies adjacent to the site boundary to the east, is proposed to be reinstated as part of the offsite mitigation measures accompanying the proposals, and it is considered that, if secured, this would lead to a medium beneficial effect on the non-designated receptor.

5.177 The beneficial nature of the key principles governing the scheme, and the design response to the sensitivity of heritage receptors in the vicinity of the site are noted. Also noted are the benefits and enhancements of on and offsite mitigation, including the creation of a quality landscaped frontage to the A44, beyond the boundary of the site. However, as negligible effects have been identified arising from the proposed development pre-mitigation, the conclusions with regard to residual effects remain the same.

Sensitivity of receptor – Cultural heritage

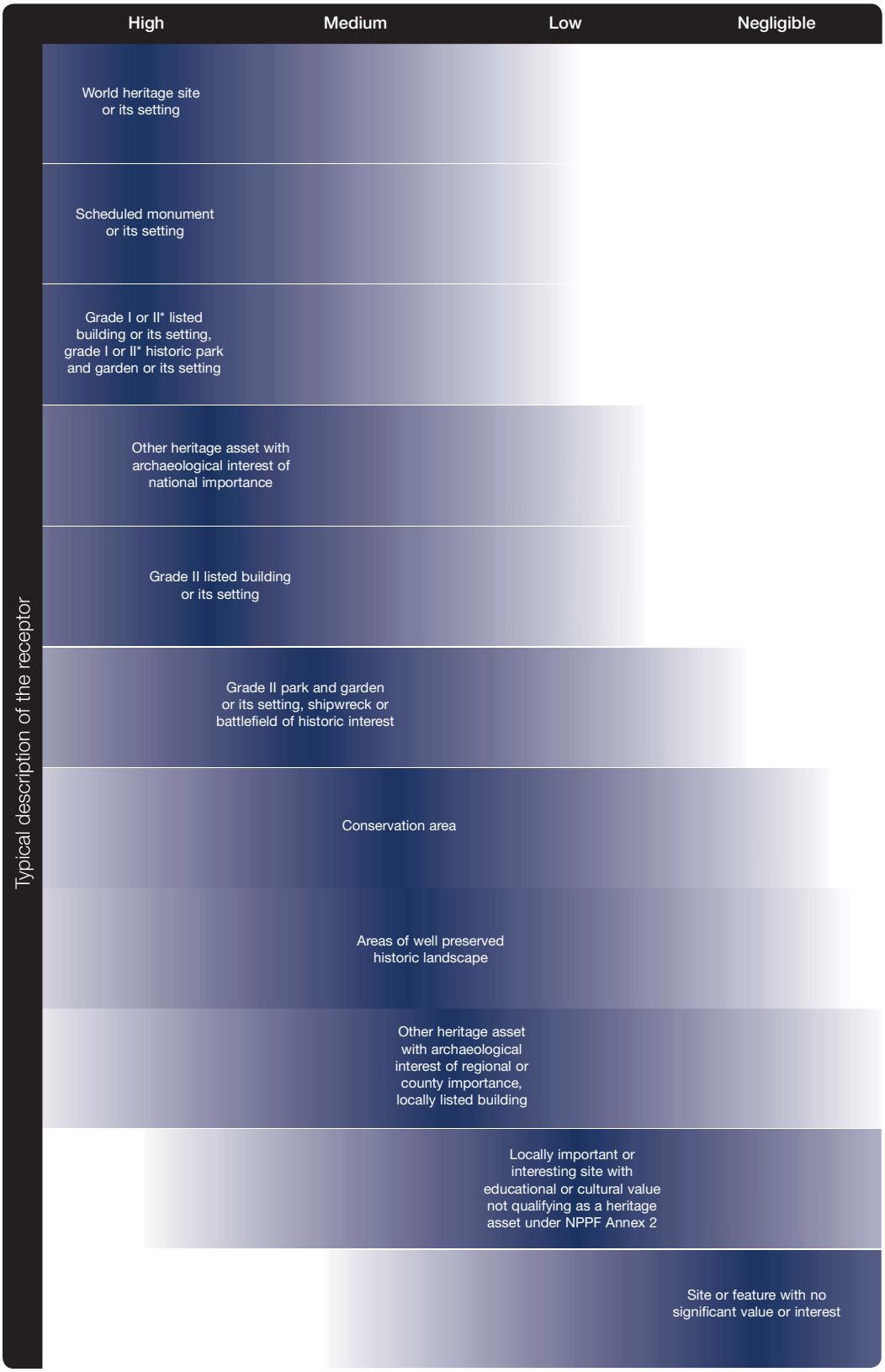


Figure 5.1 Receptor sensitivity (Cultural heritage)

Magnitude of change – Cultural heritage

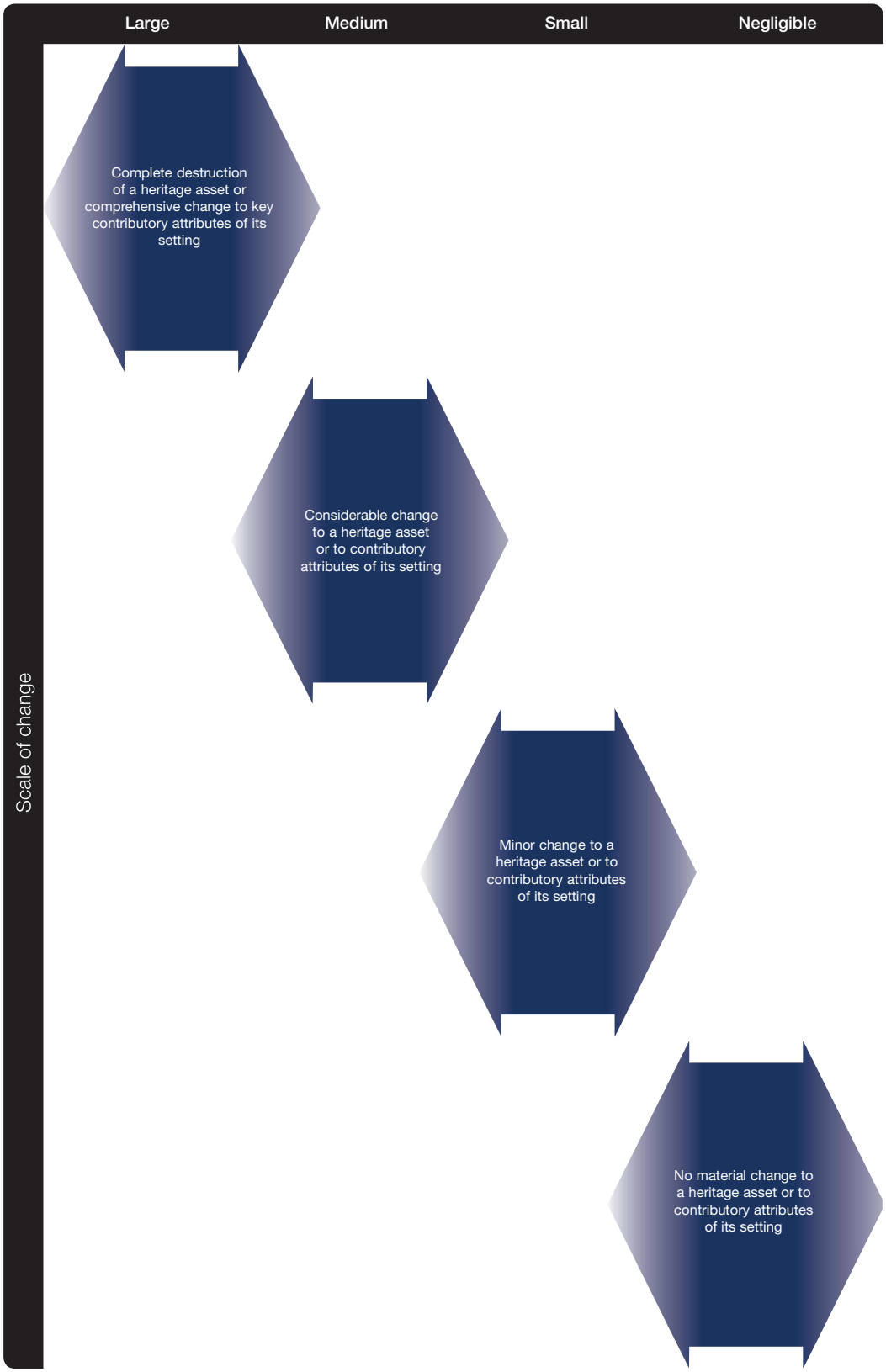
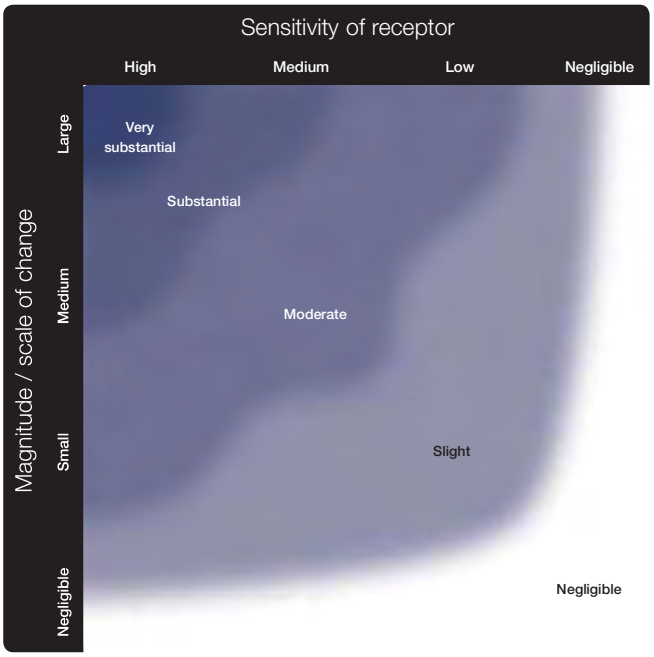


Figure 5.2 Impact magnitude (Cultural heritage)

Determination of significance matrix – Cultural heritage



Professional judgement can be used to vary the category where specific circumstances dictate, for example due to the vulnerability or condition of the receptor.

The reason for and nature of any variation will be made clear in the assessment.

Degrees of effect

Very substantial:
Complete destruction of, or comprehensive change to the setting of a heritage asset of high importance, so the ability to understand and appreciate the asset is greatly altered or lost.

Substantial:
Complete destruction of, or comprehensive change to the setting of a heritage asset of less than high importance, or considerable change to an asset of high importance or its setting, so the ability to understand and appreciate the asset is greatly altered or lost.

Moderate:
Considerable change to a heritage asset or its setting so the ability to understand and appreciate the asset is altered.

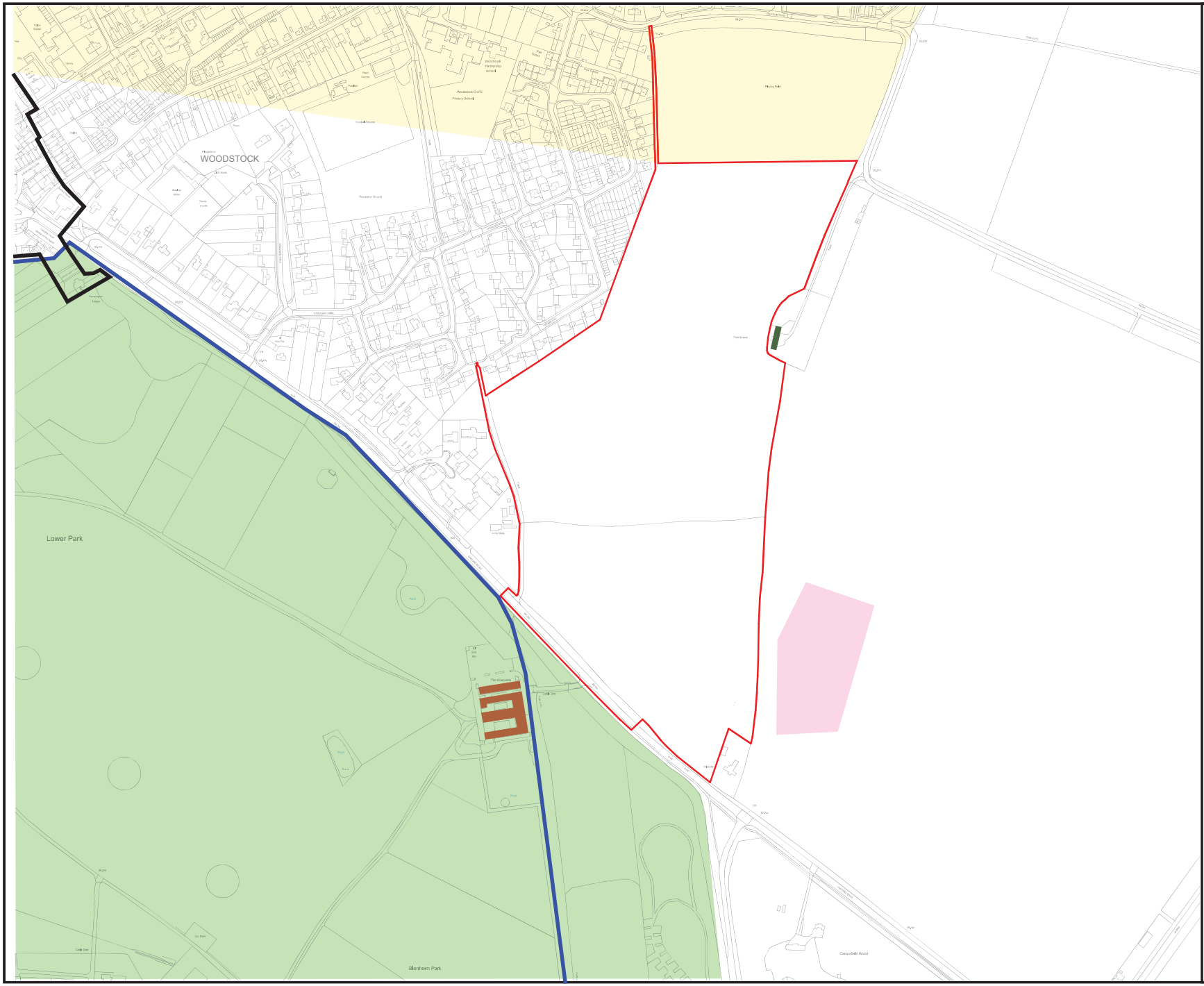
Slight:
Minor change to a heritage asset or its setting so the ability to understand and appreciate the asset is altered.

Negligible:
No material change to a heritage asset or its setting or to the ability to understand and appreciate the asset.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

Figure 5.3 Degree of effect matrix (Cultural heritage)



Development Site at East Woodstock :

Heritage Receptor Map

- The Site
- English Heritage Grade I Registered Park or Garden
- Blenheim Palace (World Heritage Site)
- Listed Buildings Grade II (Cowyards)
- Scheduled Ancient Monument (Roman villa site)
- Woodstock Conservation Area
- Specific view into the World Heritage Site (WHS) from Woodstock identified in the WHS Parkland Management Plan (p63)
- Pest House

Not To Scale

North

MONTAGU EVANS

Figure 5.4 Heritage receptor map