Matthew Watson

LAND TO THE REAR OF OLD QUARRY HOUSE, FENWAY, STEEPLE ASTON

Historic Environment Desk Based Assessment

Local Planning Authority: Cherwell District Council

Internal Project Reference: 02319

Version 5: Final

Date: 19th August 2026



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Project Details

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1 EXECUTIVE SUMMARY

INTRODUCTION

1.1.1. HEA has been commissioned by Matthew Watson to produce an Historic Environment Desk-Based Assessment (HEDBA) in support of a planning application for development at Old Quarry House, Steeple Aston. This report draws together the available archaeological, historical, topographical, and land use information, in order to clarify the archaeological potential of the Site and to identify potential heritage matters that should be considered as part of a planning application. It is the intention that this report will address the information requirements as set out in the NPPF and the Cherwell District Council local planning framework.

DEVELOPMENT PROPOSALS

1.1.2. The Site is proposed for the development of 23 dwellings, associated access and infrastructures, and areas of hard and soft landscaping.

RELEVANT DESIGNATED ARCHAEOLOGICAL AND HERITAGE ASSETS

1.1.3. There are no designated archaeological assets that require consideration as part of this report.

1.1.4. The following table summarises the designated heritage assets that have been considered as part of this report. Any further designated heritage assets not tabulated here that may be located within the surrounding area have been scoped out of any further assessment.

Designated Heritage Assets			
Name	**Type / Grade of Monument**	**Nature of Impact**	**Magnitude of Impact**
Steeple Aston Conservation Area	Conservation Area	neutral through effect on setting	N/A.

RELEVANT NON-DESIGNATED BUILT HERITAGE ASSETS

1.1.5. There are no non-designated built heritage assets which have been identified as relevant to this assessment.

HISTORIC LANDSCAPE FEATURES

1.1.6. The extant hedgerows on the northern and eastern boundaries appear in historic mapping from the 19th century. They may therefore be deemed historic under the hedgerows regulations (see Appendix 2), as the northern hedgerow follows the alignment of an existing Public Right of Way (PRoW) and may be indicative of enclosure boundaries.

1.1.7. However, these hedgerows are proposed to be retained as part of the proposed development. There are therefore no impacts anticipated to relevant historic landscape features as a result of the proposed development of the Site.

RELEVANT ARCHAEOLOGICAL ASSETS

1.1.8. There has been no previous archaeological work conducted at the Site itself.

1.1.9. On the basis of nearby archaeological findings and site conditions, this assessment has concluded an archaeological potential at the Site as follows:

Period	Potential	Anticipated Significance of Finds or Features (if present)
Early Prehistoric	Low for features and for finds	Generally low; possibly low to medium for in-situ remains
Late Prehistoric	Low for features and for finds	Generally low; possibly low to medium for in-situ remains
Roman	Low for features and for finds	Generally low; possibly low to medium for evidence associated with the Oxford Ridgeway or the Roman settlement to the south east
Anglo-Saxon/Early Medieval	Low for features and for finds	Generally low; possibly low to medium for evidence associated with the Oxford Ridgeway
Medieval	Low for features and for finds	Generally low; possibly low to medium for evidence contributing to listed buildings and conservation area
Post Medieval and Modern	High for features and for finds	Generally negligible; possibly low to medium for evidence contributing to listed buildings and conservation area

RECOMMENDATIONS

1.1.10. This assessment has determined that the proposed development will result in no harm to the prevailing character and appearance of the Steeple Aston Conservation Area.

1.1.11. Should any perceived harm be identified to designated heritage assets, as set out in paragraph 215 of the NPPF, any less than substantial harm must be weighed against the public benefits of the proposed development. On this basis, any perceived harm may be reasonably mitigated through appropriate landscaping, such as boundary planting to the Site to screen development and detailed design, for example use of materials that will help settle the proposed houses into their landscape setting (use of colour/ texture etc).

1.1.12. Hedgerows and trees are recommended to be retained along the northern and eastern Site boundaries which may be deemed historic.

1.1.13. Due to the limited archaeological works conducted within the study area, is anticipated that the Local Planning Authority, as advised by their curatorial archaeologist, will require further archaeological measures to support the sustainable development of the Site. It is suggested that such measures could take place post-consent, secured by an appropriately worded planning condition.

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2 INTRODUCTION

2.1 PROJECT BACKGROUND

INTRODUCTION

2.1.1. HEA has been commissioned by Matthew Watson to produce an Historic Environment Desk-Based Assessment (HEDBA) in support of a planning application at Old Quarry House, North Side, Steeple Aston centred at National Grid Reference (NGR) SP 47136 26349, hereafter referred to as the Site (Figure 1). The Site is located within the administrative planning boundary of Cherwell District Council.

CURRENT SITE CONDITIONS

2.1.2. The Site is presently comprised of an open field with areas of tree vegetation; Old Quarry House is located within the southern part of the Site.

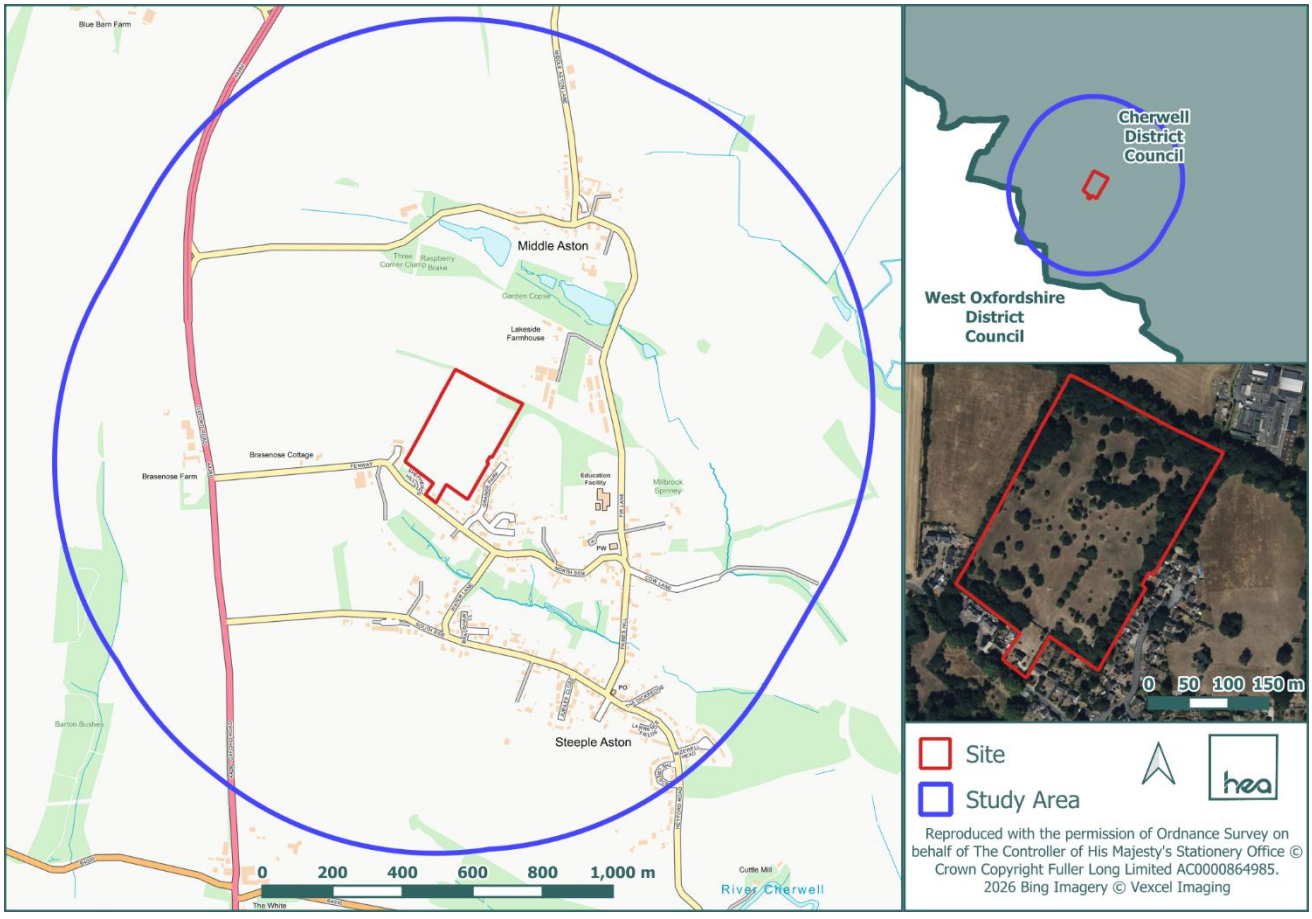


Figure 1 Site Location

CURRENT DEVELOPMENT PROPOSAL

2.1.3. The Site is proposed for 23 dwellings, with associated access, hard landscaping, and areas of soft landscaping.

2.1.4. This report has been produced to comply with relevant national, regional, and local planning legislation, policy, as well as industry standards and guidance, as summarised in Appendix 1. The local development planning framework is provided by the Cherwell District Council local planning framework.

2.1.5. For full details of the proposed scheme reference should be made to the plans and documents submitted with the application. These should be fully viewed in tandem with this HEDBA.

2.2 AIMS AND OBJECTIVES

2.2.1. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015c) states that desk-based assessments should 'determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment'. The Chartered Institute for Archaeologists (CIfA) states that a desk-based assessment should 'enable reasoned … decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention' (Chartered Institute for Archaeologists, 2020).

2.2.2. Therefore, this HEDBA will assess the archaeological potential within the Site, identify nearby heritage assets for further consideration, assess the potential impacts of the proposed development works upon either the known or anticipated archaeological resource, and provide recommendations for a suitable mitigation strategy, if required, as part of a planning application. This is achieved through seven overarching objectives:

- identify the presence of any known or potential archaeological and heritage assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with relevant national, regional, and local planning legislation and policy, as well as industry standards and guidance;
- identify any factors which may have compromised an asset's survival and / or significance;
- where relevant, determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- assess the likely impacts upon the significance of the asset(s) arising from the proposals;
- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced, including through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where considered appropriate, aimed at enhancing and / or preserving the asset(s) in the first instance, reducing or removing any adverse effects in the second instance, or finally, as outlined in relevant policy and

guidance as the least preferred option, recording the asset(s) prior to its loss during development works.

2.2.3. The approach taken by this report, as well as the relevant legislation, policy, guidance, and source material, will be summarised further below.

2.2.4. This report was originally issued in April 2026, and has undergone a quality assurance process to ensure that the issued version meets the required guidelines and standards.

2.2.5. The relevant project contact is Sarah Doherty PhD, ACIfA.

2.2.6. The archive of data resulting from the completion of this report is anticipated to be entirely digital and will therefore be held centrally by HEA.

3 METHODOLOGY SUMMARY & BASELINE DATA COLLATION

3.1 INTRODUCTION

3.1.1. This HEDBA will make an assessment of the likely potential for the site to contain archaeology, and the likely significance of this archaeology if present. In addition, it will identify nearby heritage assets that may require further consideration for potential impacts to their significance as a result of the proposed development. It will summarise the archaeological and historic background of the Site, including an overview of previous land use and development, provide an assessment of the likely impacts of development upon identified heritage assets and archaeological remains if present, and conclude an overall effect of the development upon the heritage and archaeological resource.

3.1.2. This report has been produced to comply with relevant legislation, policy, standards and guidance, including:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, as amended;
- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- Planning Act 2008;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- The Historic Buildings and Ancient Monuments Act 1953;
- The National Planning Policy Framework (NPPF), first published in March 2012 and has since been periodically updated;
- The Regional and Local Planning Policy Framework provided by the relevant regional and local administrative authorities;
- The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated;
- The Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
- The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BSI, 2013);
- Historic England Guidance, including:
    - Good Practice Advice Note 1: The Historic Environment in Local Plans (Historic England, 2015);

- Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015);
- Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017);
- Historic England Advice Note 12: Statements of Heritage Significance (Historic England, 2019).
- Historic England Advice Note 10: Listed Buildings and Curtilage (Historic England, 2018a);
- Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008).

3.1.3. This section summarises the methodology that underpins this assessment, with further detail included at Appendix 2.

3.2 CONSULTATION

3.2.1. With due regard to commercial and sensitivity considerations as agreed with the client, the relevant consultees will be contacted to discuss the Site where possible.

3.2.2. In line with the requirements of the Oxfordshire County Council Archaeology Service (OCCAS), consultation has been undertaken to agree a Written Scheme of Investigation (WSI) for the assessment. A Written Scheme of Investigation, submitted adjacent to this report, has been supplied to OCCAS and accepted by the relevant officer.

3.3 ASSESSING ARCHAEOLOGICAL POTENTIAL

3.3.1. "Archaeological potential" refers to the possibility of currently unknown archaeological heritage assets being present at the Site. The nature of below-ground archaeological assets means that they remain unknown until discovered during either non-intrusive survey or intrusive excavation works.

3.3.2. There are a number of factors which affect an assessment of archaeological potential. These include:

- The distribution and character of known archaeological heritage assets from the nearby area;
- The results of nearby archaeological fieldwork;
- Environmental factors such as geology, topography, and soil quality, will have affected the way in which a site may have been utilised by past human populations, and may also affect the potential for the survival or visibility of archaeological features or finds.
- Previous land-use and development history, such as agricultural plough activity and modern development, which may have reduced the potential for a site to contain surviving archaeological remains.

3.3.3. This assessment will make a judgement on the likely archaeological potential of the Site on the basis of each relevant archaeological time period. This potential will be defined as one of: Nil, Negligible, Low, Medium, High, or Certain.

3.4 ASSESSING HERITAGE SIGNIFICANCE

3.4.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

3.4.2. The Framework (NPPF Annex B) goes on to define significance 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.'

3.4.3. The Framework (NPPF Annex 2) goes onto define significance 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.'

3.4.4. The PPG (Paragraph: 006 Reference ID: 18a-006-20190723) expands upon the component interests that can contribute to significance:

- 'archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'
- 'architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.'
- 'historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'.

3.4.5. In addition, the non-statutory criteria for Scheduled Monuments established by the Secretary of State (DCMS 2013) outline several principles that aid in assessing the significance of a heritage asset. Whilst produced prior to the adoption of the NPPF and the PPG, Historic England's Conservation Principles document (HE 2008) comprises an active guidance document, and includes guidance on understanding the physical structure of a "place" and its evolution over time, in order to understand its significance. The guidance outlines various heritage values that facilitate a systematic determination of asset significance, with four primary "heritage values" being Evidential, Historical, Aesthetic, and Communal.

It should be noted that below ground archaeological remains will most often have evidential value only. In addition, the "setting" of a heritage asset will contribute towards its significance.

3.4.6. The setting of a heritage asset is summarised in the NPPF as 'the surroundings in which a heritage asset is experienced.' Crucially, setting is not an asset in itself but rather, 'its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance' (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4). Setting is distinguished from curtilage, character, and context. While setting is often experienced visually, the way in which the asset is appreciated, understood, and experienced can also be influenced by factors such as noise, vibration, and odours, among other factors.

3.4.7. This report assesses the likely significance of relevant heritage assets, including archaeological remains which are either known or could be anticipated at the Site. For archaeological remains, significance will be assessed on the basis of each relevant archaeological time period where appropriate. This significance will be defined as None, Negligible, Low, Medium, High, or Very High, where sufficient information is available to make such an assessment. This significance scale relates to the heritage significance of the asset and is distinct from the scale used to characterise the degree of harm arising from development.

3.5 ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM / BENEFIT

3.5.1. Conservation is the process of managing change. Historic England's guidance is that 'change' does not equate to 'harm'. This assessment therefore considers the effect of the proposed development on the significance of relevant heritage assets, rather than assuming that any change constitutes harm.

3.5.2. NPPF Policy HE5.2 states that 'assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a **positive effect**, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have **no effect** on the significance of a heritage asset; or

c. Result in **harm to the significance** of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the **total loss of the significance** of a heritage asset.'

3.5.3. This assessment therefore considers both the nature of any effect and its consequences for the significance of the heritage asset. Effects may arise through physical changes to a heritage asset or through changes to its setting. This assessment will consider the contribution made by setting to the significance of the asset and, where relevant, will follow the methodology set out in Historic England's 'The Setting of Heritage Assets'.

3.5.4. Where an effect is identified as harmful, the degree of harm will be assessed having regard to the significance of the heritage asset and the extent to which the proposal would affect the elements of significance identified in this assessment. Where appropriate, harm that does not amount to substantial harm will be further characterised using the assessment descriptors of Negligible, Low, Medium, or High. These descriptors are used to provide consistency within the assessment but do not constitute additional policy categories or replace the NPPF distinction between harm and substantial harm.

3.5.5. With regard to designated heritage assets:

- NPPF Policy HE6.1 states that 'substantial weight should be given to the [designated heritage] asset's conservation (and the more important the asset, the greater the weight should be)', irrespective of whether the potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance.
- Policy HE6.2 states that 'development proposals which would have a positive effect on a designated heritage asset should be supported'.
- Policy HE6.3 states that 'any harm to a designated heritage asset will be a matter of considerable importance and weight.'
- Where "harm" is identified to a designated heritage asset, NPPF policy HE6.4 states that 'the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.'
- Where substantial harm or total loss is identified, NPPF Policy HE6.5 establishes a higher threshold, including consideration of whether the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or whether the alternative circumstances set out in the policy apply.

3.5.6. With regard to non-designated heritage assets:

- NPPF Policy HE7.1 states that 'development proposals which would have a positive effect on a non-designated heritage asset should be supported'.
- Policy HE7.2 states that 'where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.'

- Policy HE7.3 states that 'where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.'

3.5.7. This assessment therefore distinguishes between the significance of the heritage asset and the effect of the proposed development on that significance. In accordance with NPPF Policy HE5.3, it is the effect on the significance of the heritage asset, rather than the scale of the development itself, that is considered.

3.5.8. This assessment also considers opportunities for enhancement. These may include measures which conserve or restore a heritage asset, better reveal the significance of a heritage asset, improve its setting, secure a use consistent with its conservation, or otherwise make a positive contribution to its significance.

3.5.9. This assessment consequently adopts a staged approach to understanding the significance of relevant heritage assets, identifying the contribution made by their setting, assessing the potential effects of the proposed development, and determining whether those effects would result in a positive effect, no effect, harm, substantial harm, or total loss of significance. Where harm is identified, its degree is assessed using the descriptors set out above and the relevant planning balance under NPPF Policies HE6 or HE7 is considered. The detailed methodology applied to these assessments is set out in Appendices 1-2.

3.6 COLLATION OF BASELINE DATA

3.6.1. In line with industry standards, a number of key data sources used to inform the production of this report and these have been detailed at Appendix 2. These include, but are not limited to, local historic environment databases, national heritage databases, and historic documentary and cartographic sources.

3.6.2. Designated heritage assets are available online at the National Heritage List for England (NHLE), as maintained by Historic England. This List includes a record of the various heritage assets designated under national legislation, including Scheduled Monuments, Registered Parks and Gardens, Protected Wreck Sites, Registered Battlefields, and Listed Buildings. Conservation Areas are available from the relevant local administrative authority.

3.6.3. Information on the local archaeological and heritage resource is available via the Oxfordshire County Council Archaeological Service (OCCAS) database. A search request was issued to the relevant OCCAS officer, comprising a 1km buffer from the Site boundary. This is considered to be a proportionate search radius to inform this assessment. This finalised search area will be referred to as the "study area". Upon

receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report.

SITE VISIT

3.6.4. A site visit was conducted on the 2nd of March 2026. There were no conflicts with access to the site. The weather was sunny.

3.7 SITE DEVELOPMENT APPLICATIONS

RELEVANT PREVIOUS DEVELOPMENT APPLICATION HISTORY

3.7.1. There have been two previous planning applications at the Site and these can be summarised as follows:

- Application Reference No: 22/02464/F – 'Erection of a forestry building'. This application was permitted subject to conditions. There are no archaeological or heritage conditions associated with this application.
- Application Reference No: 24/02108/F – 'Erection of a forestry building'. This application was permitted subject to conditions. There are no archaeological or heritage conditions associated with this application.

3.8 ASSUMPTIONS AND LIMITATIONS

3.8.1. It is assumed that the data relied upon in this report is accurate. However, as the data used is derived from secondary sources, such as the Oxfordshire Historic Environment Record database, the accuracy of the data cannot be confirmed. The available archaeological data is a record of currently known archaeological assets and therefore is not a definitive list of all possible archaeological or historical assets from the nearby area. This data can be used to model the Site's archaeological potential; however, it does not preclude the discovery of further currently unknown heritage assets.

3.8.2. Whilst this assessment has utilised available sources to surmise the Site's potential for archaeological remains, there may be an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and / or give no visible indication of their presence at surface level.

3.8.3. The assessment of potential impacts is based on site plans provided by the client and assumes the accuracy of those plans.

3.8.4. Overall, it is anticipated that the methodology employed for this assessment is both suitable and as effective as possible, albeit based on currently available information, to address the professional requirements of this report. The confidence rating given to the conclusions of this assessment is therefore moderate.

4 SITE LOCATION, DESCRIPTION & CONTEXT

4.1 LOCATION, EXTENT & LAND USE

4.1.1. The Site measures c. 6.7ha and is presently occupied by Old Quarry House and its associated garden within the southern part of the Site while the remainder of the Site is open landscape with areas of tree coverage. To the south and east, the Site is bordered by residential developments associated with the settlement centre of Steeple Aston. There is open landscape to the north and west.

Table 1 Site Photographs



Photo 1 Entrance to Site with Old Quarry House. Image facing northeast.



Photo 2 Within the Site looking towards Old Quarry House. Image facing southwest.



Photo 3 Within Site looking northeast towards the 20th C residential estate of Grange Park



Photo 4 Within Site facing southeast towards the listed buildings and Conservation Area



Photo 5 Within edge of Site facing towards the PRoW and listed Middle Aston House which is obscured by trees, topography, and intervening storage facility. Image facing northeast.



Photo 6 Within Site facing northeast towards the listed Middle Aston House which is obscured by intervening trees and storage facility.

4.2 GEOLOGY, TOPOGRAPHY & LANDSCAPE CONTEXT

4.2.1. The geology and topographical situation associated with a site can underpin the potential archaeological resource and give an indication of the character of archaeological remains that could be anticipated.

4.2.2. The underlying bedrock geology of the Site is Horsehay Sand Formation (Sandstone), a sedimentary bedrock formed between 170 and 166 million years ago during the Jurassic Period (British Geological Survey, 2026b). There are no superficial deposits recorded at the Site by the British Geological Survey (BGS).

4.2.3. There have been no boreholes extracted within the Site or within its immediate vicinity as recorded by the BGS.

4.2.4. The Site is located on the western side of the valley formed by the River Cherwell located c. 1km east of the Site and Oxford Canal, of which the route is largely indicated by the cooler tones on Figure 2. The natural level of the Site is recorded as circa 128m above Ordnance Datum (aOD), with a slight slope to the east. An area of high ground, indicated by warmer tones on Figure 2, is located to the immediate west of the Site, of which is now occupied by the Oxford Road (A4260).

4.2.5. The landscape around the Site is largely residential to the east and rural, open landscape to the west.

4.2.6. The available Oxfordshire Historic Landscape Characterisation (HLC) data indicates that the Site is located within an area labelled as 'Enclosure'. This enclosure is what is known as a 'Planned Enclosure' which is dated to the Post Medieval period; the enclosure is medium in size, and the boundary loss is described as 'major gain'. To the immediate west is an area of 'Recreation', which is currently in use as

a football pitch. The rural settlement of Steeple Aston is marked along the southern and partially along the eastern boundary of the Site.

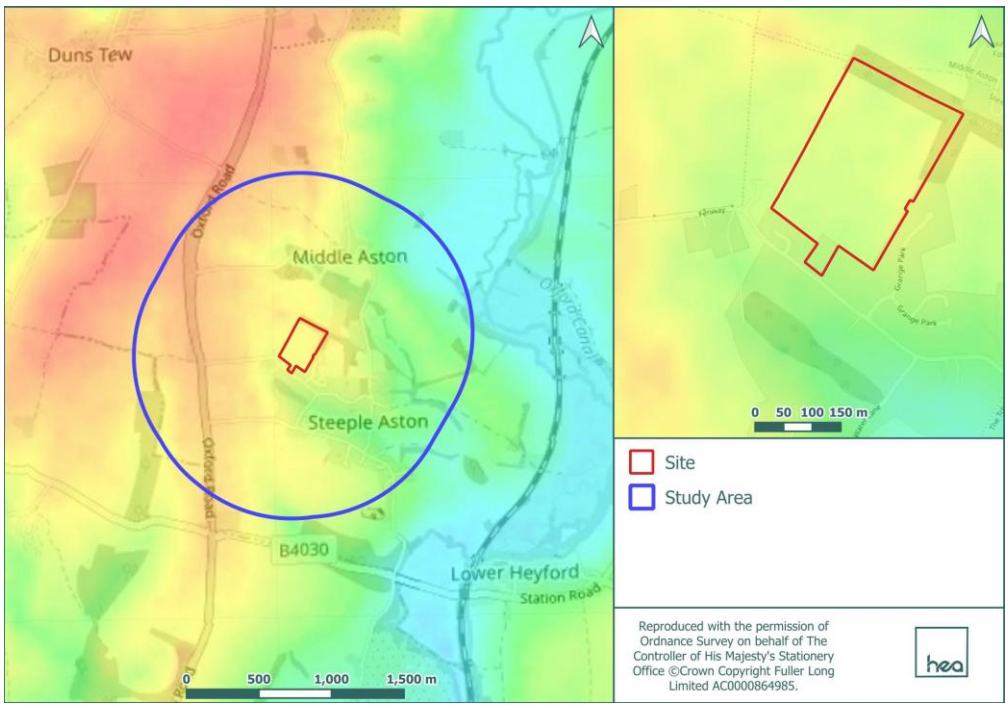


Figure 2 Topographic Map (data from England Topographic Mapping)

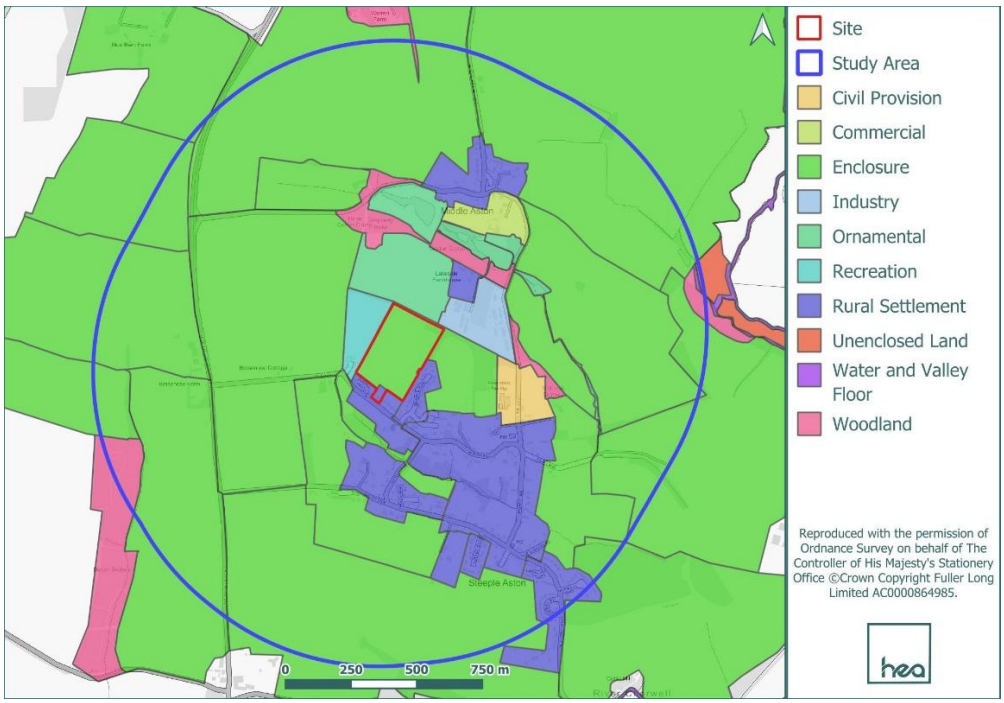


Figure 3 Historic Landscape Characterisation (data from OCCAS)

5 ARCHAEOLOGICAL & HISTORICAL CONTEXT

5.1 INTRODUCTION

5.1.1. This section provides an overview of the Site's archaeological and historical background relevant to assessing its potential to contain archaeological features, finds, or deposits, and understanding the relationship of any nearby designated heritage assets with the Site. This is based on accessible records and currently known and available evidence. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide a focused assessment of the archaeological potential of the Site itself and its contribution towards the significance of any heritage assets in accordance with the NPPF. A gazetteer of Oxfordshire Historic Environment Record data can be found in Appendix 3 and can be used to cross-reference the following text and figures with the dataset.

5.2 DESIGNATED ARCHAEOLOGICAL AND HERITAGE ASSETS

5.2.1. The following table and figure outlines the relevant designated archaeological and heritage assets within a 1km buffer area around the Site boundary, and indicates whether they will be assessed as part of this report:

Table 2 Relevant Designated Archaeological and Heritage Assets

Name	Type / Grade of Monument	Location Relative to the Site	Scoped In / Out
Steeple Aston Conservation Area	Conservation Area	Immediately to the south of the Site	In – the entrance to the site is within the setting of the Conservation Area
Village Core to the southeast of the Site which includes residential listed properties on Figure 4	II	c. 135 m Southeast of the nearest point of the Site	Out – There are no visual or historic ownership links between the site and the asset.

Church of St Peter and St Paul and associated monuments (NHLE 1357162)	II*	c. 485 m Southeast of the nearest point of the Site	Out – Although there is evidence of ownership links between the rector of the Church and the Site, it was in use as Allotment gardens in the 1910 Valuations (OCCA, 1910) not as a specific church use. Moreover, the intervening vegetative screening and built form ensure that the Site is completely obscured from the churchyard and tower.
Middle Aston House and associated structures (NHLE 1200615)	II	c. 470 m to the northeast of the Site at the nearest point	Out – Due to intervening trees, topography and a storage facility, there are no visual links between the Site and the asset.

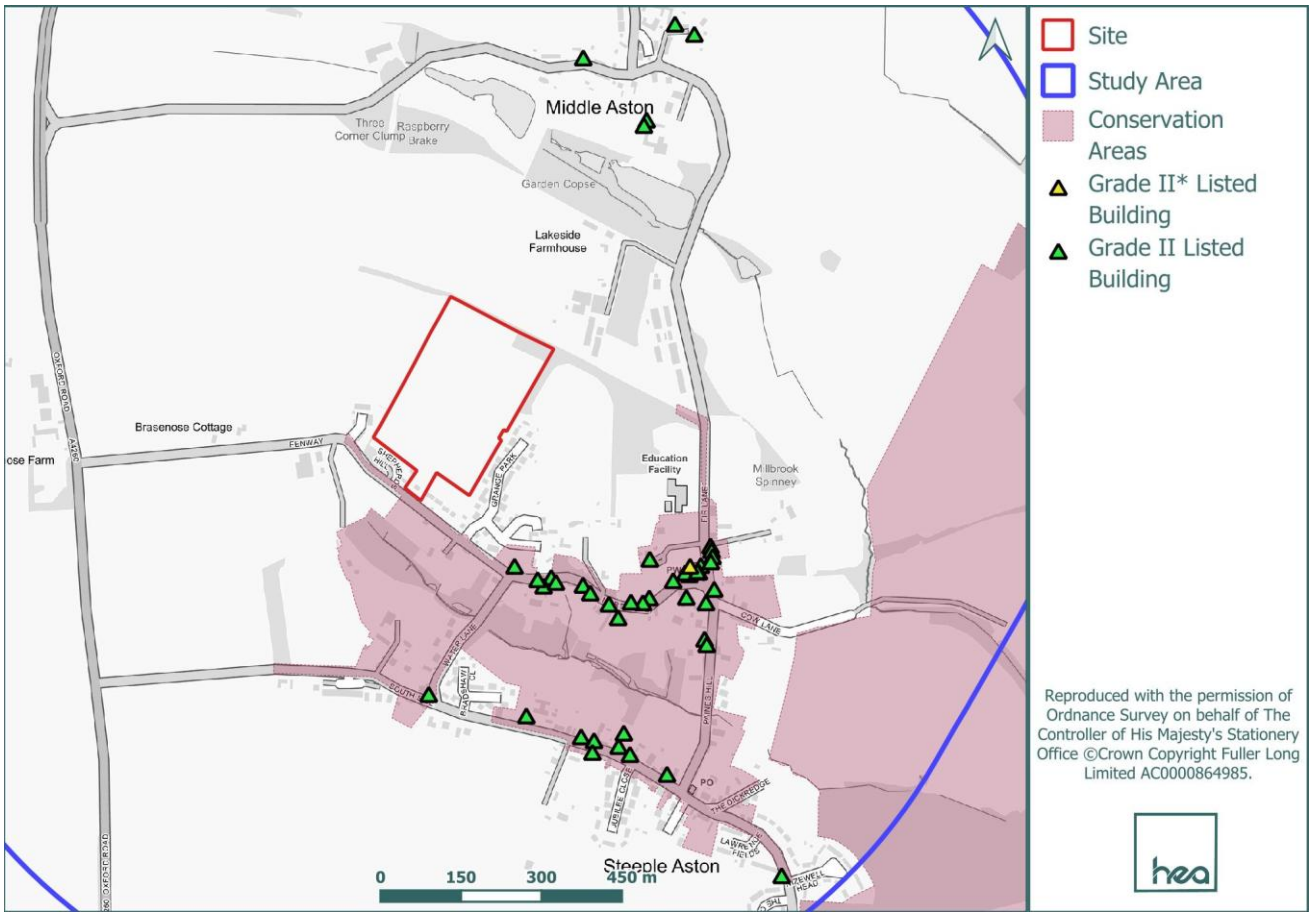


Figure 4 Relevant Designated Heritage Assets (data from NHLE)

5.2.2. In this particular instance, the following designated heritage assets will be taken forward for further assessment:

- Steeple Aston Conservation Area.

5.2.3. All other identified designated heritage assets within the study area have been "scoped out" and will not be considered further, as a result of the rationale given in the above table. This initial scoping approach is in line with Step 1 of the Good Practice Advice (GPA) Note 3 (Historic England, 2017) which requires the initial identification of heritage assets which may be impacted by the development proposals. Furthermore, there are also no World Heritage Sites, Protected Wreck Sites, Scheduled Monuments, Registered Battlefields, or Registered Parks and Gardens within the study area.

5.3 RELEVANT NON-DESIGNATED HERITAGE ASSETS

5.3.1. There are no non-designated built heritage assets which have been identified as relevant to this assessment, including those detailed on the Cherwell District local list.

5.4 ARCHAEOLOGICAL BACKGROUND

5.4.1. The following sections will present relevant archaeological and historic evidence for the Site and the defined study area, as available on the sources consulted and outlined previously. The archaeological time periods used throughout this assessment are detailed in Appendix 2. Professional judgement has been applied such that only the evidence relevant to an assessment of archaeological potential or historic development at the Site have been summarised. Where possible, archaeological records have been grouped to create a more concise summary, for example where a series of records relate to the same settlement, landscape feature, or archaeological site. For the purposes of this assessment, archaeological evidence has been summarised as per the Historic England periods (available online).

RELEVANT PREVIOUS ARCHAEOLOGICAL EVENTS

5.4.2. The HER database contains 12 archaeological events within the study area, and these events have been shown on Figure 3. The table below highlights the different types of events that have been undertaken. Only events relevant to this report are shown, and professional judgement has been applied to highlight which events can contribute towards an assessment of archaeological potential at the Site.

Table 3 Previous Archaeological Event Records

Type of Event	Total Number within study Area	Number Shown on Figure 6
Building Survey (including historic building surveys, dendrochronology works, etc)	2	0
Excavations (including open area excavation, strip, map, and sample, etc	3	3
Findspots (including individual findspots and casual observations, etc)	1	1
Intrusive Field Evaluation Work (including trial trenching, boreholes, etc)	2	2
Monitoring and Recording (including monitoring of groundworks, geotechnical works, etc)	3	3
Non-intrusive Field Evaluation Work (including geophysical survey,	1	1

aerial photographic survey, field walking etc)

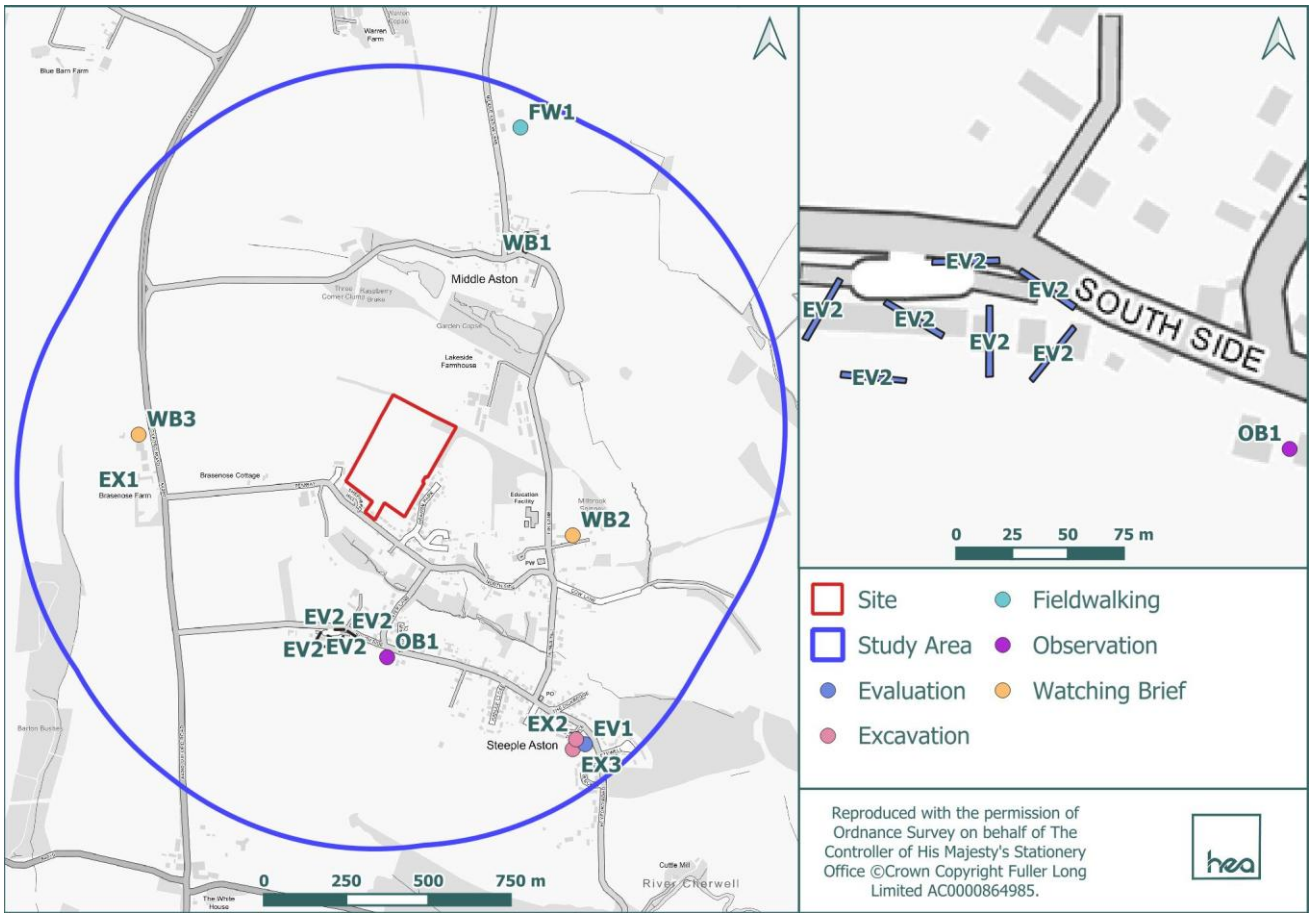


Figure 5 Relevant Previous Archaeological Events (data from OCCAS)

5.4.3. None of those archaeological events recorded on the HER database are located within the Site or its immediate vicinity.

5.4.4. An evaluation in 2019 c. 350m south of the Site revealed a singular undated pit or posthole (HEA Ref: EV2).

5.4.5. In 2007, a field visit was conducted c. 430m south of the Site 'following the discovery of human remains during the building of a patio' (HEA Ref: OB1). The skeleton was discovered within a possible grave cut with stone slabs placed over the upper fills.

5.4.6. An archaeological evaluation was conducted c. 850m south east of the Site in 1997 (HEA Ref: EV1). This investigation revealed the remains of a single pit, grave, and series of ditches; the ditches were suggested to be of generally Roman date with some of Medieval origin; the grave contained 'a single inhumation orientated east-west'. Nearby, two further excavations were conducted in the same year (HEA Refs: EX2 and EX3). These events were also recorded by the NRHE (HEA Refs: NRHEE2 and NRHEE3; see Figure 6). The event record notes that the earliest phase of activity identified during this

investigation was represented by a single pit containing Neolithic pottery and flint; it was suggested that these ditches may 'represent an entrance to a former enclosure' alongside the series of pit clusters dated to the Iron Age period. There were three further inhumation burials recorded within a narrow ditch of uncertain date here, alongside a further undated ditch and gully.

5.4.7. An unsystematic fieldwalking survey was carried out over land at Grange Farm, c. 900m north of the Site in 1997 (HEA Ref: FW1). The survey focused on the analysis of pottery discovered in the area of which grey ware, common Oxford red ware, grog ware and fine table wares were investigated; the event record notes that, additionally, 'low values of bone were found, though the soil was sandy, and no tiles'.

5.4.8. In 2021, an evaluation prior to the construction of a new wildlife pond c. 700m west of the Site failed to reveal any archaeological finds or features (HEA Ref: EX1). Similar results were observed during all three watching briefs conducted within the study area (HEA Refs: WB1, WB2, and WB3).

5.4.9. The results of these previous archaeological events will be discussed in more detail where relevant below within each archaeological time period section.

THE NATIONAL RECORD OF THE HISTORIC ENVIRONMENT (NRHE) EVENTS DATA

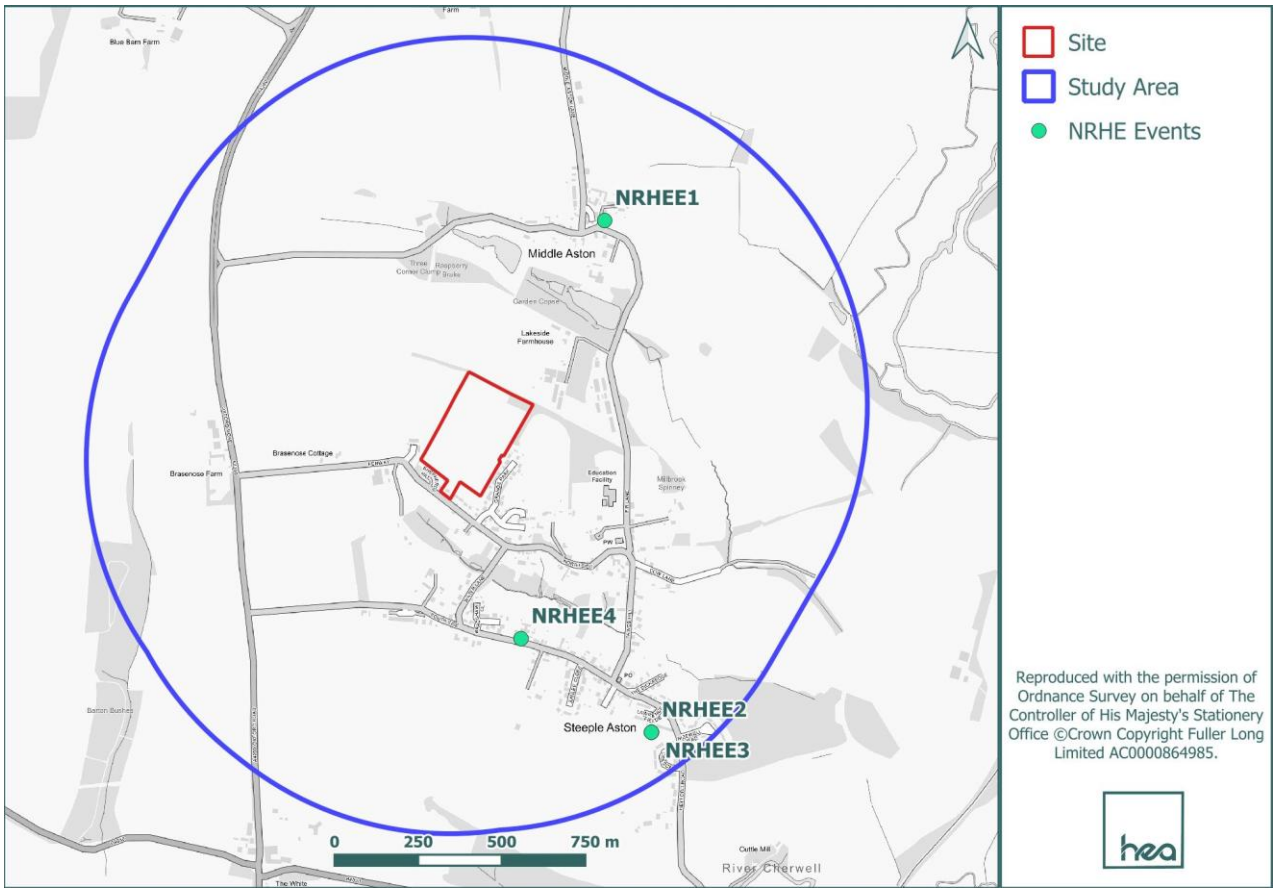


Figure 6 Relevant Previous Archaeological Events (data from NRHE)

5.4.10. There are multiple events recorded detailed by the NRHE within the study area. There are a total of four events including a watching brief, evaluation, excavation and architectural survey (HEA Refs: NRHEE1, NRHEE2, NRHEE3 and NRHEE4).

5.4.11. An architectural survey of Manor Farm Barns, c. 445m south east of the Site, which is a Post Medieval farmstead, was conducted in 2002 (HEA Ref: NRHEE4).

5.4.12. A watching brief was conducted at a former 'fired earth's site located c. 610m north of the Site (HEA Ref: NRHEE1). The monitoring of the residential groundworks recorded no archaeological deposits.

5.4.13. The evaluation and excavation activities recorded at Heyford Road c. 840m south east of the Site are recorded by both OCCAS and NRHE (HEA Refs: NRHEE2 and NRHEE3).

ARCHAEOLOGICAL BACKGROUND

5.4.14. The OCCAS database contains 61 archaeological monuments within the study area. An archaeological "monument" may refer to an individual archaeological feature or findspot, or a grouping of features and / or finds. The table below highlights the number of archaeological monuments contained on the OCCAS database, split by archaeological time period. Where not relevant to the site, most usually Post Medieval or Modern buildings known from cartographic sources, archaeological monument records have not been discussed.

Table 4 Total Archaeological Monument Records

Period	Total Number within Study Area	Number Shown on Figures 11-15
Palaeolithic	0	0
Mesolithic	0	0
Neolithic	2	2
Bronze Age	0	0
Iron Age	0	0
Roman	6	6
Anglo-Saxon/Early Medieval	2	2
Medieval	3	3
Post-Medieval	43	2
Modern	1	0
Undated or General Prehistoric	6	6

5.4.15. The following sections will summarise the archaeological data by time period.

THE NATIONAL RECORD OF THE HISTORIC ENVIRONMENT (NRHE) MONUMENT DATA

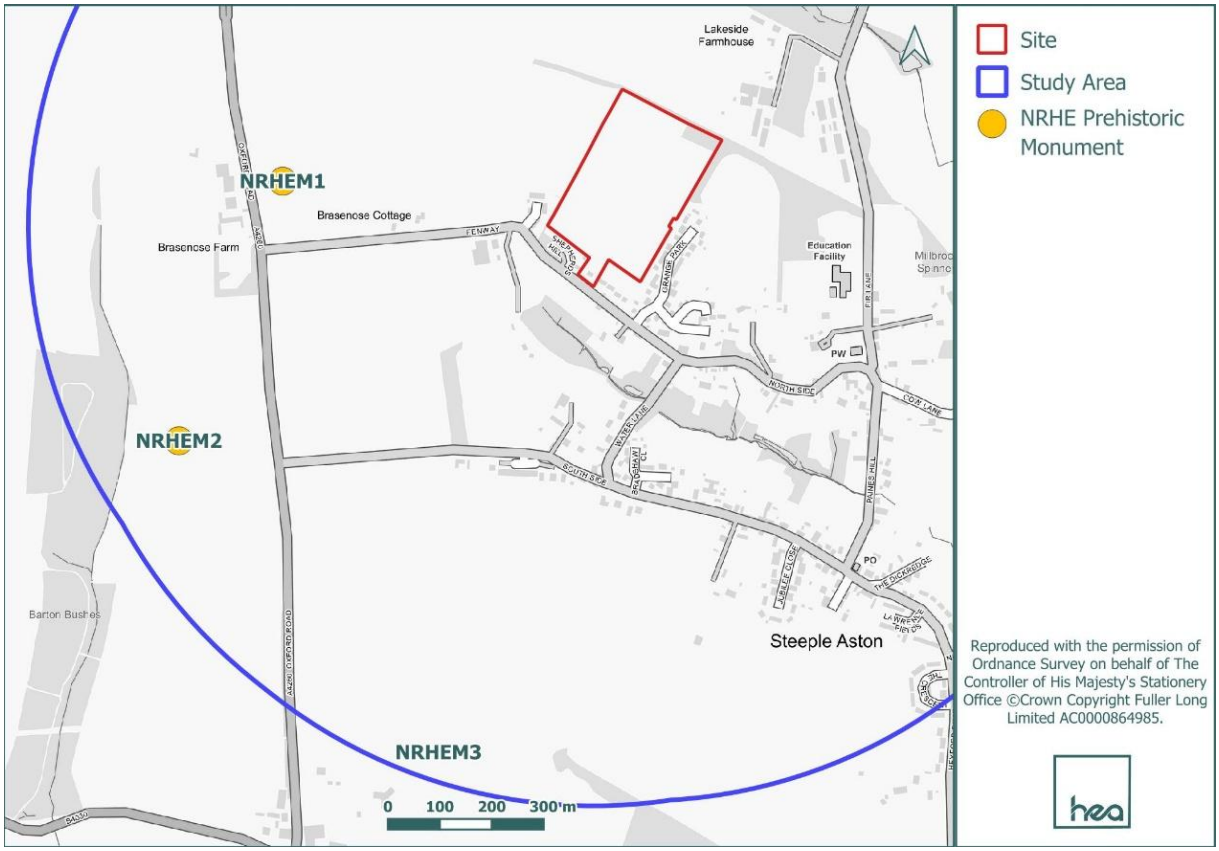


Figure 7 National Record of the Historic Environment Prehistoric Data (data from NRHE)

5.4.16. There are multiple Prehistoric monuments recorded by the NRHE within the study area (Figure 10). Cropmarks of enclosures which have been suggested as a possible enclosed settlement site of the Prehistoric or Roman period is recorded c. 520m west of the Site (NRHEM1). It is noted that further features which also may represent enclosures are visible further to the north and east.

5.4.17. Additional cropmarks of possible Prehistoric date in the form of a complex of rectilinear enclosures are present c. 820m south west of the Site (HEA Ref: NRHEM2). The provided NRHE description states that 'the main enclosure apparently has a further enclosure within it, in addition to the second enclosure on its east side'.

5.4.18. Within the southern part of the study area c. 960m south of the Site, a cropmark of a probable Prehistoric or Roman round barrow site is recorded (HEA Ref: NRHEM3). The cropmark is visible as an incomplete ring ditch.

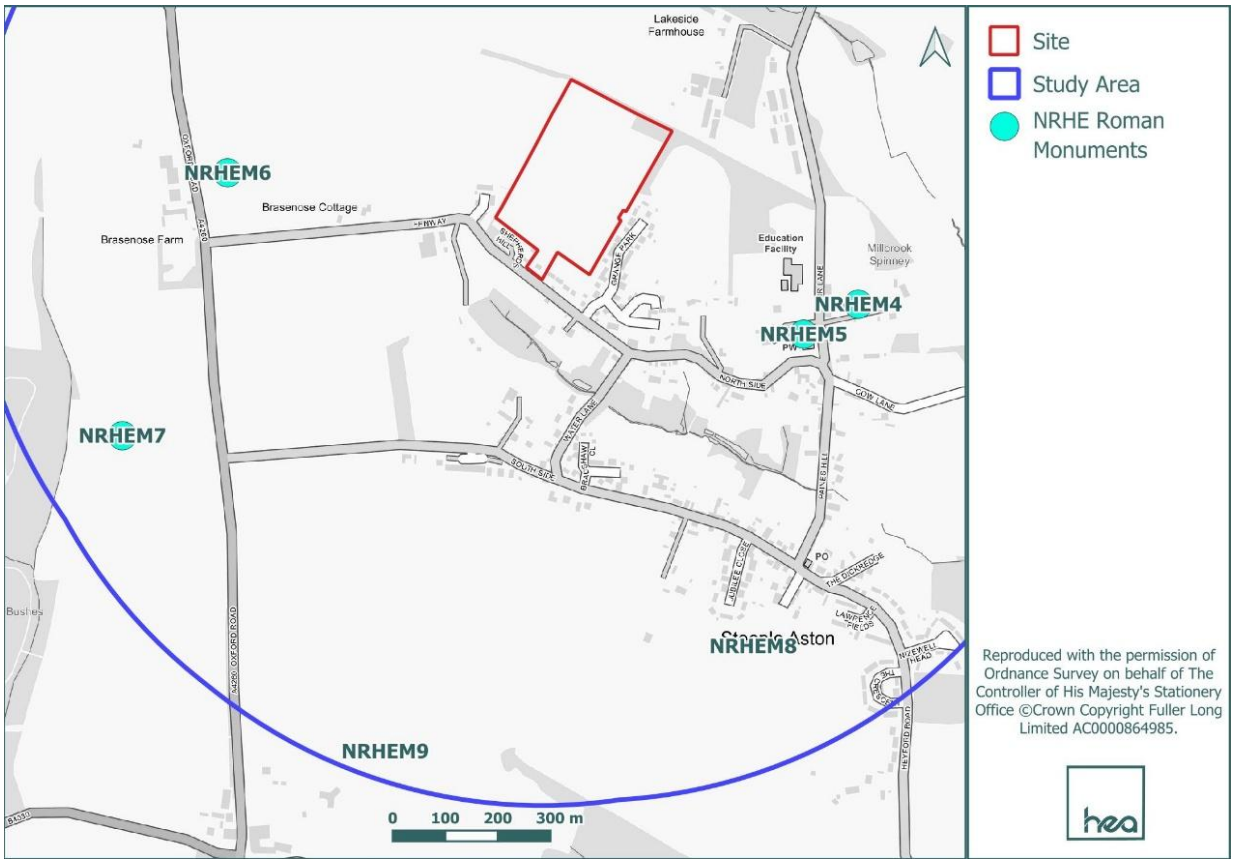


Figure 8 National Record of the Historic Environment Roman Data (data from NRHE)

5.4.19. A Roman inhumation burial in tact with bronze bracelets on the wrists is recorded by the NRHE c. 490m east of the Site (HEA Ref: NRHEM4). The burial was uncovered during the construction of a new school in 1875 and the bracelets are presumed to have been given to the Ashmolean Museum in 1926. Nearby, A Roman coin of Emperor Julian (361 AD to 363 AD) was discovered in a garden near the Steeple Aston Church c. 490m east of the Site at an unknown date (HEA Ref: NRHEM5).

5.4.20. Cropmarks of a possible Roman enclosed settlement site are recorded c. 520m east of the Site by the NRHE (HEA Ref: NRHEM6).

5.4.21. A findspot of a Roman coin, skeleton and the remains of a hypocaust are recorded c. 780m south east of the Site (HEA Ref: NRHEM8). These finds were recorded sometime before 1854, however the circumstances of the finds are unknown.

5.4.22. A complex of rectilinear enclosures of possible Prehistoric or Roman date are recorded c. 830m south east of the Site (HEA Ref: NRHEM7).

5.4.23. A probable Prehistoric or Roman round barrow site, visible as an incomplete ring ditch, is recorded c. 960m south of the Site (HEA Ref: NRHEM9).

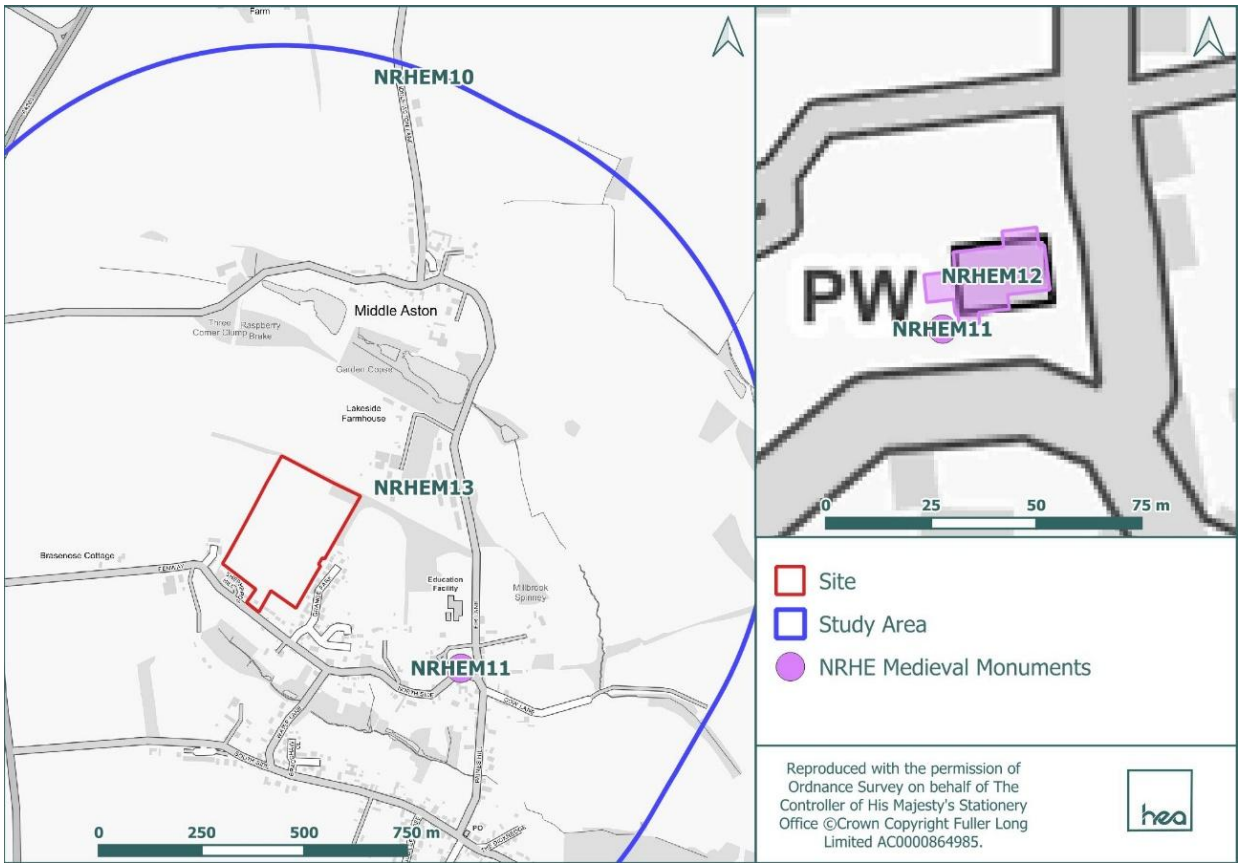


Figure 9 National Record of the Historic Environment Anglo-Saxon/Early Medieval Data (data from NRHE)

5.4.24. There is a singular Anglo-Saxon/Early Medieval monument record recorded by the NRHE within the study area c. 1km north of the Site (HEA Ref: NRHEM10). This monument record represents three Anglo-Saxon loom weights discovered under unknown circumstances, which are now in the Ashmolean Museum.

5.4.25. Manor Court Cottages, situated c. 165m east of the Site, are Medieval in origin (HEA Ref: NRHEM13). The cottages were built in the late 15th century; alterations were made in the mid-17th century, and they are presently divided into multiple dwellings.

5.4.26. A Medieval cross is present within the graveyard of the Steeple Aston Church c. 420m east of the Site (HEA Ref: NRHEM11), of which is also Medieval in origin dating to the 13th-15th century (HEA Ref: NRHEM12). The cross Is described as a square to octagonal socket stone which stands 0.7m high, and it is dated to the 14th-15th century.

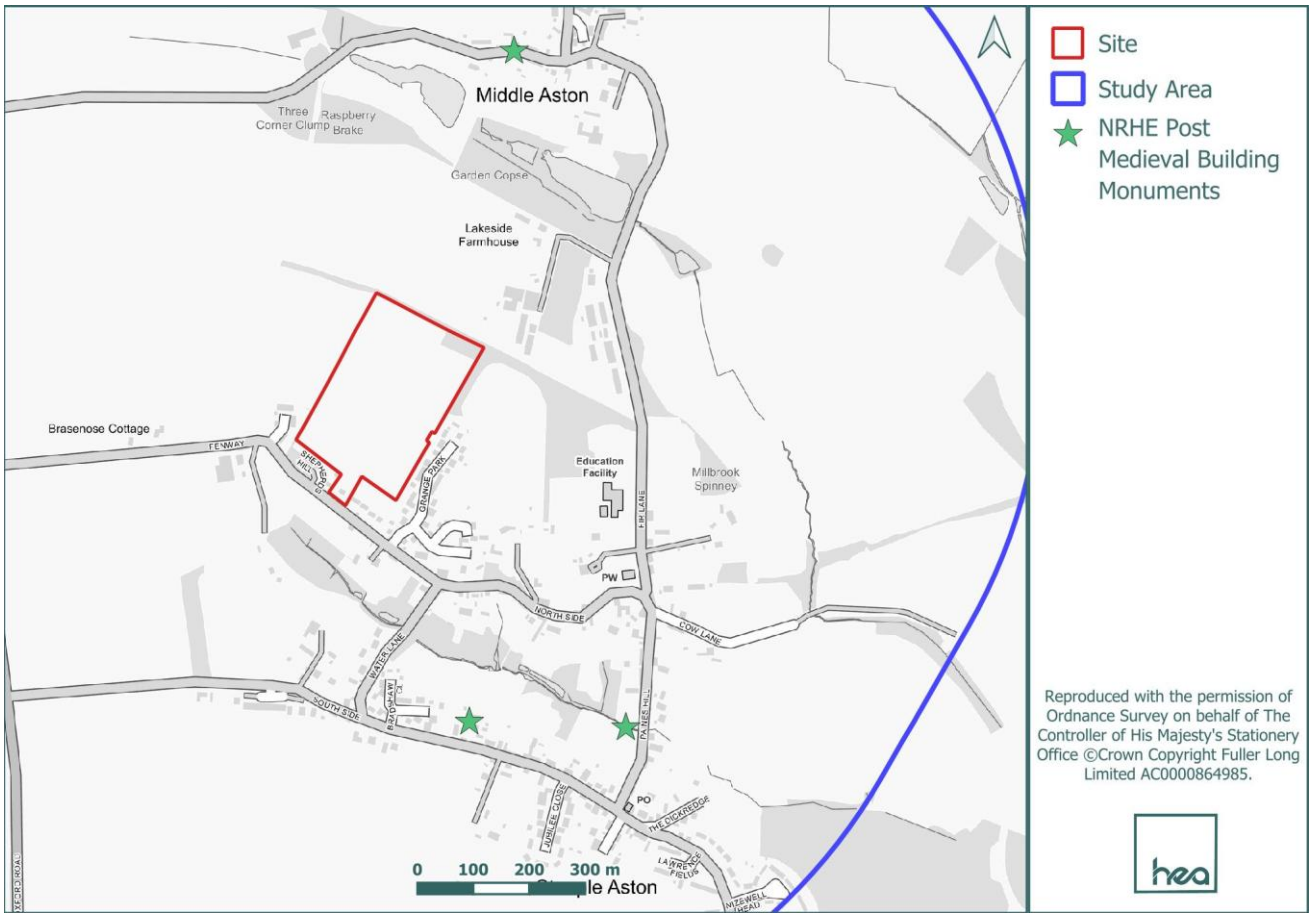


Figure 10 National Record of the Historic Environment Post Medieval Data (data from NRHE)

5.4.27. There are multiple Post Medieval records on the NRHE database (See Figure 10).

UNDATED FINDS AND FEATURES

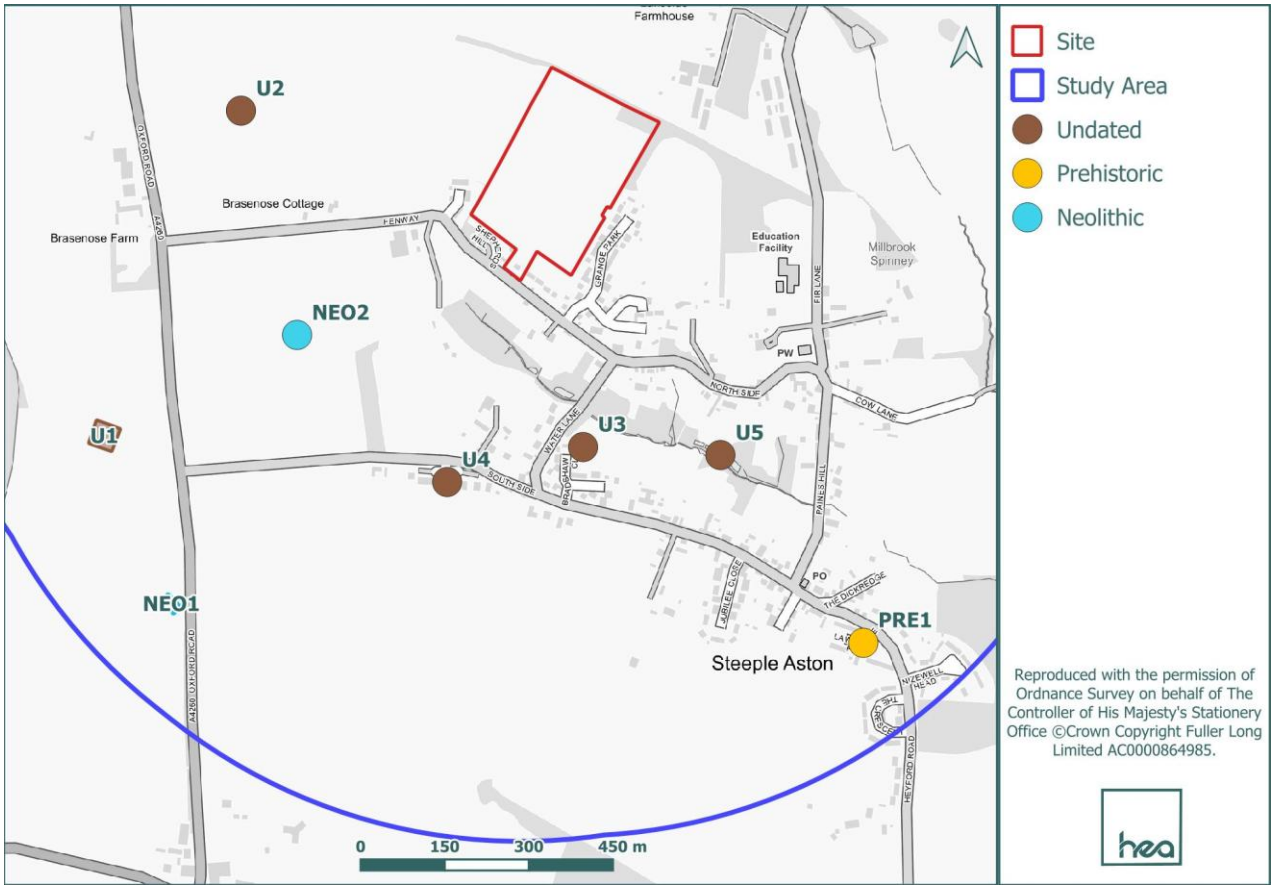


Figure 11 Undated and Prehistoric Archaeological Evidence within the Study Area (data from OCCAS)

5.4.28. As identified through LiDAR data, a partial enclosure is located c. 310m south of the Site (HEA Ref: U3). Only the northern and eastern sides are presently visible with 'ditches on either side; a trace of the southern one; disturbance on the W(est) side'.

5.4.29. A pit or posthole of unknown date was identified during an evaluation conducted on Land to the South of and Adjacent to South Side, Steeple Aston c. 380m south of the Site (HEA Ref: U4). No further archaeological finds or features were observed during this investigation.

5.4.30. A fishpond of unknown date is located c. 415m south east of the Site (HEA Ref: U5). There are no further details available for this feature, and the initial information was derived from the 1955 Ordnance Survey mapping.

5.4.31. To the north east of Brasenose Farm, c. 450m west of the Site, cropmarks of two enclosures in adjacent fields are visible on aerial photographs (HEA Ref: U2).

5.4.32. An undated rectangular enclosure originally identified on 1961 aerial photography is located c. 770m south west of the Site (HEA Ref: U1). The monument record notes that 'there is the possibility of a further enclosure in an adjacent field 100m to the east, two sides visible, truncated by roads'.

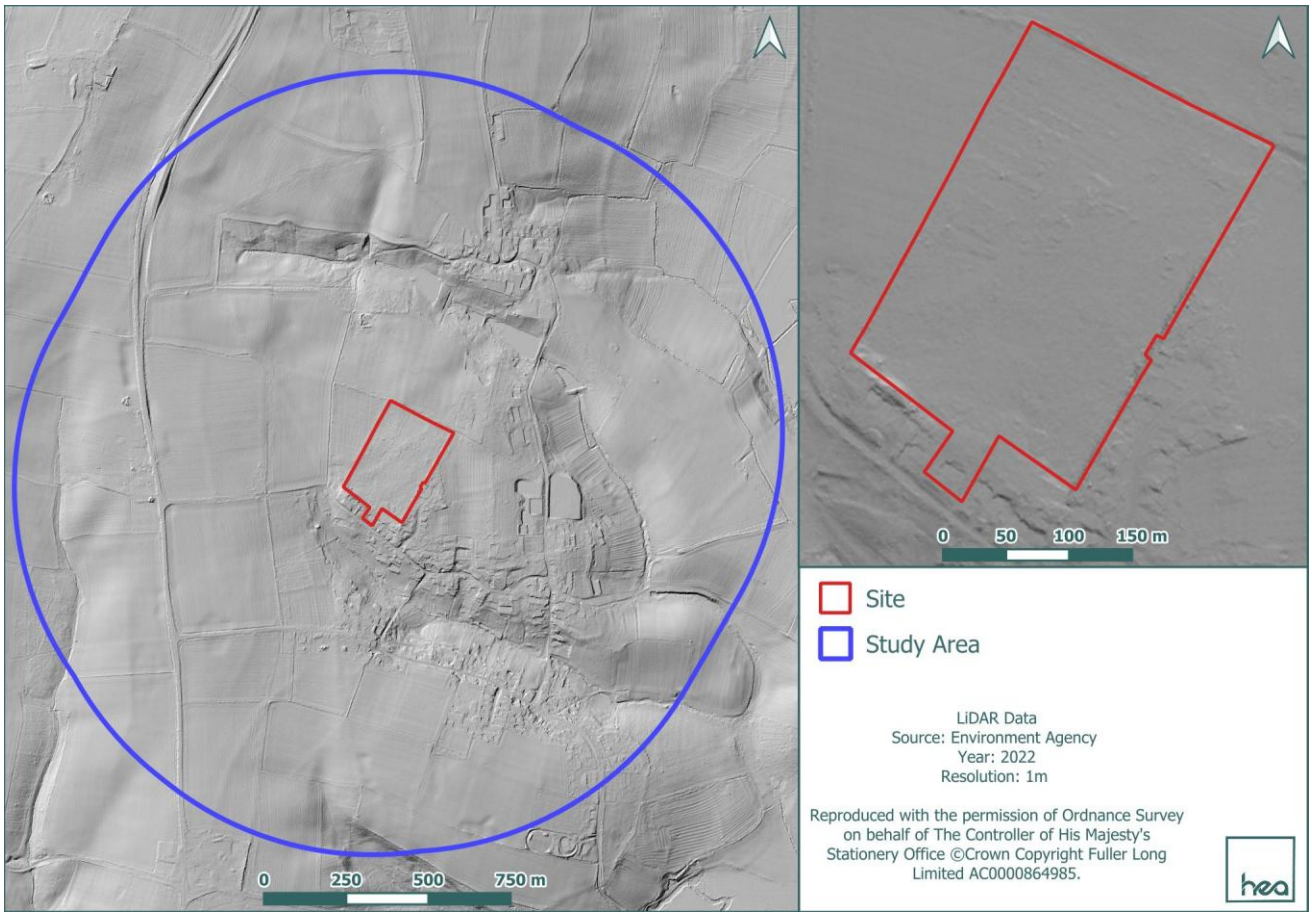


Figure 12 LiDAR Plot (data from the Environment Agency)

LIDAR ANALYSIS

5.4.33. The LiDAR plot (Figure 8) shows that the Site is largely flat; however, a curvilinear feature is shown from the south west corner to the north east corner. Additionally, there are possible features on an east to west alignment to the immediate north west of the curvilinear which could indicate parallel plough activity.

AERIAL PHOTOGRAPH ANALYSIS

5.4.34. A review of historic vertical and oblique aerial photographs has been undertaken as part of this assessment. The images assessed include digitised aerial photographs which are readily available online, and prints held by the Historic England Archive which provide coverage of the Site and wider study area. The full list of Historic England's aerial images reviewed for this assessment can be found in the Appendices.

5.4.35. Aerial photographs of the Site and its immediate vicinity did not reveal distinct evidence of large anomalies. However, linear markings indicative of ploughing activity are visible across the landscape. Notably, the aerial imagery shows no clear signs of quarrying activity, despite the property on the Site being named Old Quarry House.

GENERAL PREHISTORIC RECORDS

5.4.36. A numbered of HER database records relate to finds dated only generally to the Prehistoric periods and are therefore outlined below. Where possible these will be assigned to a particular archaeological time period.

5.4.37. A Prehistoric and Roman settlement is recorded at Heyford Road, c. 840m south east of the Site (HEA Ref: PRE1). The prehistoric sequence at the Heyford Road site reveals a long-standing, albeit episodic, human presence. The Prehistoric settlement contained evidence of the Neolithic and Iron Age periods, as well as 'Later Prehistoric' evidence. Evidence for the earliest occupation dates to the Neolithic period. This phase is characterised by isolated features, most notably a pit containing Neolithic pottery and flint, alongside several redeposited artefacts found across the site. While these finds suggest a low-density or transient presence, they establish the site as a centre of activity long before the more intensive settlement seen in the Early Iron Age. By the Early Iron Age, the landscape underwent a significant transformation, marked by the creation of a formal spatial structure. Excavations revealed a complex of outer ditches pierced by a narrow entrance, an alignment of pits (or possibly tree-throw holes), and a group of storage pits. This period is particularly noted for its "structured deposition", a practice where different materials were intentionally placed in specific zones. Cattle remains were concentrated in the pit alignment, sheep in the storage pits, and human remains within the ditch fills, suggesting that the Early Iron Age inhabitants maintained clear symbolic or functional divisions within their settlement.

5.4.38. In the Middle Iron Age, the nature of the occupation shifted toward a more sedentary, agricultural focus. The earlier settlement was replaced by a series of field boundaries and a trackway. Activity was concentrated in several pit clusters; one group was located in the central area, while others followed a linear alignment toward the southeast. These features, along with two ditches that appear to form the terminal ends of an enclosure, point to a well-organized farming community. Perhaps most significant for the long-term history of the site is the trackway established during this time. This Prehistoric route appears to have served as the direct precursor to the more substantial Roman trackway that later bisected the site. This continuity suggests that the fundamental layout of the Heyford Road landscape was established by prehistoric hands and maintained well into the Romano-British period. Additional undated prehistoric activity, such as an aceramic, burnt pit fill in the easternmost trench, further underscores the domestic nature of the site prior to the Roman transition.

PALAEOLITHIC (1,000,000-10,000 BC)

5.4.39. The Palaeolithic period is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources (Bahn, 2002). As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.

5.4.40. There is an absence of Palaeolithic evidence recorded by OCAAS within the study area.

MESOLITHIC (10,000-4,000 BC)

5.4.41. Similar to the Palaeolithic, Mesolithic deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics (Bahn, 2002).

5.4.42. There are no known Mesolithic features or finds recorded within the study area.

NEOLITHIC (4,000-2,200 BC)

5.4.43. During the Neolithic period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crops resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows (Bahn, 2002).

5.4.44. During fieldwalking c. 375m south west of the Site, several scatters of Neolithic material including flint flakes and probable implements were identified on the unploughed field (HEA Ref: NEO2). The monument record notes that the characterisation of these finds are 'nothing definite'.

5.4.45. A possible long barrow dating to the Neolithic period was identified on various aerial photographs dated to 2005, 2009, and 2020 c. 840m south west of the Site (HEA Ref: NEO1). The long barrow has been suggested to measure c. 20-25m long.

5.4.46. The Prehistoric settlement c. 840m south east of the Site has evidence for the earliest occupation in the Neolithic period. This phase is characterised by isolated features, most notably a pit containing Neolithic pottery and flint, alongside several redeposited artefacts found across the site (HEA Ref: PRE1).

BRONZE AGE (2,200-800 BC)

5.4.47. The Bronze Age period is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use

of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous (Bahn, 2002).

5.4.48. There are no confirmed finds or features dating to the Bronze Age recorded within the study area.

IRON AGE (800 BC TO AD 43)

5.4.49. The Iron Age period is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures and roundhouses which developed during this period (Bahn, 2002).

5.4.50. At the Prehistoric settlement on Heyford Road, c. 840m south east of the Site, there is evidence of the Early and Middle Iron Ages. In the Early Iron Age, the site underwent a significant transition toward a formalised spatial layout. Excavations revealed a complex of outer ditches with a narrow entrance, alongside a group of storage pits and a distinct pit alignment. By the Middle Iron Age, the settlement pattern shifted toward a more sedentary, agricultural focus. The earlier structures were replaced by a series of field boundaries and a trackway, the latter of which likely served as the direct precursor to the subsequent Roman road. Settlement activity was concentrated in several distinct pit clusters and a probable enclosure defined by two terminal-end ditches (HEA Ref: PRE1).

ROMAN (AD 43-410)

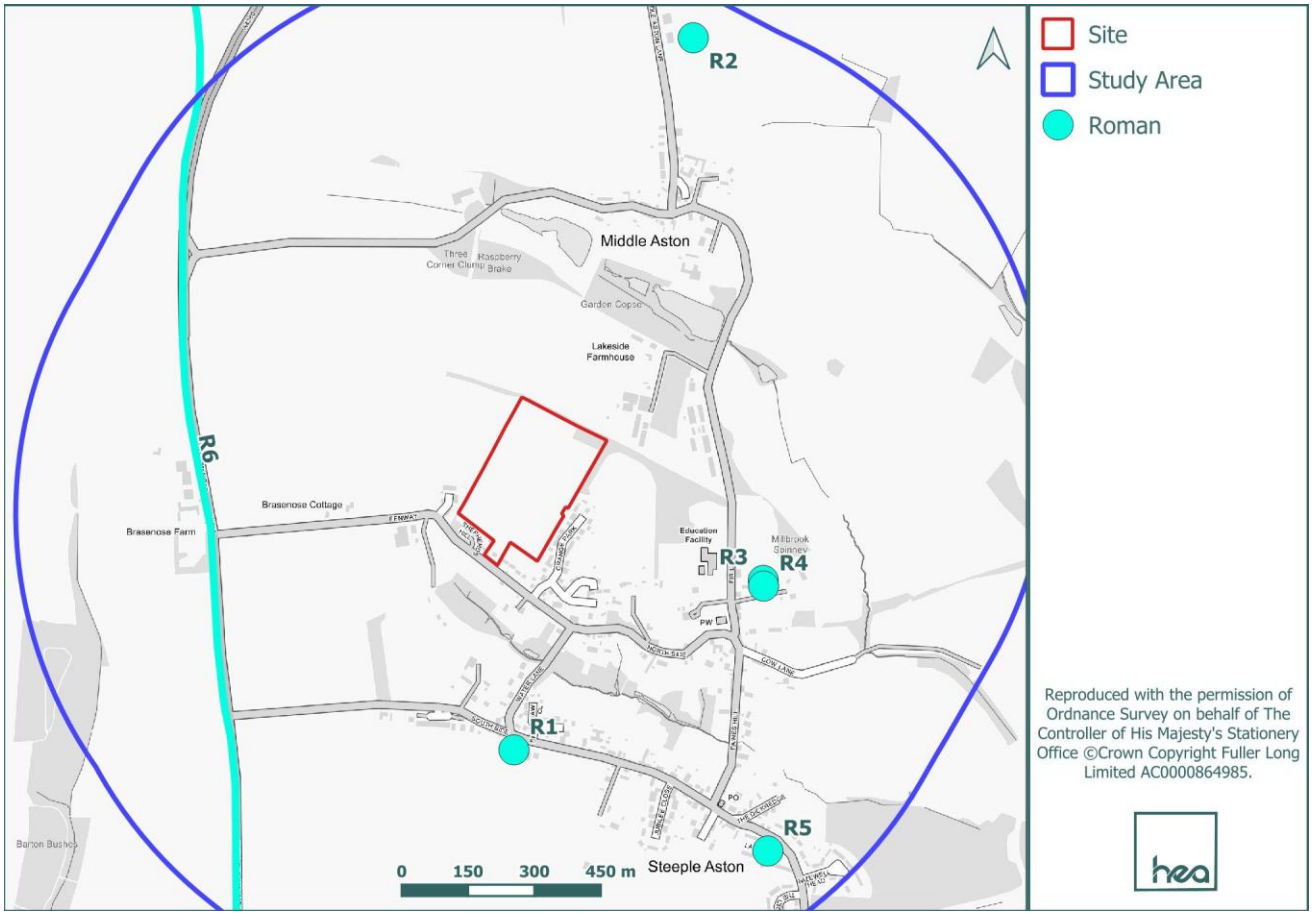


Figure 13 Roman Evidence within the Study Area (data from OCCAS)

5.4.51. During the Roman period, important areas of settlement were connected by a formal road network (English Heritage, 2026). The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.

5.4.52. The closest Roman road to the Site is the Port Way located c. 2.5km east of the Site of the Site, on a north to south alignment (Margary, 1955, pp. 152; Allen, et al., 2016). This road connected Kirtlington to Aynho.

5.4.53. A Roman settlement is recorded c. 840m south east of the Site at Heyford Road (HEA Ref: R5). The most prominent feature from this period is a substantial trackway that bisects the site. Evidence suggests this route was the direct successor to a Middle Iron Age precursor. This Roman alignment is further reinforced by its orientation with the modern Heyford Road. Associated with this infrastructure is a deeply cut ditch which contained pottery within its primary fills. Additionally, funerary activity is a significant component of the Roman remains here. Excavations revealed several inhumations closely

associated with the trackway and its parallel ditches. These include a group of three adult burials within a narrow ditch and a nearby child skeleton, suggesting a formal or semi-formal burial zone rather than isolated incidents. A further individual inhumation, identified during the evaluation, exhibited a characteristic east to west orientation and was precisely aligned with the Roman road system.

5.4.54. An inhumation burial dating to the Roman period is recorded c. 430m south of the Site (HEA Ref: R1). The inhumation 'consists of a lower half of body (part of pelvis, one leg, and one foot), exposed during the removal of large flat stones during works to build a new patio'. Further stones possibly cover the rest of the skeleton to the south west.

5.4.55. A Roman coin was discovered in a garden near Steeple Aston Church, c. 550m east of the Site (HEA Ref: R3). In the same area in 1875, a burial containing grave goods dating to the Roman period was uncovered on the site of a new school c. 480m east of the Site (HEA Ref: R4). The burial was aligned with the head to the north with bronze bracelets attached to the wrists.

5.4.56. The trackway known as the Oxford Ridgeway, which is suggested to have origins in the Roman period, runs on a north to south alignment c. 760m west of the Site (HEA Ref: R6). It remained in use until the Medieval period.

5.4.57. At Grange Farm, c. 900m north of the Site, a Roman site was discovered during a fieldwalking survey in 1997 (HEA Ref: R2). The site consists of a building on a small terrace and a pottery scatter and some bone.

ANGLO-SAXON/EARLY MEDIEVAL (AD 410-1066)

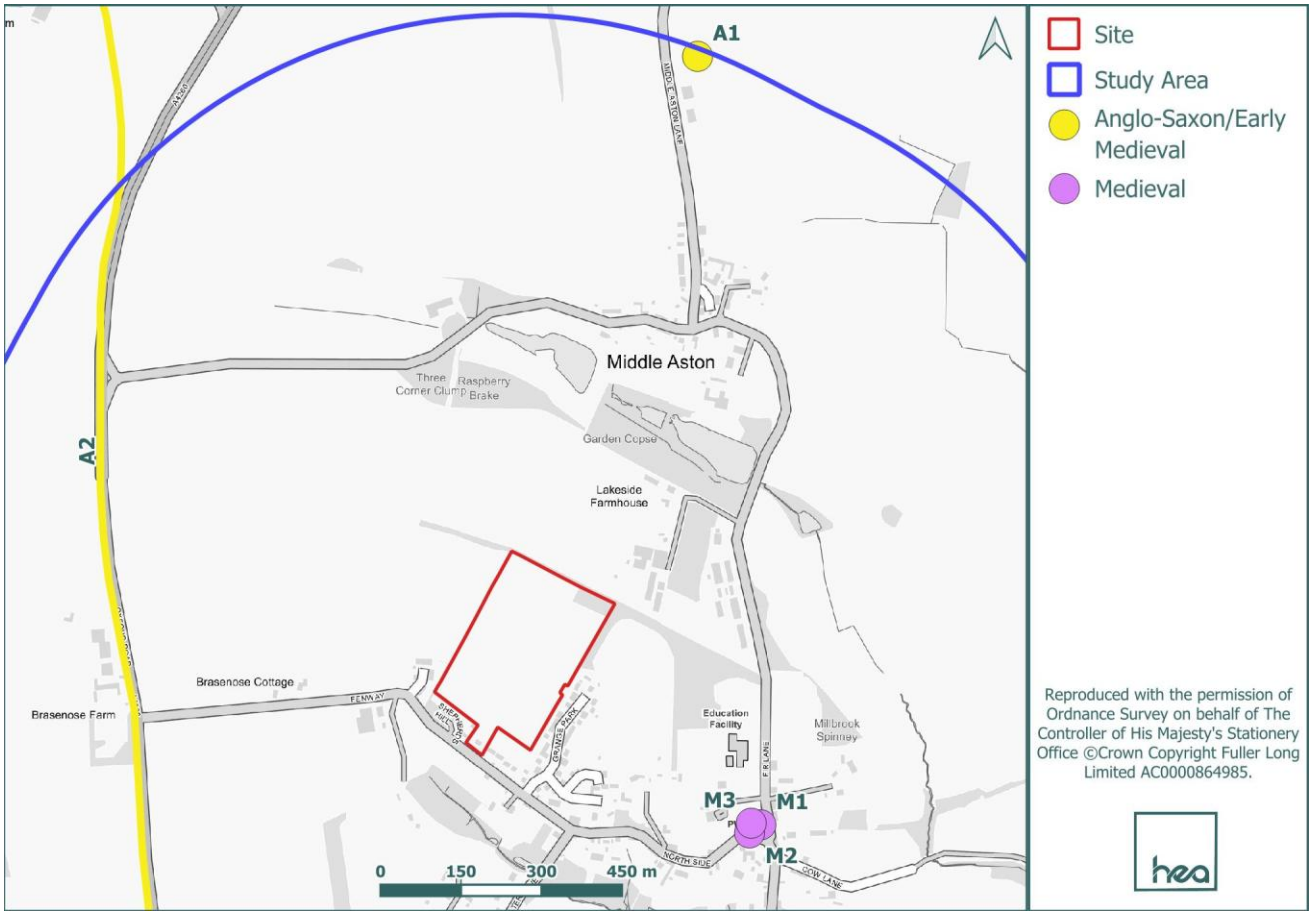


Figure 14 Saxon, and Medieval Evidence within the Study Area (data from OCCAS)

5.4.58. After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain (Morris, 2022). Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England (Stenton, 1970). Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity (Yorke, 2006).

5.4.59. As noted above, the Oxford Ridgeway runs on a north to south alignment c. 560m west of the Site (HEA Ref: A2). The ridgeway is represented by the modern Oxford to Banbury road, and the road is mentioned in several Saxon charters as 'Portstraet' in 1004, 'Straet' in 1005 and Portstraet' in 1004.

5.4.60. An Early Medieval loomweight was discovered within a field c. 1km north of the Site (HEA Ref: A1). There are no further details available for the circumstances of the find or details of the loomweight.

MEDIEVAL (AD 1066-1540)

5.4.61. During the Medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally

focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country (Historic England, 2018). Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.

5.4.62. The Domesday Book is a detailed record of manorial landholdings which was compiled in 1086 (Williams, 1999). Steeple Aston, presently located c. 300m south east of the Site, is the closest recorded estate and was under the ownership of Bishop Odo of Bayeux (Powell-Smith, 2026). It had a recorded population of 20 households which is above average for the period and the land and resources were described as ploughland and meadow.

5.4.63. The primary name, Aston, is first recorded in the Domesday Book of 1086 as *Estone*. This is a common Old English compound derived from *ēast* and *tūn*, which simply translates to the "east farmstead or estate." This likely defined the settlement's location in relation to a larger central manor or a nearby landmark. To distinguish it from the various other "Astons" in Oxfordshire, the prefix Steeple was added by the early 13th century, appearing in records as *Stipelaston* in 1220. Mills notes that this addition comes from the Old English *stīpel*, signifying that the village was notable for having a church with a prominent steeple or tower. This architectural feature served as a vital landmark, helping to identify the village in administrative and legal records throughout the Middle Ages (Mills, 2011).

5.4.64. The church and churchyard cross of St Peter and Paul is located c. 450m east of the Site (HEA Refs: M2 and M3). The church is dated to between the 13th and 15th centuries, with the cross dating to the 14th and 15th century. A grey cover slab associated with the Church of St Peter and St Paul is located c. 430m east of the Site (HEA Ref: M1).

POST-MEDIEVAL (AD 1540-1901) AND MODERN (AD 1901 TO PRESENT)

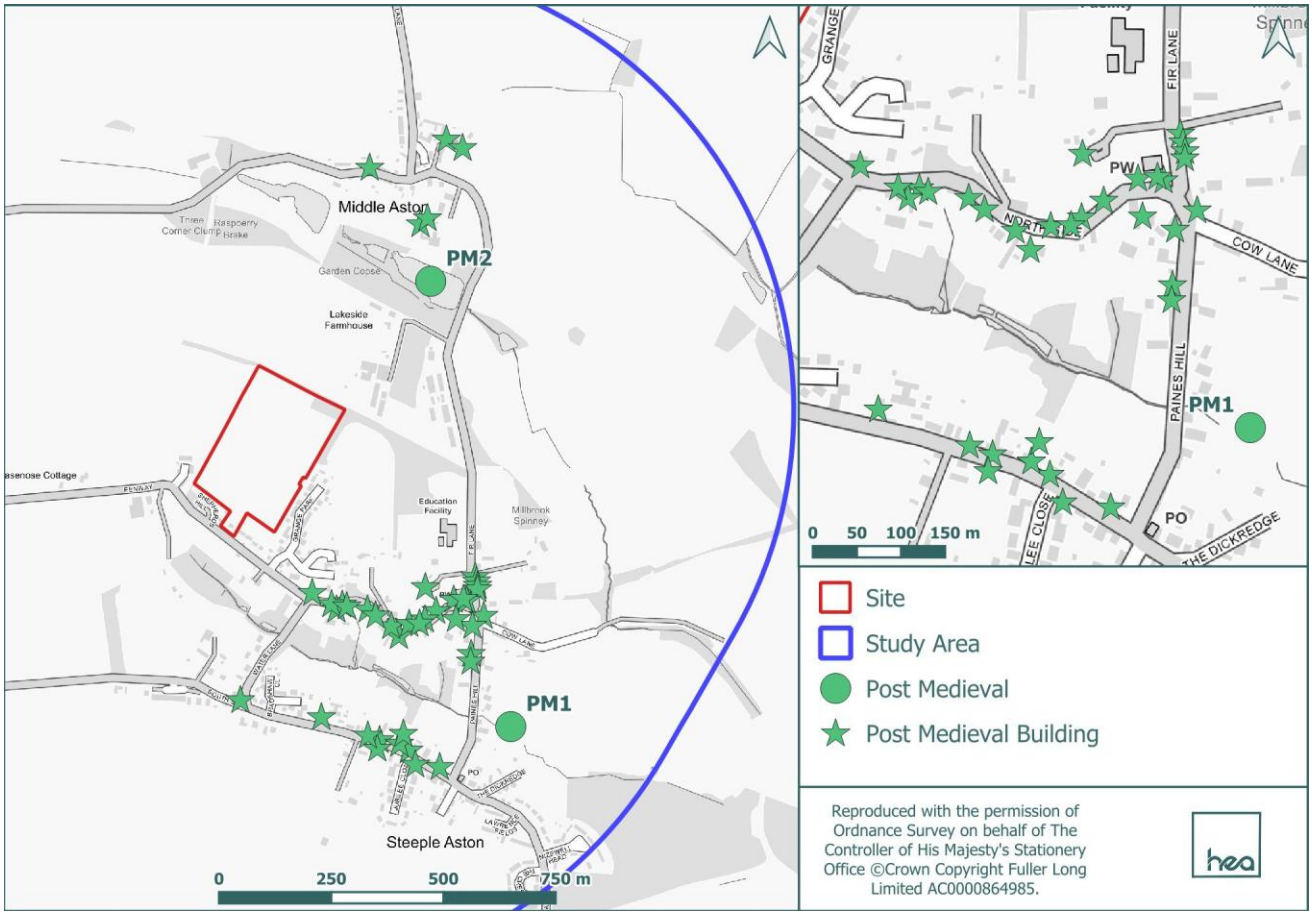


Figure 15 Post Medieval Evidence within the Study Area (data from OCCAS)

5.4.65. A possible Post Medieval fish pond is recorded c. 350m north of the Site by Middle Aston House (HEA Ref: PM2). It is noted that 'ice taken from this pond was stored in the icehouse at Middle Aston House'.

5.4.66. A brickyard, kiln, and clay pit dating to the Post Medieval period are recorded c. 680m south east of the Site (HEA Ref: PM1).

5.4.67. There are an abundance of Post Medieval buildings within the study area, specifically focused around the South Side and North Side streets to the south east of the Site. These are depicted on Figure 11 but are not discussed in detail here as they are representative of a known historic settlement.

MAP PROGRESSION

5.4.68. In the Post Medieval and Modern periods, cartographic sources and aerial photographs are useful in illustrating the development of the Site and study area over time. It is possible to use these sources to understand the development and land use changes at the Site starting from the earlier mapping and progressing through to the present day.

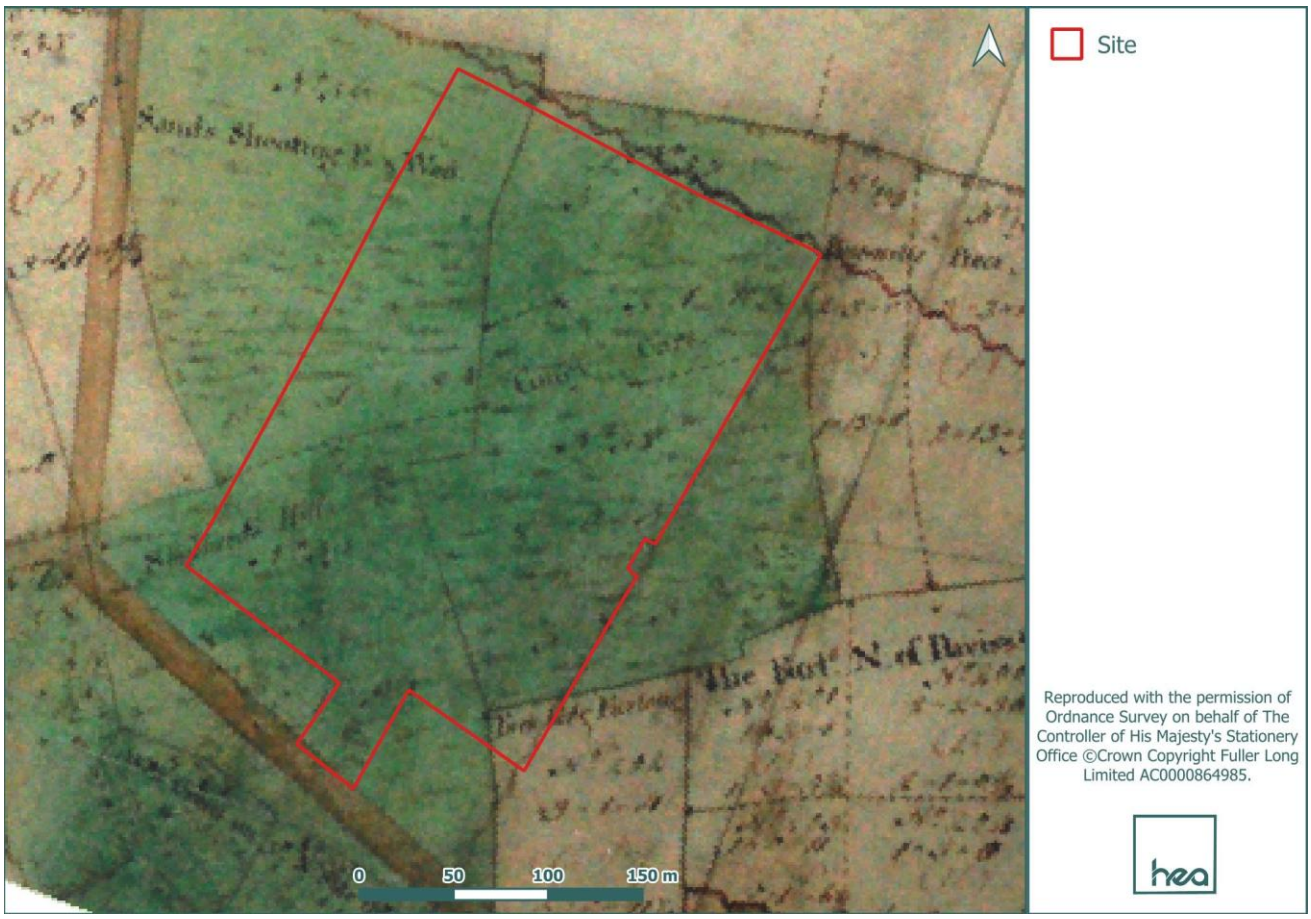


Figure 16 1767 Enclosure Map (not reproduced to scale)

5.4.69. The 1767 Enclosure Map (not to scale) shows that the Site was located within an area of 'fairly permanent pasture' labelled as 'Sam's Shooting West' which lies to the north of the neighbouring Shepherds Hill within the south western part of the Site. It is evident that the present boundaries apart from that to the northeast are not historic hedgerows and were not present until the 19th century.



Figure 17 Historic Map Progression (OS maps reproduced with the permission of the National Library of Scotland)

5.4.70. There is little change to the Site shown within the historic mapping between 1815 and 1974. The Site remains defined by the field boundaries across the north, south, east, and west.

5.4.71. A quarry is shown to the south west of the Site on the 1881 Ordnance Survey Map, possibly associated with the property known as Old Quarry House along the southern boundary of the Site. A pit feature is shown on the 1955 Ordnance Survey Map within the Site, adjacent to the area of allotments shown along the eastern boundary. This may indicate some quarrying activity within the Site at this time.

5.4.72. The 1910 Valuations show that the Site was under the ownership of the Rev. Brown, Rectory of Steeple Aston when part of the Site was in use as allotment gardens (OCCA, 1910). The extent of these are shown in the 1922 and 1955 maps. By 1974 these were retired.

5.4.73. The most significant change in the mapping is shown to the south east where residential development extends from Steeple Aston to the south east to the boundary of the Site in 1974 to replace the wooded areas along the eastern and southern boundaries of the Site.

HISTORIC LANDSCAPE FEATURES

5.4.74. The extant hedgerows on the northern boundary appear in historic mapping from the 18th century. They may therefore be deemed historic under the hedgerow's regulations (see Appendix 2), as the northern hedgerow follows the alignment of an existing Public Right of Way (PRoW) and may be indicative of enclosure boundaries.

IMPACTS OF PREVIOUS SITE DISTURBANCE

5.4.75. The Site has been subject to various forms of ground disturbance primarily as a result of long-term agricultural use and localised quarrying. Between 1815 and 1974, the Site remained largely unchanged and defined by established field boundaries. The eastern strip of the Site is shown as allotments from the early 20th century. While this activity will have affected the topsoil and upper subsoil layers, it is not considered to represent a significant or destructive level of disturbance to deeper archaeological horizons. The persistence of these boundaries over nearly 160 years also implies the presence of historic land division ditches; the original excavation and subsequent maintenance of these boundary features will have caused localised truncation of any earlier archaeological deposits along the perimeter of the fields.

5.4.76. A single small structure is shown within the allotments in 1922, whilst a localised area of landforming, likely indicative of a quarry, is shown in 1955 in the southern part of the Site. The small structure is likely to have been related to horticultural use and have had minimal below ground impact, whilst impacts from the likely quarry will have been severe but localised to the area shown on the 1955 OS map.

6 SUMMARY OF ARCHAEOLOGICAL POTENTIAL & ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

6.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

6.1.1. The archaeological potential of the Site, as well as the likely significance of any archaeology which may be anticipated, is summarised below, by archaeological time period. This potential will be defined as one of: Nil, Negligible, Low, Medium, High, or Certain.

6.1.2. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. This significance will be defined as one of: Nil, Negligible, Low, Medium, High, or Very High.

PALAEOLITHIC & MESOLITHIC – LOW POTENTIAL FOR FEATURES AND FOR FINDS

6.1.3. There are no Palaeolithic or Mesolithic finds known from the study area and the underlying geological sequence is not considered conducive to the survival of early Prehistoric flintwork. Therefore the potential for archaeological finds at the Site dating to these periods is considered as low. If any finds were present, these would most likely be residual in later features and of low significance.

NEOLITHIC – LOW TO MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.4. The Site is located within the wider hinterland of Neolithic occupation identified at Heyford c.840m to the south east of the Site. This activity appears isolated and representative of transient activity. In addition, a possible long barrow is located c.840m to the south west on higher ground along the Oxford Ridgeway, whilst flintwork scatters have also been found in the area south west of the Site.

BRONZE AGE – LOW TO MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.5. While there is an absence of Bronze Age evidence within the study area, the Site occupies a potentially prominent topographic location overlooking the river to the east. It is clear that the area was inhabited in the Neolithic period prior to this and the Iron Age period afterwards, and so activity during the Bronze Age is to be anticipated. It may be that this was similarly of a transient nature as in the Neolithic period rather than settled. Therefore, based on topography and landscape position, the Site is considered to have a low to medium potential for Bronze Age evidence. It is likely that any finds would be of low archaeological significance, although evidence for funerary activity or well-preserved settlement could be of greater significance.

IRON AGE – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.6. Archaeological work at Heyford Road c.840m south east of the Site revealed a ditch complex with a narrow entrance of early to middle Iron Age date. Further evidence for agricultural land use is apparent

suggesting a sedentary settlement by the middle Iron Age period. The Site is likely to have sat within the wider hinterland of this settlement site and at a similar topographic location. It is therefore possible that further Iron Age evidence could be present at the Site and a medium potential is therefore considered. It is likely that any finds would be of low archaeological significance, although evidence for funerary activity or well-preserved settlement could be of greater significance.

ROMAN – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.7. A subsequent Roman phase is apparent at the Iron Age settlement identified at Heyford Road c.840m south east of the Site. This includes burials, indicative of prolonged settlement. The Site likely comprised the wider hinterland around this settlement, potentially utilised for agricultural purposes. Any finds or features of Roman date at the Site would most likely reflect this and be of low archaeological significance, although evidence for funerary activity or well-preserved settlement could be of greater significance.

ANGLO-SAXON/EARLY MEDIEVAL – LOW TO MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.8. Whilst there is limited evidence for Anglo-Saxon activity within the study area, an estate was recorded at Steeple Aston in the Domesday Survey of 1086 and therefore there would have been a settlement at Steeple Aston during the Anglo-Saxon/Early Medieval period. It is likely that the Site comprised part of its agricultural hinterland, similar to the Roman period. Evidence for Anglo-Saxon remains can be fairly ephemeral in the archaeological record and therefore a low to medium potential is considered. Any finds or features of Roman date at the Site would most likely be of low archaeological significance, although evidence for burial activity or well-preserved settlement could be of greater significance.

MEDIEVAL – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

6.1.9. The Site was likely used as agricultural farmland in the Medieval period on the outskirts of the settlement of Steeple Aston. If present, it is anticipated that any Medieval evidence would be associated with agricultural land use at the time, and therefore of low significance.

POST MEDIEVAL AND MODERN – HIGH POTENTIAL FOR FEATURES AND FOR FINDS

6.1.10. There is a high potential for Post Medieval and Modern material to be present at the Site which would most likely comprise evidence for land division, agricultural and horticultural activity, and quarrying. It is anticipated that any evidence of the Post Medieval and Modern periods at the Site would be of nil to negligible archaeological significance.

ARCHAEOLOGICAL POTENTIAL AND ANTICIPATED SIGNIFICANCE SUMMARY TABLE

6.1.11. The identified archaeological potential of the Site is therefore summarised in the following table:

Table 5 Archaeological Potential & Anticipated Significance of Finds or Features

Period	Potential	Anticipated Significance of Finds or Features (if present)
Palaeolithic	Low for features and for finds	Low
Mesolithic	Low for features and for finds	Low
Neolithic	Low to medium for features and for finds	Generally low; possibly medium for mortuary activity
Bronze Age	Low to medium for features and for finds	Generally low; possibly medium for mortuary activity or well-preserved settlement
Iron Age	Medium for features and for finds	Generally low; possibly medium for mortuary activity or well-preserved settlement
Roman	Medium for features and for finds	Generally low; possibly medium for burial activity or well-preserved settlement
Anglo-Saxon/Early Medieval	Low to medium for features and for finds	Generally low; possibly medium for burial activity or well-preserved settlement
Medieval	Medium for features and for finds	Low for evidence of rural activity
Post Medieval and Modern	High for features and for finds	Nil to negligible

7 BUILT HERITAGE ASSESSMENT OF SIGNIFICANCE

7.1 INTRODUCTION

7.1.1. There are no designated built heritage assets recorded within the Site, or its immediate vicinity, and so the proposed development of the Site will have no physical impacts on any relevant heritage assets. This assessment is therefore focussed on the contribution that their setting makes to their significance. Furthermore, there are no non-designated built heritage assets within the study area which have been identified as relevant to this assessment.

7.1.2. Historic England's Good Practice Advice (GPA) Note 3 (Historic England, 2017), as outlined in Appendix 2, provides a stepped process for assessing the setting of heritage assets, and for determining the likely effects of proposed development on their significance.

7.1.3. In accordance with Step 1 of this process, and as discussed in Section 5, several heritage assets within the 1km study area are considered to have potential to be affected by the proposed development of the Site. This section seeks to follow Step 2 of the process by determining the significance and setting of the relevant heritage assets, and assessing the degree to which their setting contributes to their significance, or allows their significance to be appreciated.

7.1.4. Ground inspection and map survey suggested that, whilst a study area of some 1km constituted a reasonable distance within which the proposed residential area might have the potential to harm heritage assets, topography and limited visibility on the ground narrowed this considerably. Although there are some 32 listed buildings within the wider study area the development will be screened from all of the listed buildings. The screening is the result of housing along North Side, Fenway and Grange Park together with the extensive tall trees and hedging around the boundaries of the Site.

7.1.5. In addition to the listed buildings, the Steeple Aston Conservation Area lies immediately to the South of the Site following along Fenway Road and branching out along North Side and Water Lane to encompass the listed buildings.

7.1.6. At all of the listed buildings distance, topography, and existing buildings as well as some vegetation was found to screen the designated buildings from the development. The village landscape, therefore, ensures that the designated buildings could neither be seen nor experienced from the proposed development site. In tandem views where both might be seen and experienced the distance, topography, and vegetation, once again, has ensured that there is no impact on their heritage values. In consequence the listed buildings of Steeple Aston have been scoped out of further detailed assessment.

7.1.7. As the Steeple Aston Conservation Area lies to the immediate south of the site entrance, its setting may be impacted. The potential impact of development is assessed below.

7.1.8. An assessment of the likely impacts of the proposed development of the Site on the significance of the relevant heritage assets (Step 3), and ways to maximise enhancement and avoid or minimise harm (Step 4) is provided in Section 8 where relevant.

7.2 DESIGNATED HERITAGE ASSETS

STEEPLE ASTON CONSERVATION AREA

7.2.1. The Site is located just to the north of the Steeple Aston Conservation Area, which was designated in 1988.

Significance

7.2.2. The significance of the conservation area lies in its architecture and in its village landscape as well as the historic associations of Steeple Aston, the church, and the surviving manorial estates. The historic importance of the Conservation Area has been set out above in the baseline survey whilst the spatial disposition of the listed buildings are captured in Figure 4.

7.2.3. The conservation area is notable as an example of an early medieval agricultural village, with many intact property boundaries which reflect pre-enclosure plots. The Steeple Aston Conservation Area Appraisal was adopted in 2014. In regards to the key characteristics of the conservation area, the Appraisal notes that:

"...The predominant character and interest of the village is derived from the quartering of the manor in the 16th century, the subsequent development of a number of substantial manors, the village's valley location and its development around four sides of an open square of land. The contrasts in building scale and style are complemented by the wide range of building materials. The conservation area is unified by the numerous connecting stone walls, paddocks, orchards, gardens and tree belts".

7.2.4. The historic road layout of the village is also identified as a special characteristic, which contributes to the understanding of the village's development (primarily centred around the church and manor). The subject property is located within the Village Streets Character Area, which includes North Side, and is described in the Appraisal as follows:

"...The most enclosed area of the village, North Side contains the majority of older and listed properties. Manor Court has early 15th century origins (although this is thought by some to incorporate an earlier 13th century hall house), and the almshouses and Radcliffe school date from the 17th century. The street twists and turns, and is narrow in places. The sense of enclosure is emphasised by high stone walls and dense planting, which can be found in larger domestic gardens".

7.2.5. Negative features within the conservation area are identified as new modern development such as within Grange Close, loss of original features, replacement of boundary treatments, inappropriate parking, overhead wiring, and sporadic maintenance.

Setting, and Contribution of Setting to Significance

7.2.6. The special character of Steeple Aston is derived from its early origins as an agricultural village, centred on the church and manor. The village has developed around an open square containing paddocks, orchards, and gardens.

7.2.7. Overall, the character and appearance of the Steeple Aston is principally derived from its surviving medieval layout that reflect a pre-enclosure settlement pattern. The diversity in terms of style and scale of the buildings provides a streetscape which contributes to the special historic and architectural interest of the area, and contributes to the setting of the subject property. North Side extends from a prominent corner that includes the historic church and former manor, and contains some of the oldest buildings within the conservation area.

7.3 NON-DESIGNATED HERITAGE ASSETS

7.3.1. There are no non-designated built heritage assets which have been identified as relevant to this assessment, including those detailed on the Cherwell District local list.

8 SUMMARY OF POTENTIAL DEVELOPMENT IMPACTS

8.1 DEVELOPMENT PROPOSALS

8.1.1. The Site is proposed for the development of 23 dwellings, associated access and infrastructures, and areas of hard and soft landscaping.



Figure 18 Indicative Site Layout. After Coombes : Everitt Architects Ltd 31.3.2026 25.20.019.PL003 Rev B

8.2 DESIGNATED HERITAGE ASSETS

STEEPLE ASTON CONSERVATION AREA

Contribution of the Site to Significance

8.2.1. The Site comprises a single dwelling off to the north of North Side within its own hedged garden. Via a trackway to the east of the dwelling the Site opens out to a large field with expansive open grassed views to the north, east and west culminating in well treed boundaries comprising deciduous trees, scrub, and bushes. Further to the north is a PRoW, while to the east is a 20th century housing Estate along the cul-de-sac of Grange Park.

8.2.2. To the south and southeast of the Site lies the Steeple Aston Conservation Area. The principal significance of the Conservation Area has been discussed above, but in short, it comprises the 18-19th Century detached stone cottages which line particularly the southern side of North Side east towards the Church of St Peter and St Paul and south along Water Lane. These present as small cottages, former farm buildings, and townhouses of two storeys of Cotswold stone and slate roofs. Closer to the site, on the northern side of North Side, the houses are more recent, constructed mainly in the mid-20th century in brick and Cotswold Stone.

8.2.3. The setting of the Conservation Area relevant to the proposed development site is the 20th century housing, already described above, along Grange Close together with the tall trees and hedging along the edges of the Site. These provide a considerable buffer between the development site and Conservation Area through which there is little direct intervisibility.

Potential Development Impacts

8.2.4. The Steeple Aston Conservation Area Appraisal states that for New Development:

"As a Category A village (Cherwell Local Plan 2006-2031: Submission [January 2014]), the village is not considered suitable for large new development schemes, but may allow some minor development, infilling and conversions of non-residential buildings.

This is no different from the adopted Local Plan 1996. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed."

8.2.5. The local authority's position has been set out above and can be summarised briefly as accepting the principal of development with the proviso for careful design to mitigate the effects of development.

8.2.6. The proposed development will adhere to the principles set out in the Cherwell Local Plan 2006-2031: Submission [January 2014]. The following sets out what, in heritage terms, constitute good design principles which have been applied to the proposed residential development of land to the rear of Old Quarry House.

8.2.7. The proposed development will not directly impact the architectural or historic interest of the Conservation Area, nor will it diminish the ability to appreciate its significance from within its immediate setting.

8.2.8. The Conservation Area derives its significance from its historic architecture, its character which encapsulates both a medieval rural manorial landscape and 18-19th land enclosure. The impact of development within the setting of the Conservation Area will be to increase the depth of encircling residential development.

8.2.9. The scale and change in character represented by such a development will not challenge the pre-eminence of the nearby listed buildings nor have an adverse visual effect on the character and appearance of the Conservation Area generally.

8.2.10. The change in the setting brought about by new housing is limited in scale to the western part of the site, close to existing residences and will be unobtrusive in the landscape, with extant well treed boundaries maintained. The open grass to the north will likewise be maintained, and enhanced so that the village will preserve its sense of open green pastures in its hinterland. Consequently, the impact of residential development on the Conservation Area will be neutral and no harm would occur for the purposes of the NPPF.

8.3 NON-DESIGNATED HERITAGE ASSETS

8.3.1. There are no non-designated built heritage assets which have been identified as relevant to this assessment.

8.4 HISTORIC LANDSCAPE FEATURES

8.4.1. There is one potential historic hedgerow that have been identified as relevant to this assessment along the northern boundary of the Site. However, this hedgerow is due to be retained. There are therefore no impacts anticipated to relevant historic landscape features as a result of the proposed development of the Site.

8.5 NON-DESIGNATED ARCHAEOLOGICAL ASSETS

8.5.1. Where archaeological remains may be present within the Site, the development may have an adverse impact through the removal of part or the entirety of an archaeological feature or a grouping of archaeological features. This would primarily result from groundworks associated with construction works as follows:

- Initial topsoil strip;
- Construction groundworks including excavation of building foundations, service trenches, and new areas of hardstanding; and
- Soft landscaping and planting.

8.5.2. Groundworks undertaken in relation to the proposed development have the potential to result in the damage to or loss of buried archaeological remains which may be present within the Site. It is possible that this may comprise the complete removal of archaeological features or groupings of features and therefore that the resultant impact to these features would be high.

8.5.3. Due to the limited archaeological works conducted within the study area, is anticipated that the Local Planning Authority, as advised by their curatorial archaeologist, will require further archaeological measures to support the sustainable development of the Site. This could be in the first instance a geophysical survey to provide some tangible data to support an application. It is suggested that such measures could take place post-consent, secured by an appropriately worded planning condition.

9 CONCLUSIONS

INTRODUCTION

9.1.1. HEA has been commissioned by Matthew Watson to produce an Historic Environment Desk-Based Assessment (HEDBA) in support of a planning application for development at Old Quarry House, Steeple Aston. This report draws together the available archaeological, historical, topographical, and land use information, in order to clarify the archaeological potential of the Site and to identify potential heritage matters that should be considered as part of a planning application. It is the intention that this report will address the information requirements as set out in the NPPF and the Cherwell District Council local planning framework.

DEVELOPMENT PROPOSALS

9.1.2. The Site is proposed for the development of 23 dwellings, associated access and infrastructures, and areas of hard and soft landscaping.

RELEVANT DESIGNATED ARCHAEOLOGICAL AND HERITAGE ASSETS

9.1.3. It was determined that the Site may have the potential to affect the setting of the Steeple Aston Conservation Area which was then assessed in detail. Moreover, adherence to the principles outlined by the local plan and to those promoted by Historic England, reflects the importance of designated assets in the area. This approach has revealed that the effect of the proposed development on the setting of heritage assets, due to distance and scale, will not be harmful as defined by the NPPF.

9.1.4. No harm is anticipated to the significance of the relevant designated heritage assets. The proposed development would not materially affect the elements of their significance to which the Site contributes.

9.1.5. The following table summarises the designated heritage assets that have been considered as part of this assessment. Any further designated heritage assets within the surrounding area have been scoped out of further assessment because the Site does not make a material contribution to their significance and/or the proposed development would not affect their significance.

Designated Heritage Assets			
Name	**Type / Grade of Monument**	**Nature of Impact**	**Resulting Effect**
Steeple Aston Conservation Area	Conservation Area	Neutral through effect on setting	No Effect

RELEVANT NON-DESIGNATED BUILT HERITAGE ASSETS

9.1.6. There are no non-designated built heritage assets which have been identified as relevant to this assessment.

HISTORIC LANDSCAPE FEATURES

9.1.7. The extant hedgerow on the northern boundary appears in historic mapping from the 18th century. It may therefore be deemed historic under the hedgerow's regulations (see Appendix 2), as the northern hedgerow follows the alignment of an existing Public Right of Way (PRoW) and may be indicative of enclosure boundaries seen in the Tithe Map.

9.1.8. However, this northern hedgerow is proposed to be retained as part of the proposed development. There are therefore no impacts anticipated to relevant historic landscape features as a result of the proposed development of the Site.

RELEVANT ARCHAEOLOGICAL ASSETS

9.1.9. There has been no previous archaeological work conducted at the Site itself. On the basis of nearby archaeological findings and site conditions, this assessment has concluded an archaeological potential at the Site as follows:

Period	Potential	Anticipated Significance of Finds or Features (if present)
Palaeolithic	Low for features and for finds	Low
Mesolithic	Low for features and for finds	Low
Neolithic	Low to medium for features and for finds	Generally low; possibly medium for mortuary activity
Bronze Age	Low to medium for features and for finds	Generally low; possibly medium for mortuary activity or well-preserved settlement
Iron Age	Medium for features and for finds	Generally low; possibly medium for mortuary activity or well-preserved settlement

Roman	Medium for features and for finds	Generally low; possibly medium for burial activity or well-preserved settlement
Anglo-Saxon/Early Medieval	Low to medium for features and for finds	Generally low; possibly medium for burial activity or well-preserved settlement
Medieval	Medium for features and for finds	Low for evidence of rural activity
Post Medieval and Modern	High for features and for finds	Nil to negligible

SUMMARY

9.1.10. The proposed development would preserve the significance of the relevant designated heritage assets the Steeple Aston Conservation Area through no changes its setting. The resulting effect is assessed as no effect.

9.1.11. This assessment has identified low to high archaeological potential at the Site, principally relating to medieval and post medieval finds. Where present, the anticipated archaeological heritage is likely to be of low to negligible significance. Previous ground disturbance comprising ploughing and other agricultural activities is considered to have limited effects on the survival of archaeological heritage.

RECOMMENDATIONS

9.1.12. This assessment has determined that the proposed development will result in no harm to the prevailing character and appearance of the Steeple Aston Conservation Area.

9.1.13. Should any perceived harm be identified to designated heritage assets, as set out in paragraph 215 of the NPPF, any less than substantial harm must be weighed against the public benefits of the proposed development. On this basis, any perceived harm may be reasonably mitigated through appropriate landscaping, such as boundary planting to the Site to screen development and detailed design, for example use of materials that will help settle the proposed houses into their landscape setting (use of colour/ texture etc).

9.1.14. Hedgerows and trees are recommended to be retained along the northern Site boundaries which may be deemed historic.

9.1.15. Due to the limited archaeological works conducted within the study area, is anticipated that the Local Planning Authority, as advised by their curatorial archaeologist, will require further archaeological

measures to support the sustainable development of the Site, such as a geophysical survey in the first instance. It is suggested that such measures could take place post-consent, secured by an appropriately worded planning condition.

10 ACKNOWLEDGEMENTS

10.1.1. The author(s) would like to extend thanks to all those involved in the production of this report, including but not limited to the Historic Environment Record officer, the County Archaeologist, and colleagues here at HEA.

10.1.2. This report has been prepared for the exclusive use of our client in line with our instruction. No other party may use, copy, make use of, or rely on the contents of this report. HEA has undertaken this report in accordance with the scope of work agreed with our client and accepts no liability or responsibility for the use of this report by any third party unless otherwise agreed. All copyright and intellectual property rights are retained by FullerLong Limited.

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APPENDIX ONE: RELEVANT LEGISLATIVE & POLICY CONTEXT

In determining any planning application, the Local Planning Authority (LPA) will be guided by current national legislation and planning policy, as well as the policy and guidance set by the relevant LPA at either a regional or local level. The legislative and policy framework insofar as it relates to the historic environment, as well as industry guidance, applicable to this assessment is summarised below.

NATIONAL LEGISLATION, POLICY & GUIDANCE

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979, AS AMENDED

National legislation regarding archaeology is contained within the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, and as amended by the National Heritage Act 1983, and updated in 1997 and 2002. These Acts provide specific protection for archaeological monuments of national significance.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. Section 16 states that a relevant planning authority will have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character of the listed building.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was first published in March 2012 and has since been periodically updated. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework recognises the need for the planning system to contribute to the achievement of 'sustainable development', through achieving three overarching economic, social, and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. The environmental objective includes supporting efforts to mitigate and adapt to climate change, protecting and enhancing the natural, built, and historic environment, making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Policy S3 states that 'decisions on development proposals should apply a presumption in favour of sustainable development'.

NPPF Annex B provides a number of definitions which are relevant to this assessment:

- Archaeological Interest is defined as a heritage asset which 'holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point'.

- Conservation/conserve (for heritage policy) is defined as 'the process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.'
- Designated heritage assets are defined in the NPPF (Annex B) as: 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.'
- Heritage assets are defined in the NPPF (Annex B) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).'
- The Historic Environment is defined as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'
- The Historic Environment Record is defined as 'information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.'
- Setting of a heritage asset is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.
- Significance (for heritage policy) is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

Chapter 20 of the NPPF sets out national planning policy for conserving and enhancing the historic environment. It recognises that heritage assets are an irreplaceable resource and states that they should be conserved in a manner appropriate to their significance. The policies provide a framework for assessing the significance of heritage assets and the effects of development proposals upon that significance.

The policies in Chapter 20 comprise HE1: Planning for the historic environment; HE2: Conservation Areas and World Heritage Sites; HE3: Historic Environment Records; HE4: Securing the conservation of heritage assets; HE5: Assessing effects on heritage assets; HE6: Proposals affecting designated

heritage assets; HE7: Decisions on non-designated heritage assets; HE8: World Heritage Sites; HE9: Conservation areas; and HE10: Loss or removal of heritage assets.

Policy HE4 establishes the general approach to securing the conservation of heritage assets. Development proposals affecting the significance of heritage assets, including any contribution made by their setting, should:

- Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
- Avoid, or where this is not possible, minimise harm to the significance of heritage assets, and instead conserve this significance.

NATIONAL PLANNING PRACTICE GUIDANCE

The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated. These categories build upon the framework outlined in the NPPF for 'decision-making in respect of applications...to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.'

The guidance states that, 'where the complete or partial loss of a heritage asset is justified... the aim then is to capture and record the evidence of the asset's significance which is to be lost, to interpret its contribution to the understanding of our past, and to make that publicly available.'

The significance of a heritage asset is further defined in the PPG, relative to its archaeological, architectural and artistic, or historic interest as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a

material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The setting of a heritage asset is also further defined in the PPG. It is stated that all heritage assets have a setting, irrespective of their survival and designation. In addition to a visual relationship, the way in which we experience an asset and its setting can also be influenced by other factors such as noise, dust, smell, vibration from nearby land uses, and historic relationships.

The PPG further states that where potential harm to heritage assets is identified, it should be categorised as either less than substantial harm or substantial harm in line with the NPPF. It is the degree of harm to the asset's significance rather than the scale of development that is to be assessed. Harm may arise as a result of works directly to the asset or within its setting. To be considered "substantial harm" is a high bar and may not arise in many cases. This judgment is to be made by the decision-maker, with regard to the circumstances of the case and relevant policy.

Where any harm is identified, this is to be weighed against the public benefits of the development proposal. The PPG defines public benefits as anything that delivers economic, social or environmental objectives as described in the NPPF. It is important to note that public benefits do not always have to be visible or accessible to the public and could, for example, comprise works to secure the ongoing preservation or enhancement of a privately owned heritage asset.

Policy HE5 states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect on their significance. The relevant Historic Environment Record should be referred to and appropriate expertise employed where necessary.

Policy HE5.2 requires assessments to identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.'

Policy HE5.3 confirms that it is the effect on the significance of a heritage asset, rather than the scale of the development, which should be considered.

Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, Policy HE5.5 states that an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should help to understand the asset's significance and the potential effect of the development, and should inform the design, mitigation, and implementation of the development.

It is recognised that not all elements of a heritage asset will necessarily make an equal contribution to its significance, and that the significance of an asset may derive from one or more aspects of its archaeological, architectural, artistic, or historic interest. Understanding the contribution made by individual elements and by setting is therefore fundamental to understanding the scope for and acceptability of change.

In accordance with the NPPF, this report provides a proportionate assessment of the potential effects of the proposed development on relevant heritage assets.

Policy HE6 relates to development proposals affecting designated heritage assets.

When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation, with greater weight given to more important assets. This applies irrespective of whether the potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance.

Development proposals which would have a positive effect on a designated heritage asset should be supported.

Any harm to a designated heritage asset will be a matter of considerable importance and weight. Where harm is identified, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low-carbon heating measures to be employed.

Where a development proposal would cause substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

Within this context, development which would cause substantial harm to, or total loss of, the significance of Grade II listed buildings or Grade II registered parks or gardens should be exceptional. Development which would cause substantial harm to, or total loss of, assets of the highest significance should be wholly exceptional.

Policy HE9 – Conservation areas: relevant where development is within or affects the significance of a Conservation Area. Particular consideration should be given to buildings and other features which make a positive contribution to the character or appearance of the Conservation Area.

LOCAL PLANNING POLICY

The Cherwell District Council adopted the Cherwell Local Plan 2011-2031 in July 2025. Policy ESD 15: The Character of the Built and Historic Environment is relevant to this assessment. It states that:

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

New development proposals should:

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions;*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity;*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting;*

- *Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged;*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation;*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages;*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette;*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed;*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space;*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation;*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout;*
- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy);*

- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality;*
- *Use locally sourced sustainable materials where possible.*

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website'.

APPENDIX TWO: METHODOLOGY & BASELINE DATA COLLATION

ASSESSING ARCHAEOLOGICAL POTENTIAL

The following table adds additional detail to the criteria used in this report to assess the archaeological potential of the Site to contain remains dating to each relevant archaeological time period:

Table 6 Definition of Levels of Archaeological Potential

	Definition
Certain	Archaeological heritage assets are known to be present
High	It is very likely that currently unknown archaeological heritage assets will be present
Medium	It is likely that currently unknown archaeological heritage assets will be present
Low	It is unlikely that currently unknown archaeological heritage assets will be present
Negligible	It is very unlikely that currently unknown archaeological heritage assets will be present
Nil	There is no possibility that currently unknown archaeological heritage assets will be present

It is acknowledged that these time periods are only approximately utilised across the various archaeological and historic databases, and that there may be differences across the country. For the purposes of this assessment, archaeological evidence has been summarised in line with the archaeological time periods as used by Historic England (Historic England, 2026a) as follows:

Table 7 Archaeological Time Periods

Archaeological Period	Archaeological Sub-Period	Date Range
Early Prehistoric Periods		
Palaeolithic	Lower Palaeolithic	1,000,000 to 150,000 BC
	Middle Palaeolithic	150,000 to 40,000 BC
	Upper Palaeolithic	40,000 to 10,000 BC

Mesolithic	Early Mesolithic	10,000 to 7,000 BC
	Late Mesolithic	7,000 to 4,000 BC
Later Prehistoric Periods		
Neolithic	Early Neolithic	4,000 to 3,300 BC
	Middle Neolithic	3,300 to 2,900 BC
	Late Neolithic	2,900 to 2,200 BC
Bronze Age	Early Bronze Age	2,600 to 1,600 BC
	Middle Bronze Age	1,600 to 1,200 BC
	Late Bronze Age	1,200 to 700 BC
Iron Age	Early Iron Age	800 to 300 BC
	Middle Iron Age	300 to 100 BC
	Late Iron Age	100 BC to AD 43
Cultural Periods		
Roman	n/a	AD 43 to 410
Early Medieval	n/a	AD 410 to 1066
Medieval	n/a	AD 1066 to 1540
Post Medieval	The Post Medieval period is divided into various sub-periods named after ruling monarchs.	AD 1540 to 1901
20-21st Century	n/a	AD 1901 to the present day

ASSESSING HERITAGE SIGNIFICANCE

According to Historic England's Conservation Principles document (Historic England, 2008), discerning the significance of a place requires initially understanding its physical structure and the reasons behind its evolution over time. Subsequently, it involves considering:

- Understand the fabric and evolution of the place;
- Identify who values the place, and why they do so;
- Relate identified heritage values to the fabric of the place;
- Consider the relative importance of those identified values;
- Consider the contribution of associated objects and collections;
- Consider the contribution made by setting and context;
- Compare the place with other places sharing similar values;
- Articulate the significance of the place.

The guidance outlines various heritage values that facilitate a systematic determination of asset significance, with four primary "heritage values" being Evidential, Historical, Aesthetic, and Communal. These values can be summarised as follows:

- Evidential Value: this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
- Historical Value: this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value: this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
- Setting: this is defined in the NPPF as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*' Setting is not an asset in itself.

Historic England's guidance concerning the management of change within the setting of heritage assets aims to offer a definition for the term 'setting' while providing councils and applicants with direction on assessing the impact of development on the setting of heritage assets (Historic England 2017).

This document offers guidance on pragmatic and balanced decision-making concerning proposed development and the impact on the setting of heritage assets. It emphasises that safeguarding a heritage asset's setting does not necessarily hinder change and highlights that decisions should be guided by the nature, extent, and level of the significance of the heritage asset, while also considering the potential public benefits of the proposals. Additionally, it notes that change within the setting of a heritage asset could yield positive or neutral effects.

The guidance outlines a five-stage process for evaluating the effects of proposed development on the setting of heritage assets:

1. Identify which heritage assets and their settings are affected. The guidance indicates that if a proposed development location has the potential to alter the contribution of a heritage asset's setting to its significance or the understanding of its significance, it can be categorised as part of the asset's setting. It is crucial to note that an impact on the setting does not always equate with harm and could be beneficial or neutral. This assessment of impact relies on a thorough comprehension of the particular heritage asset's significance, to which the contribution made by its setting may be variable.
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. This hinges on comprehending the site's history and evolution, utilising cartographic sources when available. Additionally, this evaluation should consider the asset's physical surroundings, including its interactions with other heritage assets, how it is experienced, and its associations and patterns of use. All of this information contributes to assessing the impact of a proposed development on the significance of a heritage asset.
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. Based on the data collected in Stage 2, it becomes feasible to pinpoint various impacts that development might have on setting, which will be assessed as beneficial, neutral, or harmful to the significance of the heritage asset. Factors such as the location, extent, form, appearance, permanence, and other consequences of proposals will guide the assessment procedure.
4. Explore ways to maximise enhancement and avoid or minimise harm. Strategies to mitigate harm might involve relocating all or portions of a development, adjusting the layout, implementing screening measures, and more. In cases where harm cannot be completely removed, the design

quality of the proposed development could become a key consideration in weighing the balance between harm and benefit. If modifications to the development are unfeasible and some level of harm to the setting of heritage assets is unavoidable, appropriate screening might be necessary to minimize the extent of the harm incurred.

5. Make and document the decision and monitor outcomes. Decisions are made on an individual basis, acknowledging that not all heritage assets carry the same weight in terms of significance, and that the contribution made by their setting to their significance can vary.

A Court of Appeal judgment (Ref: [2018] EWCA Civ 1697) confirmed that whilst issues of visibility are important when assessing setting, other factors should also be considered.

Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (Historic England, 2008) and Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015b).

HEDGEROW REGULATIONS

Criteria used to determine important historic hedgerows (The Hedgerows Regulations 1997);

To be 'important', a hedgerow must be at least 30 years and meet at least one of eight set criteria summarised below [they do not apply to hedgerows within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house]:

1. Marks a pre-1850 parish or township boundary.
2. Incorporates an archaeological feature such as a Scheduled Monument.
3. Is part of, or associated with, an archaeological site listed on the relevant Historic Environment Record.
4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
5. Forms an integral part of a pre-1845 field system.
6. Contains certain categories of species of animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
7. Includes:
    a. at least 7 woody species, on average, in a 30 metre length;
    b. at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
    c. at least 6 woody species, on average, in a 30 metre length, including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or

d. at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features. The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

8. Runs along a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (vii) below.

    i. a bank or wall supporting the hedgerow;

    ii. less than 10% gaps;

    iii. on average, at least one tree per 50 metres;

    iv. at least 3 species from a list of 57 woodland plants;

    v. a ditch;

    vi. a number of connections with other hedgerows, ponds or woodland;

    vii. a parallel hedge within 15 metres.

ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM

In line with the NPPF, the following levels of harm to designated heritage assets can be identified:

- Substantial harm or total loss - It has been clarified in a High Court Judgement of 2013 (Ref: [2013] EWHC 2847 (Admin)) that this would be harm that would *'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'*;
- Less than substantial harm - Harm of a lesser level than that defined above. The PPG stipulates that the extent of the harm within this category should be clearly articulated. Where less than substantial harm might be identified, a scale of such harm will be considered at negligible, low, medium or high; and
- No harm (preservation) - The principle that preserving means doing no harm was clearly articulated by the House of Lords in 1992 (Refs: [1992] 2 W.L.R. 204 and [1992] 2 A.C. 141), as well as a High Court Judgement of 2014 (Ref: [2014] EWHC 1895 (Admin), 2014 WL 2558107) which concluded that with regard to preserving the setting of a Listed Building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'. This can also be applied to other designated heritage assets.

With regard to an evaluation of (any) harm to significance through changes to setting, the assessment should follow the methodology provided in 'The Setting of Heritage Assets', as described above.

In determining the effects of the Proposed Scheme this report is cognisant of case law. Including the below:

A ruling at Flag Station, Mansel Lacy ([2015] EWHC 2688 (Admin)) has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

The judgment was agreed at the Court of Appeal ([2016] EWCA Civ 1061), a ruling which stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

It should be noted that potential impacts can be beneficial as well as harmful. Beneficial effects can be assessed in the same manner, i.e. substantial benefit or less than substantial benefit. It has been established in relevant case law ([2020] EWHC 2292 (Admin)) that heritage benefits should be considered as public benefits for the purposes of the tests outlined in the NPPF.

Therefore, in accordance with relevant guidelines and using the above criteria, this assessment undertakes a staged approach to understanding the significance / heritage value of relevant heritage assets, the impact of the development proposals, and the resultant significance of the effects arising from the proposed development.

COLLATION OF BASELINE DATA

The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment.

Table 8 Sources of Information

Source	Data	Comment

Historic England	The National Heritage List of England (NHLE) includes information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; registered battlefields; protected wreck sites) can provide a significant constraint to development.
Oxfordshire County Council Archaeological Service (OCCAS) Historic Environment Record	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 750m search of the HER was requested.
Local Planning Authority	Locally defined areas such as Archaeological Priority Areas, Conservation Areas, Locally Listed Buildings	These defined areas can provide a constraint to development or an indication of potential known or anticipated heritage assets that required consideration.
	Previous and ongoing planning application which may contain relevant data.	Previous or ongoing applications may include information on previous archaeological work or consultations.
Solent-Thames Archaeological Research Framework	Regional research priorities.	The archaeological research framework will include information on research priorities and objectives for the region within which the Site is located. This can inform an assessment of the significance of any archaeological remains if present.
Oxfordshire and Steeple Aston Archives	The archive contains relevant information pertaining to an assessment of the site's development and history.	The archive may contain plans, maps, surveys, photographs, documentary sources, and other information that can aid an assessment of the historic development of a site and therefore its archaeological potential.

Cartographic and Aerial Photographic Sources	Ordnance Survey maps from the 1st edition (1860–70s) to present day. Other such sources including Ordnance Survey Drawings, Tithe Mapping, Enclosure Mapping, Parish Surveys, Site Sales Particulars, Manorial Estate Plans, Building Plans, Aerial Photographs.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Literary & Documentary Sources, including previous archaeological reporting	This may include historic documentary primary sources, or secondary sources.	This may include particular sources or reports which clarify the development of the Site, its relationship with nearby heritage assets, and its archaeological potential.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Plans, Sections and Elevations of the existing site / building(s) and proposed development.

A further list of cartographic sources reviewed as part of this report is as follows:

Table 9 Cartographic Sources

Year	Source / Description	Details
1767	Steeple Aston Enclosure Map	Not reproduced
1815	Ordnance Survey Drawing	Not reproduced to scale
1875	Ordnance Survey Map	Not reproduced

1880	Ordnance Survey Map	Not reproduced
1881	Ordnance Survey Map	Scale 1:2,500
1900	Ordnance Survey Map	Scale 1:10,560
1919	Ordnance Survey Map	Not reproduced
1922	Ordnance Survey Map	Scale 1:2,500
1923	Ordnance Survey Map	Not reproduced
1955	Ordnance Survey Map	Scale 1:10,560
1974	Ordnance Survey Map	Scale 1:2,500
1985	Google Earth Image (Landsat/Copernicus)	Not reproduced
2004	Google Earth Image (Infoterra Ltd and Bluesky)	Not reproduced
2006	Google Earth Image (Getmapping PLC)	Not reproduced
2009	Google Earth Image (Infoterra Ltd and Bluesky)	Not reproduced
2017	Google Earth Image (Landsat/Coperncius)	Not reproduced
2018	Google Earth Image (Landsat/Coperncius)	Not reproduced
2020	Google Earth Image (Landsat/Coperncius)	Not reproduced
2021	Google Earth Image (Landsat/Coperncius)	Not reproduced
2021	Google Earth Image (Landsat/Coperncius)	Not reproduced
2022	Google Earth Image (Landsat/Coperncius)	Not reproduced
2022	Google Earth Image (Landsat/Coperncius)	Not reproduced
2023	Google Earth Image (Landsat/Coperncius)	Not reproduced

2024	Google Earth Image (Maxar Technologies)	Not reproduced
2024	Google Earth Image (Maxar Technologies)	Not reproduced
2024	Google Earth Image (Maxar Technologies)	Not reproduced
2025	Google Earth Image (CNES/Airbus)	Not reproduced
2025	Google Earth Image (CNES/Airbus)	Not reproduced
2025	Google Earth Image (Airbus)	Not reproduced

REQUIREMENTS FROM THE WSI

11.1.1. The following have been included within this document, as agreed with OCCAS:

- Designated heritage assets, as recorded on Historic England's National Heritage List For England (NHLE);
- Archaeological and heritage information as held by the LPA, such as Conservation Areas and Locally Listed Buildings;
- All available Ordnance Survey Mapping, at 1:10000, 1:10560, 1:2500, and 1:1250 scales;
- Historic Mapping such as tithe maps (and associated apportionment information), estate maps, and any other relevant mapping;
- English Place Name Society Volumes or similar studies;
- British Geological Survey (BGS) mapping information and borehole data;
- Geotechnical reports, where relevant and available;
- Previous archaeological work from the Site and study area;
- Other published works, reports, and other information relevant to the HEDBA;
- Aerial photographic collections (e.g. from Historic England)
- LiDAR Data (from the Environment Agency)
- Historic Landscape Characterisation (HLC) data (provided as part of a search of the Oxfordshire HER);
- National Mapping Programme (NMP) data, where available (held by Historic England)
- Portable Antiquities Scheme (PAS) data;
- Relevant Archives and Libraries (such as the Oxfordshire History Centre, British Library, National Archives, and Berkshire Record Office);

- Relevant online sources of information;

APPENDIX THREE: GAZETTEER OF RELEVANT HERITAGE ASSETS

Designated Heritage Assets			
Name	**Asset type**	**Grade**	**HE Refs**
CHURCH OF ST PETER AND ST PAUL	Listed Building	II*	1046311
BARLEYPORT	Listed Building	II	1046312
MIDDLE ASTON HOUSE (NOT INCLUDED) ICEHOUSE APPROXIATELY 60 METRES NORTH WEST	Listed Building	II	1065952
CHURCHYARD CROSS APPROXIMATELY 8 METRES SOUTH OF CHURCH OF ST PETER AND ST PAUL	Listed Building	II	1065955
KIN MEMORIAL APPROXIMATELY 4 METRES SOUTH WEST OF PORCH OF CHURCH OF ST PETER AND ST PAUL	Listed Building	II	1065956
WALLS TO SOUTH AND EAST OF THE GARDEN OF CANTURBURY HOUSE, FIR LANE	Listed Building	II	1065957
THE OLD SCHOOL HOUSE	Listed Building	II	1065958
THE OLD SCHOOL	Listed Building	II	1065959
MANOR COURT COTTAGE RECTORY FARMHOUSE	Listed Building	II	1065960
OUTBUILDING APPROXIMATELY 5 METRES NORTH WEST OF OLD TOMS	Listed Building	II	1066016
GRAVE COVER SLAB APPROXIMATELY 4 METRES EAST OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL	Listed Building	II	1066017
HIX MEMORIAL APPROXIMATELY 8 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL	Listed Building	II	1066018

GROUP OF 4 HEADSTONES APPROXIMATELY 7,8,9 AND 11 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL	Listed Building	II	1066025
CANTERBURY HOUSE	Listed Building	II	1066554
MERLINS	Listed Building	II	1066556
EAST GRANGE SOUTH GRANGE WEST GRANGE	Listed Building	II	1066595
FIR COTTAGE	Listed Building	II	1066596
FIR LANE COTTAGE	Listed Building	II	1200615
MIDDLE ASTON HOUSE (NOT INCLUDED) GRANARY APPROXIMATELY 50 METRES NORTH WEST	Listed Building	II	1225927
CEDAR LODGE	Listed Building	II	1225936
OLD TOMS	Listed Building	II	1225941
HOLLY COTTAGE	Listed Building	II	1225942
HOUSE AT THE GAP APPROXIMATELY 5 METRES SOUTH WEST OF HOLLY COTTAGE	Listed Building	II	1225943
CHESTNUT HOUSE	Listed Building	II	1225948
TOWN HOUSE	Listed Building	II	1225951
ORCHARD LEA HOUSE	Listed Building	II	1226000
SUMMERHOUSE APPROXIMATELY 40 METRES TO NORTH OF ORCHARD LEA HOUSE	Listed Building	II	1226003
STRAITHE COTTAGE	Listed Building	II	1226004
GRANGE COTTAGE	Listed Building	II	1226005
MANOR FARMHOUSE	Listed Building	II	1245345

RED LION CORNER	Listed Building	II	1266072
ACACIA COTTAGE	Listed Building	II	1266076
BRUNSTONE	Listed Building	II	1266123
HOUSE AT THE GAP APPROXIMATELY 5 METRES WEST OF HOLLY COTTAGE	Listed Building	II	1266124
PAYNE'S HILL HOUSE	Listed Building	II	1266125
FAIRVIEW	Listed Building	II	1300681
WADENHOE	Listed Building	II	1357143
JASMINE COTTAGE	Listed Building	II	1357160
CHANCEL COTTAGE	Listed Building	II	1357162
ALMSHOUSES	Listed Building	II	1357429
CEDAR COTTAGE	Listed Building	II	1357430
SUNNY BANK	Listed Building	II	1357431
HOME FARMHOUSE	Listed Building	II	1369851
WAR MEMORIAL	Listed Building	II	1391093

Archaeological Events			
HEA Ref	**Name**	**Type of Investigation**	**HER Ref**
EV1	Heyford Road	Evaluation	EOX117
EV2	Evaluation on Land South of Steeple Aston	Evaluation	EOX8006
EX1	Brasenose Barn Pond Excavation	Excavation	EOX7203
EX2	Land near Upper Heyford Road	Excavation	EOX1363

EX3	Land near Upper Heyford Road	Excavation	EOX116
WB1	Former Fired Earth Site, Middle Aston: Watching Brief	Watching Brief	EOX718
WB2	Land Adjacent to the Village Hall	Watching Brief	EOX2119
WB3	Brasenose Farm Steeple Aston: Watching Brief	Watching Brief	EOX5456
OB1	Roman ? inhumation found at Burlands, Steeple Aston	Observation	EOX2142
FW1	Grange Farm: Field Walking	Fieldwalking	EOX2809
	Manor Farm Barns, South Side	Desk Based Assessment	EOX2749
	Building Survey at Manor Farm, Southside	Desk Based Assessment	EOX7616

Archaeological Monuments, Findspots, and Other Assets			
HEA Ref	**Name**	**Period**	**HER Ref**
U1	Undated Rectangular Enclosure	Undated	12223
U2	Rectangular enclosures NE of Brasenose Farm	Undated	17212
U3	Possible enclosure	Undated	28218
U4	Undated pit or posthole	Undated	30485
U5	Undated Fishpond	Undated	5088
PRE1	Prehistoric and Roman Settlement at Heyford Road	Prehistoric	16024
NEO1	Possible Long Barrow	Neolithic	30030
NEO2	Neolithic Flint Implements	Neolithic	3425
R1	Possible Roman Inhumation at Burlands	Roman	26108

R2	Roman building at Grange Farm	Roman	26390
R3	Roman Coin	Roman	1707
R4	Roman Burial with grave goods	Roman	1708
R5	Prehistoric and Roman Settlement at Heyford Road	Roman	16024
R6	Oxford Ridgeway	Roman	8861
A1	Anglo Saxon Loomweight	Anglo-Saxon/Early Medieval	29852
A2	Oxford Ridgeway	Anglo-Saxon/Early Medieval	8861
M1	GRAVE COVER SLAB APPROXIMATELY 4 METRES EAST OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL, NORTH SIDE	Medieval	18709
M2	Churchyard Cross, St Peter's Church, North Side	Medieval	5083
M3	Church of SS Peter and Paul, North Side	Medieval	5087
PM1	Brick Yard, Kiln and Clay Pit	Post Medieval	214
PM2	Possible Post Med Fishpond	Post Medieval	4200
	Nos 1 & 2, Almshouses, North Side	Post Medieval Building	1901
	The Old School, North Side	Post Medieval Building	1902
	Former Methodist Chapel	Post Medieval Building	1903
	Icehouse, Middle Aston House	Post Medieval Building	5372
	Rectory Farmhouse and Manor Court Cottage, North Side	Post Medieval Building	5981
	Undated Rectangular Enclosure	no repeat	12223
	Oxford Ridgeway	NO REPEAT	8861

	Possible Long Barrow	no repeat	30030
	KIN MEMORIAL APPROXIMATELY 4 METRES SOUTH WEST OF PORCH OF CHURCH OF ST PETER AND ST PAUL, NORTH SIDE	Post Medieval Building	18712
	WALLS TO SOUTH AND EAST OF THE GARDEN OF CANTERBURY HOUSE, FIR LANE, NORTH SIDE	Post Medieval Building	18713
	THE OLD SCHOOL HOUSE, NORTH SIDE	Post Medieval Building	18714
	OUTBUILDING APPROXIMATELY 5 METRES NORTH WEST OF OLD TOMS, NORT SIDE	Post Medieval Building	18718
	CANTERBURY HOUSE, FIR LANE	Post Medieval Building	18707
	MERLINS, FIR LANE	Post Medieval Building	18706
	FIR COTTAGE, FIR LANE	Post Medieval Building	18702
	FIR LANE COTTAGE, FIR LANE	Post Medieval Building	18703
	Middle Aston House (Not Included) Granary approximately 50 metres NW	Post Medieval Building	18462
	CEDAR LODGE, NORTH SIDE	Post Medieval Building	18715
	HOLLY COTTAGE, NORTH SIDE	Post Medieval Building	18720
	HOUSE AT THE GAP APPROXIMATELY 5 METRES SOUTH WEST OF HOLLY COTTAGE, NORTH SIDE	Post Medieval Building	18721
	TOWN HOUSE, SOUTH SIDE	Post Medieval Building	18726
	STAITHE COTTAGE, SOUTH SIDE	Post Medieval Building	18730
	Manor Farmhouse, South Side	Post Medieval Building	18732
	ACACIA COTTAGE, SOUTH SIDE	Post Medieval Building	18727
	BRUNSTONE, SOUTH SIDE	Post Medieval Building	18733

	HOUSE AT THE GAP APPROXIMATELY 5 METRES WEST OF HOLLY COTTAGE, NORTH SIDE	Post Medieval Building	18722
	PAYNE'S HILL HOUSE, PAINES HILL	Post Medieval Building	18724
	FAIRVIEW, PAINES HILL	Post Medieval Building	18725
	JASMINE COTTAGE, FIR LANE	Post Medieval Building	18704
	CHANCEL COTTAGE, FIR LANE	Post Medieval Building	18705
	CEDAR COTTAGE, NORTH SIDE	Post Medieval Building	18716
	SUNNY BANK, NORTH SIDE	Post Medieval Building	18719
	Barleyport	Post Medieval Building	18459
	EAST GRANGE AND SOUTH GRANGE AND WEST GRANGE, GRANGE PARK ROAD	Post Medieval Building	18708
	CHESTNUT HOUSE, PAINES HILL	Post Medieval Building	18723
	RED LION CORNER, SOUTH SIDE	Post Medieval Building	18734
	Home Farmhouse	Post Medieval Building	18461
	HIX MEMORIAL APPROXIMATELY 8 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL, NORTH SIDE	Post Medieval Building	18710
	GROUP OF 4 HEADSTONES APPROXIMATELY 7,8,9 AND 11 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER AND ST PAUL, NORTH SIDE	Post Medieval Building	18711
	GRANGE COTTAGE, SOUTH SIDE	Post Medieval Building	18731
	OLD TOMS, NORTH SIDE	Post Medieval Building	18717
	ORCHARD LEA HOUSE, SOUTH SIDE	Post Medieval Building	18728
	SUMMERHOUSE APPROXIMATELY 40 METRES TO NORTH OF ORCHARD LEA HOUSE, SOUTH SIDE	Post Medieval Building	18729

	Wadenhoe	Post Medieval Building	18463
	WWI and WWII War Memorial	Modern	18735

NRHE Events			
HEA Ref	**Name**	**Type of Investigation**	**HER Ref**
NRHEE1	FORMER 'FIRED EARTH' SITE	Watching Brief	1343849
NRHEE2	HEYFORD ROAD	Evaluation	1174180
NRHEE3	LAND OFF HEYFORD ROAD	Architectural Survey	1326692
NRHEE4	MANOR FARM BARNS	Excavation	1405008

NRHE Monuments			
HEA Ref	**Name**	**Period**	**HER Ref**
NRHEM1	Cropmarks of enclosures, possibly an enclosed settlement site, probably of Prehistoric or Roman date.	Prehistoric	EOX117
NRHEM2	Cropmarks of a complex of rectilinear enclosures, probably of Prehistoric or Roman date.	Prehistoric	EOX8006
NRHEM3	Cropmark of a probable Prehistoric or Roman round barrow site.	Prehistoric	1073641
NRHEM4	A Roman inhumation burial with bronze bracelets on the wrists, was found in 1875 on the site of the new infants school. The bracelets are presumed to have been given to the Ashmolean Museum in 1926.	Roman	336813
NRHEM5	Roman coin of Julian "found in a garden near Steeple Aston Church".	Roman	336812

NRHEM6	Cropmarks of enclosures, possibly an enclosed settlement site, probably of Prehistoric or Roman date.	Roman	1073648
NRHEM7	Cropmarks of a complex of rectilinear enclosures, probably of Prehistoric or Roman date.	Roman	1073642
NRHEM8	A Roman coin, skeleton, and the remains of a hypocaust were found at Steeple Aston before 1854.	Roman	
NRHEM9	Cropmark of a probable Prehistoric or Roman round barrow site.	Roman	
NRHEM10	Anglo Saxon Loomweight	Roman	
		Roman	
NRHEM12	Church. 13th-15th century; chancel rebuilt 1684; restored and north aisle partly rebuilt circa 842 by John Plowman; restored 1873 by Charles Buckeridge; vestry 1909. Limestone and coursed marlstone rubble with limestone-ashlar dressings;Welsh-slate and s		
NRHEM13	A house built in the late 15th century, with alterations made in the mid 17th century, now divided into cottages.		
	A house built in 1728.	Post Medieval Building	513889
	House-17thc.	Post Medieval Building	336836
	Founded circa 1660 by Brasenose College, Oxford, probably under the auspices of Dr Samuel Radcliffe, these almshouses were originally of one storey in coursed squared rubble. The buildings were subsequently heightened to two full storeys and given flank	Post Medieval Building	911008



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APPENDIX FIVE: CATALOGUE OF REVIEWED HISTORIC ENGLAND AERIAL PHOTOGRAPHS (ENQUIRY NUMBER: AP/152603)

VERTICAL IMAGES

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)	Film held by
RAF/106G/UK/1347	243	V	5241	P	SP 467 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1347	243	V	5242	P	SP 473 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1347	243	V	5243	P	SP 478 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3011	P	SP 482 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3012	P	SP 474 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3013	P	SP 466 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR

RAF/CPE/UK/2013	603	RS	4069	P	SP 474 260	17	16 APR 1947	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2013	603	RS	4070	P	SP 468 261	17	16 APR 1947	A	9800	20	Black and White 8.25 x 7.5	NMR
FSL/6125	1118A	V	13101	P	SP 471 251	46	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	13151	P	SP 474 263	48	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	13152	P	SP 468 263	48	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	21011	P	SP 477 279	75	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	21012	P	SP 469 279	75	1961	A	8000	6	Black and White 9 x 9	AF
RAF/82/1006	1520	F63	288	P	SP 478 275	43	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5	NMR
RAF/82/1006	1520	F63	289	P	SP 480 264	43	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5	NMR

RAF/82/1006	1520	F63	290	P	SP 483 253	43	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5	NMR
RAF/82/1006	1520	F64	289	P	SP 454 261	51	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5	NMR
RAF/82/1006	1520	F64	290	P	SP 456 250	51	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5	NMR
RAF/540/669	3144	RP	3115	P	SP 480 261	2	08 FEB 1952	AB	10000	20	Black and White 8.25 x 7.5	NMR
RAF/540/669	3144	RP	3116	P	SP 480 268	2	08 FEB 1952	AB	10000	20	Black and White 8.25 x 7.5	NMR
RAF/540/669	3144	RP	3176	P	SP 462 260	1	08 FEB 1952	AB	10000	20	Black and White 8.25 x 7.5	NMR
RAF/540/669	3144	RP	3177	P	SP 463 268	1	08 FEB 1952	AB	10000	20	Black and White 8.25 x 7.5	NMR
MAL/65035	4204	V	1	P	SP 469 272	1	02 MAY 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	119	P	SP 464 256	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR

MAL/65036	4205	V	120	P	SP 464 259	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	121	P	SP 465 261	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	122	P	SP 465 264	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	123	P	SP 465 266	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	124	P	SP 465 268	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
MAL/65036	4205	V	125	P	SP 465 271	3	30 APR 1965	A	3000	6	Black and White 9 x 9	NMR
OS/71066	10177	V	160	P	SP 481 260	5	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/71066	10177	V	161	P	SP 481 266	5	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/71066	10177	V	227	P	SP 470 257	7	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR

OS/71066	10177	V	228	P	SP 470 264	7	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/71066	10177	V	229	P	SP 470 270	7	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/71066	10177	V	279	P	SP 461 261	9	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/71066	10177	V	280	P	SP 461 268	9	11 APR 1971	A	7000	12	Black and White 9 x 9	NMR
OS/94213	14691	V	37	P	SP 472 252	3	28 JUN 1994	A	8000	12	Black and White 9 x 9	NMR
OS/94213	14691	V	38	P	SP 478 253	3	28 JUN 1994	A	8000	12	Black and White 9 x 9	NMR
OS/94213	14691	V	71	P	SP 478 267	4	28 JUN 1994	A	8000	12	Black and White 9 x 9	NMR
OS/94213	14691	V	72	P	SP 471 266	4	28 JUN 1994	A	8000	12	Black and White 9 x 9	NMR
OS/94213	14691	V	73	P	SP 464 264	4	28 JUN 1994	A	8000	12	Black and White 9 x 9	NMR

OS/96633	15201	V	56	P	SP 465 255	2	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
OS/96633	15201	V	57	P	SP 470 255	2	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
OS/96633	15201	V	58	P	SP 475 255	2	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
OS/96633	15201	V	138	P	SP 465 265	4	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
OS/96633	15201	V	139	P	SP 470 265	4	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
OS/96633	15201	V	140	P	SP 475 265	4	15 JUN 1996	A	7900	12	Black and White 9 x 9	NMR
RAF/540/673	15636	RS	4207	P	SP 474 256	13	12 FEB 1952	A	10000	20	Black and White 8.2 x 7.0	NMR
OS/94262	22112	V	14	N	SP 464 262	1	23 JUL 1994	A	8300	12	Black and White 9 x 9	NMR
OS/94262	22112	V	15	N	SP 471 264	1	23 JUL 1994	A	8300	12	Black and White 9 x 9	NMR

OS/94262	22112	V	16	N	SP 477 265	1	23 JUL 1994	A	8300	12	Black and White 9 x 9	NMR
OS/04980(Y)	24579	V	1025	N	SP 462 266	2	23 APR 2004	A	7500	6	Colour 9 x 9	NMR
OS/04980(Y)	24579	V	1026	N	SP 469 266	2	23 APR 2004	A	7500	6	Colour 9 x 9	NMR
OS/04980(Y)	24579	V	1027	N	SP 476 266	2	23 APR 2004	A	7500	6	Colour 9 x 9	NMR
ADA/622	26866	V	198	N	SP 475 261	1	15 JUN 1994	A	10000	6	Colour 9 x 9	NMR
ADA/622	26866	V	199	N	SP 474 270	1	15 JUN 1994	A	10000	6	Colour 9 x 9	NMR
EA/GEO/91018	40164	V	264	N	SP 465 273	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	265	N	SP 465 271	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	266	N	SP 465 268	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO

EA/GEO/91018	40164	V	267	N	SP 465 265	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	268	N	SP 464 263	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	269	N	SP 464 260	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	270	N	SP 464 258	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	271	N	SP 464 255	2	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	427	N	SP 470 272	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	428	N	SP 469 270	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	429	N	SP 469 268	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	430	N	SP 468 265	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO

EA/GEO/91018	40164	V	431	N	SP 468 263	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	432	N	SP 468 260	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	433	N	SP 468 258	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91018	40164	V	434	N	SP 468 256	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	47	N	SP 474 256	1	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	48	N	SP 474 259	1	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
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EA/GEO/91019	40165	V	50	N	SP 474 264	1	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	51	N	SP 475 267	1	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO

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EA/GEO/91019	40165	V	53	N	SP 475 272	1	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
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EA/GEO/91019	40165	V	325	N	SP 479 269	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	326	N	SP 479 266	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	327	N	SP 479 264	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	328	N	SP 479 261	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	329	N	SP 479 259	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO
EA/GEO/91019	40165	V	330	N	SP 479 257	3	27 MAR 1991	A	3000	6	Colour 9 x 9	GEO

RAF/106G/UK/1347	243	V	5241	P	SP 467 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1347	243	V	5242	P	SP 473 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1347	243	V	5243	P	SP 478 259	2	01 APR 1946	A	9600	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3011	P	SP 482 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3012	P	SP 474 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1480	260	RP	3013	P	SP 466 271	1	09 MAY 1946	AC	9400	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2013	603	RS	4069	P	SP 474 260	17	16 APR 1947	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2013	603	RS	4070	P	SP 468 261	17	16 APR 1947	A	9800	20	Black and White 8.25 x 7.5	NMR
FSL/6125	1118A	V	13101	P	SP 471 251	46	1961	A	8000	6	Black and White 9 x 9	AF

FSL/6125	1118A	V	13151	P	SP 474 263	48	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	13152	P	SP 468 263	48	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	21011	P	SP 477 279	75	1961	A	8000	6	Black and White 9 x 9	AF
FSL/6125	1118A	V	21012	P	SP 469 279	75	1961	A	8000	6	Black and White 9 x 9	AF

OBLIQUE IMAGES

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SP 4625 / 5	NMR 4654	/ 31	17 JUL 1990	Black & white	SP 463259
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SP 4625 / 11	NMR 15436	/ 02	11 JUL 1996	Colour slide	SP 463259
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SP 4625 / 15	NMR 15488	/ 15	15 JUL 1996	Black & white	SP 463259
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SP 4625 / 23	NMR 23991	/ 174	20 JUL 2005	Digital colour	SP 463259

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If you have any queries or would like to discuss anything further

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