

Land at High Street, Ascott-under-Wychwood, Oxfordshire

Historic Environment Desk-Based Assessment



Report prepared for:
Bloombridge Development
Partners

CA Project: CR0203

CA Report: CR0203_2

December 2020




Land at High Street, Ascott-under-Wyckwood, Oxfordshire

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date	December 2020
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date	December 2020
issue	1

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SUMMARY

Project Name: Land at High Street

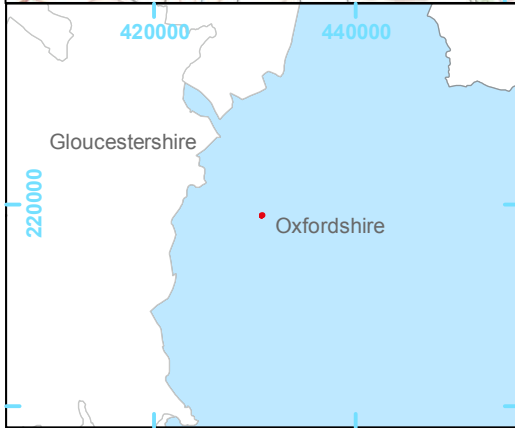
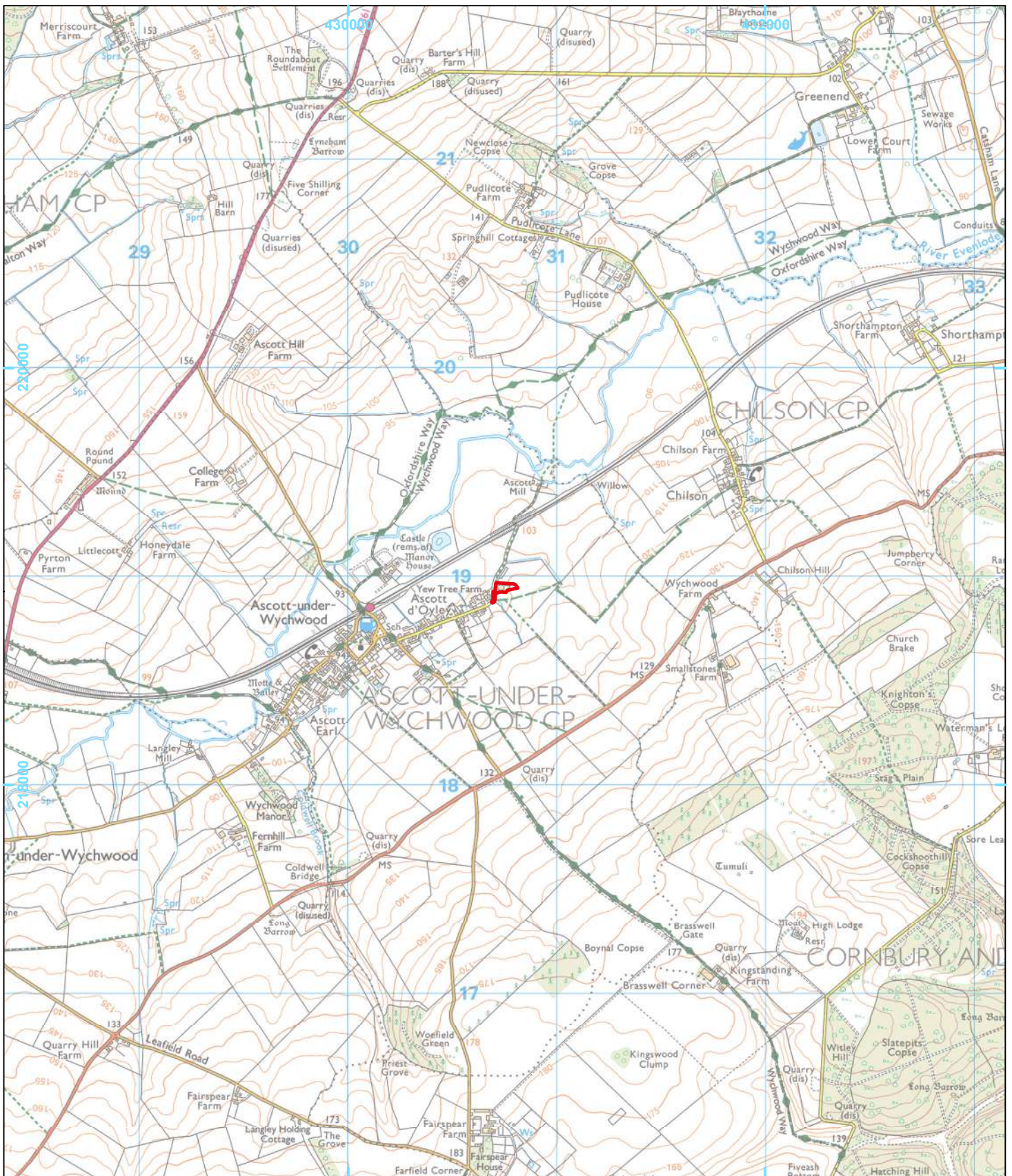
Location: Ascott-under-Wychwood, Oxfordshire

NGR: 430872, 218974

This report comprises a Historic Environment Desk-Based Assessment commissioned by Bloombridge Development Partners, for land at High Street, Ascott-under-Wychwood, Oxfordshire. The objective of the assessment was to identify the nature and extent of the heritage resource, both within the site and its immediate environs.

There are no previously recorded heritage assets located within the proposed development site. The assessment also concludes that, although there is some potential for buried archaeology of prehistoric through Romano-British date being present in the vicinity of the site, it is unlikely that significant remains will be present within the footprint of the proposed new development. If any such remains were to be present it is also likely that they will have been truncated or removed by construction of the present buildings in the area proposed for the new build. This assessment also indicates that there will be no harm to the significance of any designated heritage assets through any change within their setting from the proposals.

It is concluded that the information provided in the present report comprises a 'proportionate' level of information with which to determine the planning application, in accordance with paragraph 189 of the NPPF (2019).



Legend

Site

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Ordnance Survey 0100031673

0 1,050m

Andover 01264 347630

Cirencester 01285 771022

Exeter 01392 826185

Milton Keynes 01908 564660

Suffolk 01449 900120

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PROJECT TITLE

Land east of High Street, Ascott-under-Wychwood, Oxfordshire

FIGURE TITLE

Site location plan

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1. INTRODUCTION

- 1.1. In April 2020, Cotswold Archaeology (CA) was commissioned by Bloombridge Development partner to update a Heritage Assessment in respect of land at High Street, Ascott-under-Wychwood, Oxfordshire (hereafter referred to as 'the Site', NGR: 43072,218971; Fig. 1).
- 1.2. The objective of the assessment was to identify the nature and extent of the heritage resource, both within the Site and its immediate environs. The report was originally compiled in September 2016 and has been revised and updated (including revised search of the Oxfordshire Historic Environment Record).
- 1.3. The assessment has been undertaken in accordance with a Written Scheme of Investigation submitted to, and approved by, Oxfordshire County Council's planning archaeologist and Historic England in 2016.
- 1.4. The proposed development comprises the demolition of a cow shed and the construction of seven houses with garaging and associated landscape works (Fig. 1b).



Fig. 1b Proposed indicative masterplan

Objectives and professional standards

1.5. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.6. Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘ enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

1.7. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment 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, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

1.8. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Statements of Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12 (2019)	Provides guidance and information on the analysis and assessment of Heritage Significance in line with the NPPF (2019)
West Oxfordshire Local Plan 2031 (adopted September 2018)	<p>Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).</p> <p>Policies EH9 to EH16 are the key policies regarding heritage</p>

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2017). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Oxfordshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Oxfordshire Record office	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist and Envirocheck, & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in

respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.1. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1942 to 1990.

Assessment of heritage significance

- 2.2. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.3. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.4. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.5. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.6. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:
- 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*
- 2.7. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	<p>Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.</p> <p>Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.</p>
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	<p>In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019).</p> <p>Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	<p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should</p>

Level of effect	Description	Applicable statute & policy
		be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.8. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.9. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.10. A selection of archival material pertaining to the Site and study area was consulted in person at the Oxfordshire Record office in September 2016 and it was not deemed necessary to repeat such visit for the present assessment.

2.11. A walkover survey was conducted within the Site, originally on the 13th of September 2016 and since conditions have not changed it was not deemed necessary to revisit the Site or study area. The visit was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground

with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1. This section provides an overview of the historical and archaeological background of the study area, and the wider landscape, in order to provide a better understanding of the context and significance of heritage assets that may be affected by development within the Site. The assessment also seeks to identify the potential for encountering buried archaeological remains within the Site, and to predict their likely nature, date, extent and condition.

3.2. Designated and non-designated heritage assets within the study area are recorded in Appendix A. Figure 2 provides an illustration of those recorded heritage assets within the environs of the Site, which are considered to be relevant to the assessment of its historical development and archaeological potential and that of its surroundings.

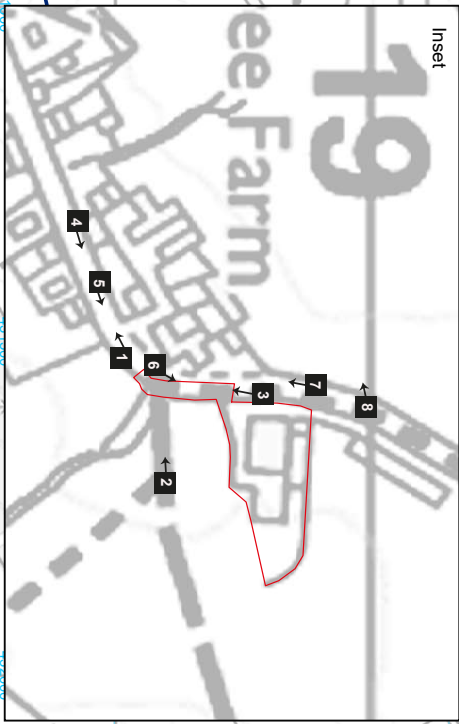
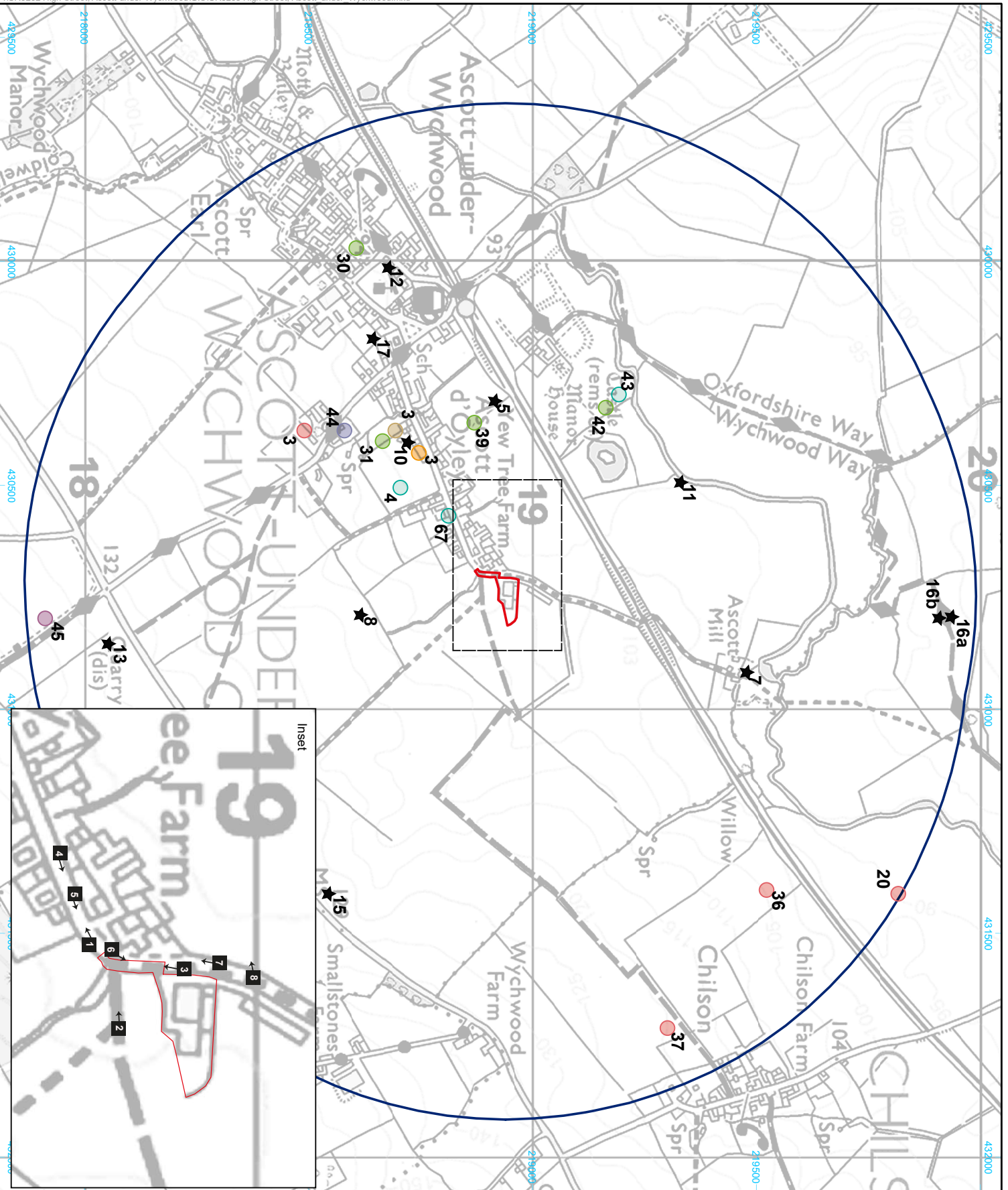
Landscape context

3.3. The Site lies on the eastern edge of the village of Ascott-under-Wychwood in Oxfordshire. The Site is situated on the eastern side of the main High Street, with residential properties of mixed period to the west, but otherwise bounded primarily by arable agricultural land.

3.4. The Site is approximately 0.22ha and is illustrated on Fig. 1. It currently comprises a cow shed with associated hardstanding and storage features. The proposed built development is limited to these previously developed elements. The remainder of Yew Tree Farm has already been developed, from the 1980s.

3.5. The settlement at Ascott-under-Wychwood is mainly linear in form with properties flanking the High Street (Shipton Road). The orientation of the High Street changes as it exits the eastern end of the village, from an eastwardly to a northerly direction. As such a significant bend in the road lies between the Site and village.

3.6. The Site lies just within the eastern edge of the Cotswolds Area of Outstanding Natural Beauty (AONB), north-west of the Wychwood National Nature Reserve, on the boundary between character area 11b (Stonesfield Lowland, a Dip-Slope Lowland) and character area 16b (Lower Evenlode Valley, a Broad Floodplain Valley) (Cotswold AONB 2004).




- ### Legend
- Site
 - Study Area

- ### Period
- Prehistoric
 - Romano-British
 - Saxon
 - Medieval
 - Post-Medieval
 - Multiperiod
 - Undated
 - ★ Findspots
 - Photo locations



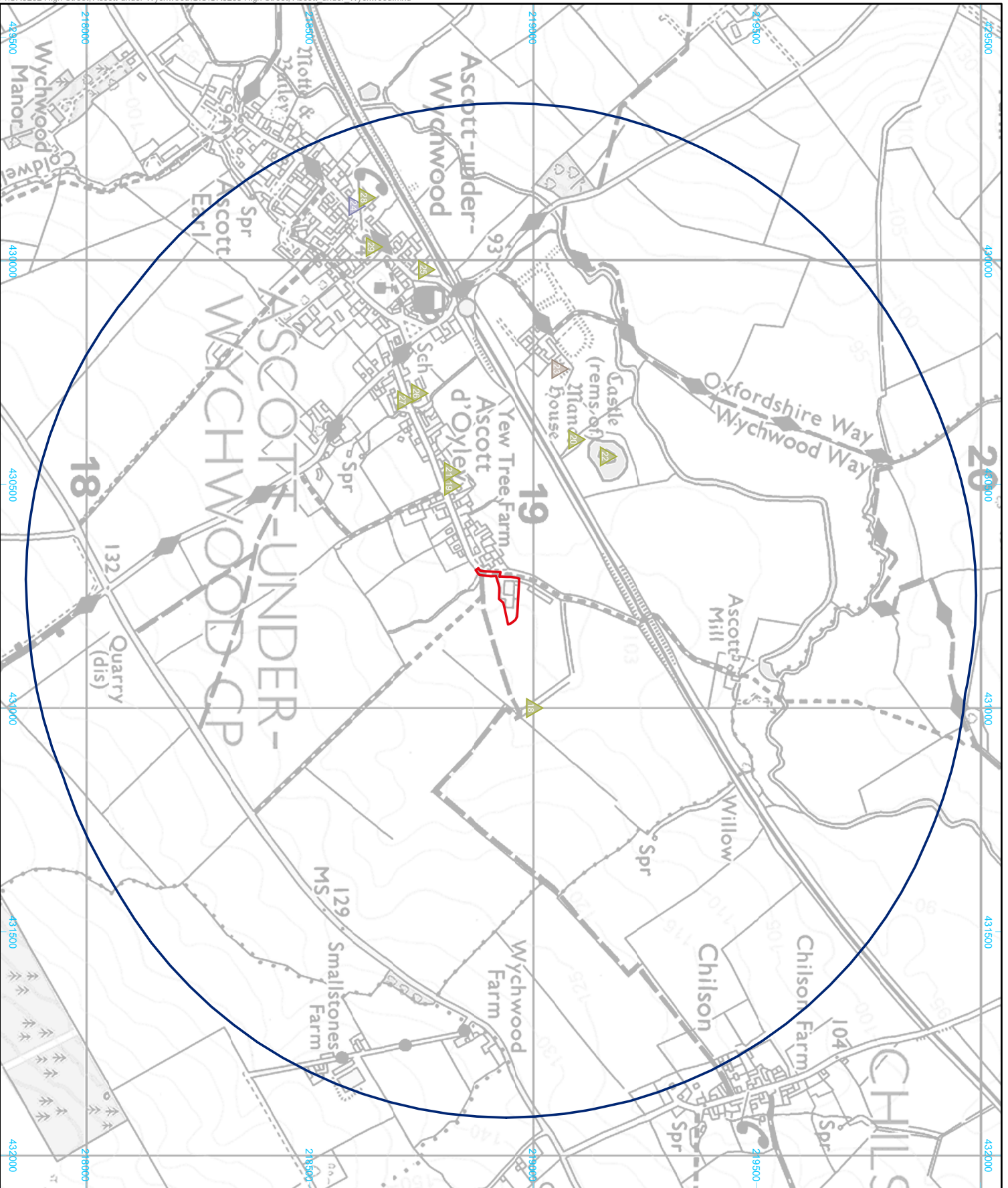
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PROJECT TITLE
 Land east of High Street, Ascott-under-Wychwood, Oxfordshire

FIGURE TITLE
 Site location showing non-designated heritage assets and photo locations

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- Legend**
- Site
 - Study Area
 - Earthwork Survey
 - ▲ Watching Brief
 - ▼ Archaeological evaluation



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PROJECT TITLE
 Land east of High Street, Ascott-under-Wychwood, Oxfordshire

FIGURE TITLE
 Site location showing previous works

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Designated heritage assets

- 3.7. No World Heritage Sites, or sites included on the Tentative List of Future Nominations for World Heritage Sites (2016) are situated within the Site or the study area.
- 3.8. There are no Scheduled Monuments within the Site. The study area contains the Scheduled Monument of Ascott d'Oyley, a 12th-Century Motte and Bailey Castle (Fig. 2, 1) located c.430m north-west of the Site, and the Scheduled Monument of Ascott Earl Motte and Bailey Castle (Fig. 2, 2), that lies just outside the study area, and c.1.1km south-west of the Site.
- 3.9. There are no Registered Parks and Gardens, Conservation Areas, or Registered Battlefields within the site or surrounding study area.
- 3.10. There are no Listed Buildings within the Site. Within the study area there are 22 Listed Buildings: Yew Tree Farm is the most proximate and comprises a Grade II Listed farmhouse (Fig. 2, 4; see Section 5) located c.70m to the south-west.

Previous archaeological works

- 3.11. There have been no previous archaeological works within the Site itself. More widely, several previous archaeological investigations have been undertaken, many relating to developments within the village of Ascott-under-Wychwood itself. These have mostly comprised watching briefs, and limited excavations.

Ref. on Fig. 2	HER Ref.	Description of work
18	HER654971	Shorthampton Villa - Watching Brief
19	HER1087740	High Street, Ascott Under Wychwood - Watching Brief
20	HER1172092	Manor Farm - Watching Brief
21	EOX129	Land Adjoining 21 High Street - Watching Brief
22	EOX130	Lake Construction East of Manor Farm---Watching Brief
23	EOX1367	Survey of Earthworks at Ascott d'Oilly Castle, Ascott-under-Wychwood - Topographic Survey
24	EOX1140	18 Shipton Road, Ascott-under-Wychwood - Archaeological Evaluation
25	EOX1141	2A Shipton Road, Ascott-under-Wychwood - Archaeological Evaluation
26	EOX1142	Corner Farm, Ascott-under-Wychwood - Archaeological Evaluation
27	EOX1143	Corner Farm, Ascott-under-Wychwood - Watching Brief
28	EOX1279	18 Shipton Road, Ascott-under-Wychwood - Watching Brief
29	EOX1453	19 Church View, Ascott-under-Wychwood - Watching Brief

Table 3.1 Summary of previous archaeological works

Topography and geology

- 3.12. The Site lies on the southern flank of the narrow valley of the River Evenlode which is relatively steeply incised into the dip-slope of the Cotswold massif, and drains south-east to a confluence with the rivers Windrush and Cherwell, and thence the Thames. The Site itself lies at the meeting of a dry valley incised into this southerly valley side within the valley of the Evenlode.
- 3.13. The underlying solid geology comprises mudstone of the Charmouth Mudstone Formation, of Jurassic date (c.183 – 197 million years ago). No drift deposits are recorded as overlying this within the Site, although fluvio-glacial sands and gravels form a River Terrace deposit of Quaternary date immediately to the west, which is in turn overlain by Holocene alluvium in the valley floor of the Evenlode (BGS 2020).

Palaeolithic (pre. c.10,000 BC) and Mesolithic (c.10,000 – c.4,000 BC)

- 3.14. Most of the evidence for Lower and Middle Palaeolithic (c.500,000 – 40,000 BC) occupation in the area comprises stone tools re-deposited within the terrace gravel deposits associated with the River Thames and its tributaries, including the Evenlode. Later Palaeolithic (c.40,000 BC – 10,000 BC) evidence is also mainly restricted to un-stratified finds of stone tools within reworked plough soils, although there is established potential for activity of these periods to be preserved within alluvium in valleys and within fenland peats. The Site does not lie over either terrace gravels or alluvium, although terrace gravels are recorded just to the west.
- 3.15. Typically, Mesolithic activity is identified on upper slopes above watercourses, and on fen edges. Locations on higher ground and especially on low-lying ridges at a woodland edge would have provided a good location from which to watch for and hunt game. Routes along river valleys, such as the Evenlode would also probably have been used to move between different hunting territories and resource zones.
- 3.16. There are no recorded sites within the study area which date to the Palaeolithic or Mesolithic periods, although Palaeolithic finds have been made outside the study area, within the valley of the Evenlode to the north-west of Ascott-under-Wychwood, and a number of struck flints ascribed a broadly prehistoric date have been recovered near the village (Fig. 2, 44) c.520m south-west of the Site and c.1km south of the Site (Fig. 2, 45).

Neolithic (c.4,000 – c.2,400 BC) to Middle Bronze Age (c.2,400 – 1,500 BC)

- 3.17. The Neolithic and subsequent Bronze Age periods are far more evident in the landscape than those of preceding prehistory. The Neolithic period is characterised by the introduction of more settled, agricultural populations, although probably still in part transient, and where so far discovered, domestic activity is commonly represented only by surface material, including scatters of flint artefacts, very occasional sherds of pottery and burnt stone within plough soils. The period is, however, also characterised by the advent of large-scale ritual and funerary monuments, particularly in major river valleys such as the Thames Valley and along its tributaries, including the Evenlode. This is particularly the case near confluences of river systems, such as that between the Evenlode, Windrush, Cherwell and Glyme with the Thames between Stanton Harcourt and Oxford c.17km to the south-east.
- 3.18. Evidence for major monuments, like those of the Neolithic and earlier Bronze Age, declines dramatically towards the end of the Bronze Age, when archaeological evidence increasingly identifies settlement activity and associated agricultural landscapes (Champion 1999).
- 3.19. Sites of these periods typically lie on well-drained upper slopes overlooking watercourses and comprise the buried remains of shallow pits or scrapes and burnt mounds (piles of fire cracked stone/pebble with charcoal). Much evidence for the Neolithic and Early Bronze Age periods may have been lost through slope erosion or is buried under later colluvium and alluvium within valleys and fens.
- 3.20. A Long Barrow, possibly earlier Neolithic in date, has been identified within the study (Fig. 2, 15) c.780m south-east of the Site. This date is supported by an associated findspot of struck flints which suggest a degree of Neolithic activity within this area.

Later Prehistory (c.1,500 BC – AD 43)

- 3.21. From the Middle Bronze Age (c.1,500 – 1,000 BC) settlement became more permanent, usually as small, single farmsteads possibly accommodating only a single-family unit. A typical later prehistoric settlement within the upper Thames valley region may include buried evidence of at least one roundhouse, in the form of a circular gully with postholes and associated features such as an enclosure ditches, pits, ditched field boundaries, paddocks and trackways. This development

was associated with the widespread clearance of woodland and the ordering of increasingly open landscapes and territories, linked to the expansion of farming and population. Larger scale societal divisions may well have been present, but are not clear-cut until the introduction of tribal coinages in the late 1st century BC, when it appears the area in which the site lies lay on the edge of the territory of the Dobunni, which predominantly lay to the west, with the territory of the Catuvellauni to the north-east, with a border possibly established along the River Cherwell (Lambrick 1988).

- 3.22.** By the later Iron Age, the site lay just to the west of a distinctive area delineated by a series of linear earthworks known collectively as the North Oxfordshire Grims Ditch. These earthworks enclosed an area of up to c.80km², encompassing parts of the Evenlode and Glyme valleys and the interfluvium between them. It is uncertain what these earthworks represent, although it is possible that they delineate an area of royal settlement and landholding that continued into the Roman period with the establishment of several early Roman villas, including Stonesfield, Callow Hill Ditchley and Fawler (Lambrick 1988).
- 3.23.** Sites of this period are again typically situated on well-drained soil near watercourses, and an Iron Age settlement has been recorded just outside the study area (Fig. 2, **2**) c.1.1km west of the Site, near the River Evenlode and underlying the Scheduled Monument of Ascott Earl motte and bailey castle.

Romano-British period (AD 43 – AD 410)

- 3.24.** Settlement of Romano-British (AD 43 –410) date is usually more extensive in scale than that of later prehistoric date, with a far greater abundance and variety of material culture (such as pottery, worked bone, metalwork and glass). There is also widespread use of stone, brick and tile for building.
- 3.25.** Generally, there appears to be an increase in population and settlement density between the 1st century BC and 1st century AD, although there is some evidence during this period for settlement abandonment and dislocation in association with a changing emphasis of settlement location.
- 3.26.** An important facet of the Romano-British period within the wider environs of the Site is the development of a number of important villa estates, and a landscape rich in enclosed farmstead enclosures (Fig. 2, **37**), There are several recorded nearby findspots of the Romano-British period, including 4th-century. coins (Fig. 2, **35**)

c.580m south east of Site, mixed artefacts (Fig. 2, **36**) c.860m north east of Site, and multiple bronze objects (Fig. 2, **40**) c.1km north-east of Site. The growth of Romano-British settlement and, in particular, villas within this area will have been heavily influenced by the location of Akeman Street Roman road, c.5.5km to the south.

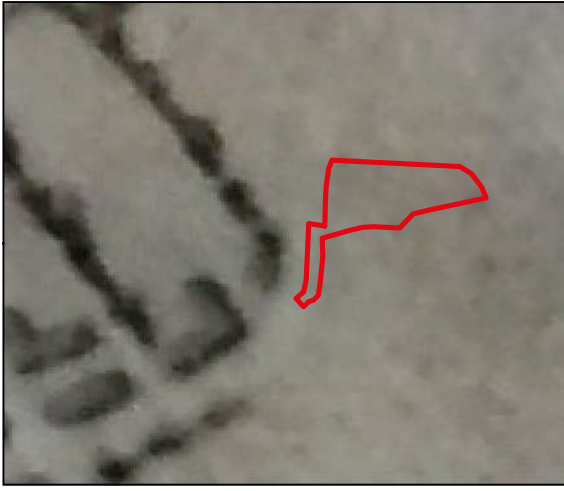
Early medieval period (AD 410 – AD 1066) and Medieval period (AD 1066 – 1539)

- 3.27.** In the centuries following the end of Roman rule, Britain fragmented into many small kingdoms, including the Gewisse who held sway in the Upper Thames area in which the Site lies. The Gewisse appear to have introduced or adopted Germanic (Saxon)-style settlement features by the early 5th century, and to have formed a distinct and compact cultural entity through the 5th and 6th centuries (Lambrick 1988). Later the area may have been located with the easternmost extent of the Kingdom of the Hwicce, which occupied broadly the same territory as the Iron Age Dobunni tribe between the 6th century and its absorption by the growing power of the Anglo-Saxon kingdom of Mercia in the later 7th century. Within West Oxfordshire, this period is notable for several prominent early medieval burial mounds, including neighbouring examples at Shipton-under-Wychwood, Asthall and Churchill.
- 3.28.** Settlement of 5th to 7th-century date in Southern England tends to be scattered and based on small hamlets/farmsteads usually focussed on a small number of small timber halls with associated sunken-featured buildings, sometimes with associated small ditched fields and trackways. Settlements often exist close to former nucleated Romano-British sites and may represent a shifting and scattering of settlement rather than complete abandonment. The lighter, easily tilled soils near water sources were especially favoured for settlement in this period (Williamson 1986).
- 3.29.** By the 7th century, these smaller groups merged to create larger kingdoms. For the next 200 years, the area in which the site lies may have lain in a border area between the Kingdom of Mercia to the north and Wessex to the south with Mercia holding sway through much of the 8th century. After the Danish incursions of the 9th century, expansion by the surviving Anglo-Saxon kingdom of Wessex extended into this area, which by the 10th century had effectively unified the country.

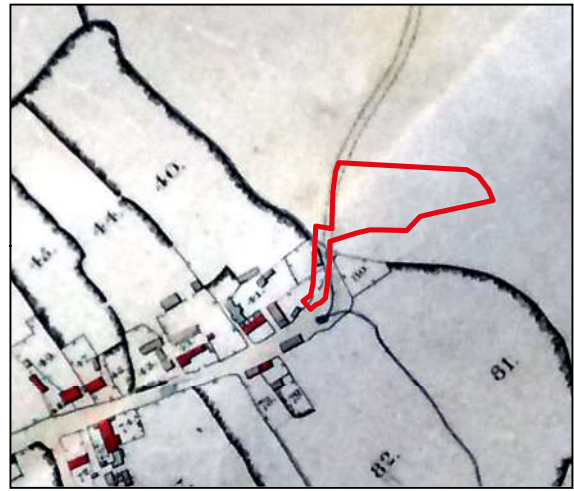
-
- 3.30. The later part of this period may also have seen the fragmentation of the larger estates typical of the 8th to 10th centuries, into the smaller manorial units that ultimately became the framework around which land tenure was organised throughout the following medieval period. This period also saw the establishment of the open-field agricultural system, with its characteristic ridge and furrow cultivation which would remain in use throughout the medieval period. However, no such features are evident above ground within the study area.
- 3.31. The Domesday Survey of 1086 records both Ascott d'Oyley and Ascott Earl as two separate estates of comparable size, whose establishment was marked by respective earthen motte and bailey castles. The two estates were later conjoined as the village of Ascott-under-Wychwood, one of three villages situated within the Royal Forest of Wychwood; including Shipton-under Wychwood, and Milton-under-Wychwood.
- 3.32. Ascott-under-Wychwood, was evidently of some importance following the Norman conquest of 1066, as it provided the location of two motte and bailey castles comprising Ascott d'Oyley (Fig. 2, 1) c.430m north west of the Site, and Ascott Earl (Fig. 2, 2) c.1.1km south-west of the Site. The locations of these fortifications influenced the form of the village through to the present day, with most subsequent developments from the medieval period onwards resulting in gradual infilling between the two motte and bailey castles. The Church of the Holy Trinity, which is Grade II* Listed, is a small, plain church dating to c.1200, with transitional Norman details. This was originally a chapel-of-ease to Shipton-under-Wychwood and lies at the heart of the village (Fig. 2, 3) c.710m east of the Site, forming the nucleus of the relatively concentrated medieval settlement.
- 3.33. It is probable that the Site lay within the agricultural hinterland of the village of Ascott-under-Wychwood throughout the medieval period.

Post-medieval period (1540 – 1800)

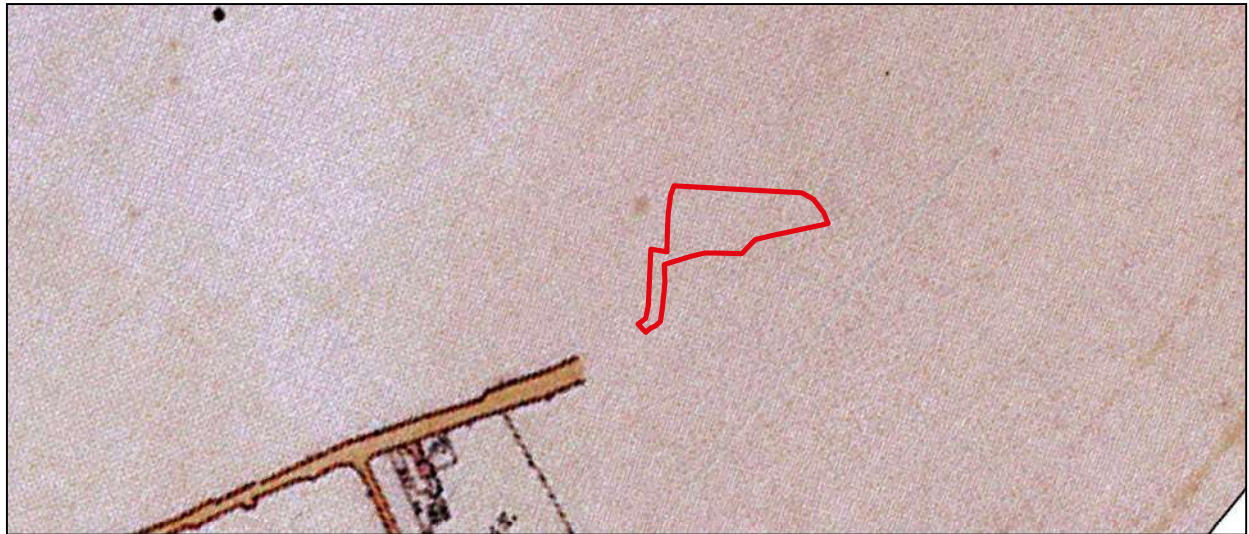
- 3.34. The pattern of settlement established in the medieval period forms the basis for that which continued through the post-medieval period to the present day. The post-medieval period also witnessed the widespread abandonment of the pattern of medieval agricultural organisation based on open fields with its ridge and furrow strips divided by headlands. This was replaced by enclosed fields, both for arable production and to provide enclosed pasture.



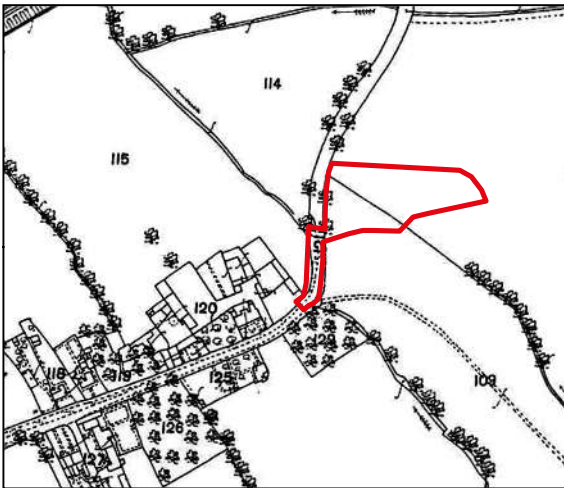
1797



1838



1840



1881



2020

Source: Esri, DigitalGlobe,
GeoEye, EarthStar
Geographics, CNES/Airbus
DS, USDA, USGS,

Legend

 Site



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Ordnance Survey 0100031673

Courtesy of GRO

0  200m



Andover 01264 347630
Cirencester 01285 771022
Exeter 01392 826185
Milton Keynes 01908 564660
Suffolk 01449 900120

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PROJECT TITLE

Land east of High Street, Ascott-under-Wychwood, Oxfordshire

FIGURE TITLE

Site location on historic maps

DRAWN BY	CJ	PROJECT NO	CR0203	FIGURE NO.
CHECKED BY	RM	DATE	24/04/2020	
APPROVED BY	RM	SCALE	A3 1:5,000	4

Documented history of the Site

- 3.35. The earliest available cartographic evidence for the area around Ascott-Under-Wychwood, is the 1797 Map of Oxfordshire by Davis (Fig. 4). This depicts Ascott D'Oyley as a separate hamlet from Ascott-under-Wychwood itself. Notably, elements of the medieval landscape are illustrated on this map, including large areas of unenclosed land, which possibly represent elements of the former medieval open-field systems. Narrow strips of gardens to the rear of residential buildings are also indicative of medieval crofts extending back from the village streets. The Site itself lies within unenclosed land, potentially part of the original open-field system.
- 3.36. The 1838 Enclosure map (Fig. 4) of the area demonstrates that the Site remained part of the agricultural hinterland of the village settlement, and is named (80) rickyard (meaning, 'a part of a farm in which hay or fodder is stacked') and (81) Ground next to Castle Furlong on the apportionment; the latter again suggests that the adjacent, unenclosed land formed part of the medieval open-field system. The pattern of elongated medieval croft boundaries, extending back from local roads, remains visible, although these have begun to be amalgamated, thus creating larger plots. The un-apportioned areas of land beyond the immediate vicinity of the village were ascribed at this time to the ownership of Lord Churchill.
- 3.37. The 1840 Tithe map (Fig. 4) does not include the Site, although it does illustrate the road layout of the village, with the historic core focused on the location of Church of the Holy Trinity.
- 3.38. By the time of the 1st edition of the Ordnance Survey map, of 1881 (Fig. 4) the railway had been constructed, with associated changes in the local field boundaries. The straight boundaries of post-Enclosure Act fields are also readily apparent. The Site remained as agricultural fields at this date.
- 3.39. The western boundary of the Site is marked on the 1838 enclosure map. This map slightly pre-dates the accepted cut-off date, of 1845, for identifying those historic hedgerows that can be considered important under the historical and archaeological criteria of the Hedgerow Regulations 1997. This hedgerow possesses historical illustrative and evidential heritage values as long-lived components of the local historic landscape. It should be noted, however, that such 'Important' hedgerow does not constitute a designated heritage asset (as defined in NPPF Annex 2),

although it retains some heritage significance as a component of a wider historic landscape. The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The construction of the current structures on the Site, comprising cattle sheds with associated hardstanding and drainage, is likely to have substantially truncated, and/or removed, any buried archaeology within that part of the Site representing the construction footprint of the proposed new residential dwellings. Previous impacts within the areas of proposed wildflower meadow/orchard and paddock are likely to be restricted to the disturbance of topsoil through ploughing.

The significance of known and potential archaeological remains within the Site

- 4.2. No recorded buried archaeological assets are located within the Site. The Site does, however, lie within a valley side context which may indicate some potential for activity of prehistoric and Romano-British date. Any evidence of such activity that may be present is unlikely to be of a level of significance that would preclude development of the Site, and within the footprint of the proposed new residential units such deposits are likely to have been truncated by construction of the existing buildings and associated hard-standing on the Site.
- 4.3. Historically, the Site has been situated within agricultural land on the margins of the village of Ascott-under-Wychwood. No significant buried archaeological remains of medieval or later date, including the remains of settlement or occupation, are likely to be present within the Site.

Potential development effects

- 4.4. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.
- 4.5. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with demolition and ground investigation works;

-
- ground reduction;
 - construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.

4.6. Any adverse physical impacts upon the buried archaeological resource would be permanent and irreversible in nature. The excavation of deep footings and trenches will most probably truncate any surviving deposits that are encountered. Topsoil stripping may also truncate any shallow features encountered, but conversely, this may leave any basal deposits associated with deeper features relatively undisturbed. However, overall, the likelihood of significant buried archaeological remains being present, and surviving, within the part of the Site identified for new construction is considered to be low. The heritage impacts of their truncation and / or removal could be mitigated by a programme of appropriate and proportionate archaeological works to be agreed with the Oxfordshire County Council.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 2. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

5.3. Multiple Listed or Scheduled heritage assets are presents within the village of Ascott-under-Wychwood, of which Yew Tree Farmhouse (Fig. 2, 4) located c.74m to the south-west is the closest to the Site.

5.4. Despite being situated within the study area, confirmed by cartographic sources and confirmed by the walkover, the below-listed heritage assets have been excluded from further assessment, as the Site has no historical or functional relationship to them through shared landholding or designed views. In most cases, the Site has no direct experience or aesthetic relationship with the assets concerned due to a lack of inter-visibility resulting from intervening topography, vegetation or built form.

Scheduled Ancient Monuments

- Ascott d'Oyley 12th-Century Motte and Bailey Castle and associated earthworks, Scheduled Ancient Monument (Fig. 2, 1); and
- Ascott Earl Motte and Bailey Castle Scheduled Ancient Monument (Fig. 2, 2).

Listed Buildings

- Church of the Holy Trinity, Grade II* Listed (NHL: 1368158);
- Manor House at Ascott d'Oyley, Grade II* Listed (NHL: 1052609);

-
- College Farmhouse, Grade II Listed (NHL: 1052574);
 - Granary, Grade II Listed (NHL: 1052611);
 - Doorway in wall, Grade II Listed (NHL: 1056210);
 - Fragment of Ascott d'Oyley castle, Grade II Listed, (NHL: 1182583)
 - 15 High Street, Grade II Listed (NHL: 1052614);
 - 11 and 13, High Street, Grade II Listed (NHL: 1182601);
 - 4 And 6, High Street, Grade II Listed (NHL: 1368161);
 - Corner House, 1, High Street, Grade II Listed (NHL: 1052613);
 - 9 The Green, Grade: II (NHL: 1052612);
 - 11 The Green, Grade II Listed (NHL: 1182589);
 - Crown Farmhouse, Grade II Listed (NHL: 1368160);
 - Bale Tomb, Grade II Listed (NHL: 1052607);
 - Bale Tomb, Grade II Listed (List entry Number: 1052606);
 - Hacker Memorial, Grade II Listed (NHL: 1368159);
 - Nicholas Perry Memorial, Grade II Listed (NHL: 1052605);
 - Bale Tomb, Grade II Listed (NHL: 1052608);
 - Heritage House, Grade II Listed (NHL: 1182595); and
 - 26 Shipton Lane, Grade II Listed (NHL: 1052573).

5.5. The Site was identified as potentially lying within the contributory aspect of the setting of one Listed building, the Grade II Listed Yew Tree Farmhouse, located c.74m to the south-west of the Site. This heritage asset was taken forward to the next stages of the setting assessment. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

Steps 2 – 3: Assessment of setting and potential effects of the development

5.6. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken regarding those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Yew Tree Farmhouse, Grade II Listed (Fig. 2, 4)

- 5.7. Yew Tree Farmhouse is late 17th century in date and constructed in vernacular style of local limestone. The farmhouse principally derives its significances from the historical, evidential and aesthetic qualities of its architectural form as a good example of a local vernacular-style farmhouse of this period. The physical fabric of the farmhouse, from which it principally derives its significance, will be entirely unchanged by the proposed development.

Physical surrounds ('what matters and why')

- 5.8. Yew Tree Farmhouse fronts onto Shipton Road to its south and is contained within its own small private grounds and gardens, with limestone walling and shrubs delimiting its property boundary. The Farmhouse is best appreciated for its architectural and aesthetic qualities from the road immediately to its south, and particularly from within its own property boundary. The primary elevation (the public face of the building) overlooks its own small garden and the road to its south (Photo 1), with glimpsed views further south to an agricultural hillside beyond. The Site lies entirely outside this contributory part of the setting of the farmhouse. The part of the Site within which the proposed residential development is proposed lies directly east of the farmhouse, with an elevation comprising a gable end.



Photo 1 Westward View from direction of Site, looking towards the High street and Grade II Listed Yew Tree Farmhouse.

- 5.9. Medium to long-distance views towards, and from, Yew Tree Farmhouse are otherwise very restricted by the enclosed nature of the local topography and vegetation cover, with dry-stone walling and stands of trees flanking the roadway.
- 5.10. A glimpsed, shared view of both the Site and Yewtree Farmhouse is briefly possible from the public footpath entering Ascott-under-Wychwood from the east (Photo 2). This view will not be interrupted by the proposed new residential development, which lies to the north of the sightline. No direct inter-visibility between Yewtree Farmhouse and the Site exists, due to local topography and the presence of intervening agricultural buildings and vegetation.
- 5.11. Approaching the Grade II Listed Yew Tree Farmhouse from the historic core of the village, to the west (Photos 3 and 4), affords no views of the listed farmhouse or of the Site beyond it, as it is completely screened by the enclosed nature of the local topography, with walls and vegetation flanking the road. The Site itself is not directly visible until passing Yew Tree Farmhouse on the road from the west.

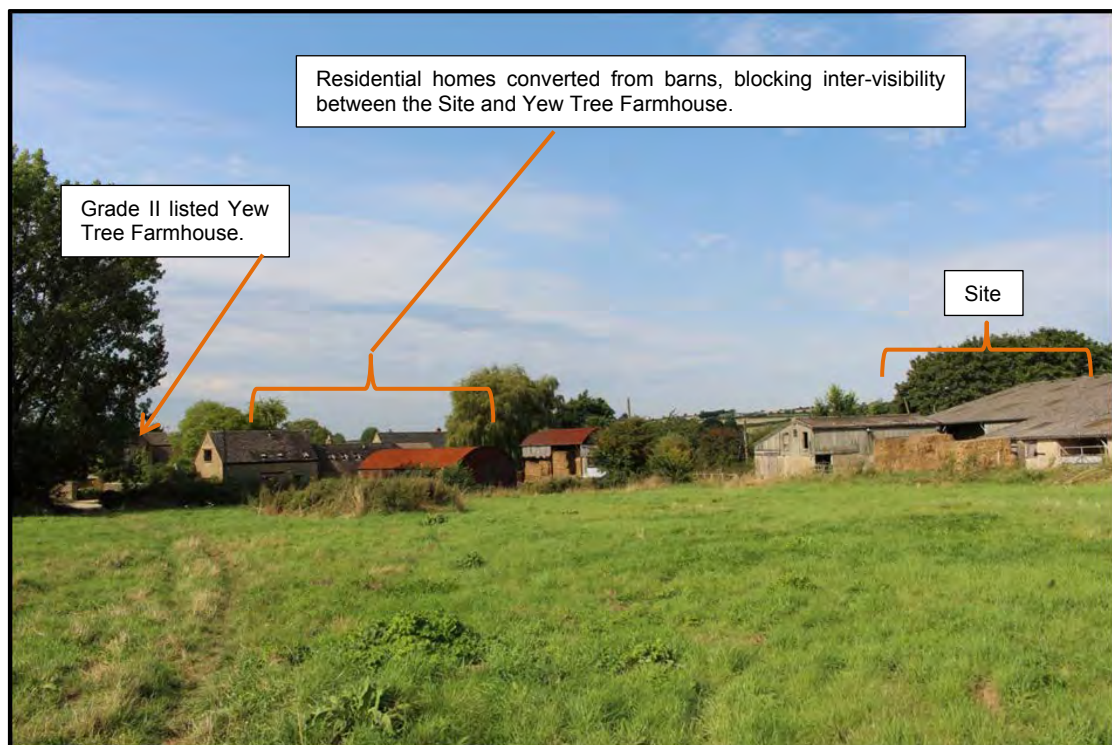


Photo 2 View looking north-west from public footpath, illustrating the limited shared view of the Site and Grade II listed Yew Tree Farmhouse.



Photo 3 Eastward view from village, looking towards the eastern extent of village and Grade II Listed house (house screened by trees)



Photo 4 Eastward view from the village looking towards Grade II listed house (house screened by trees)

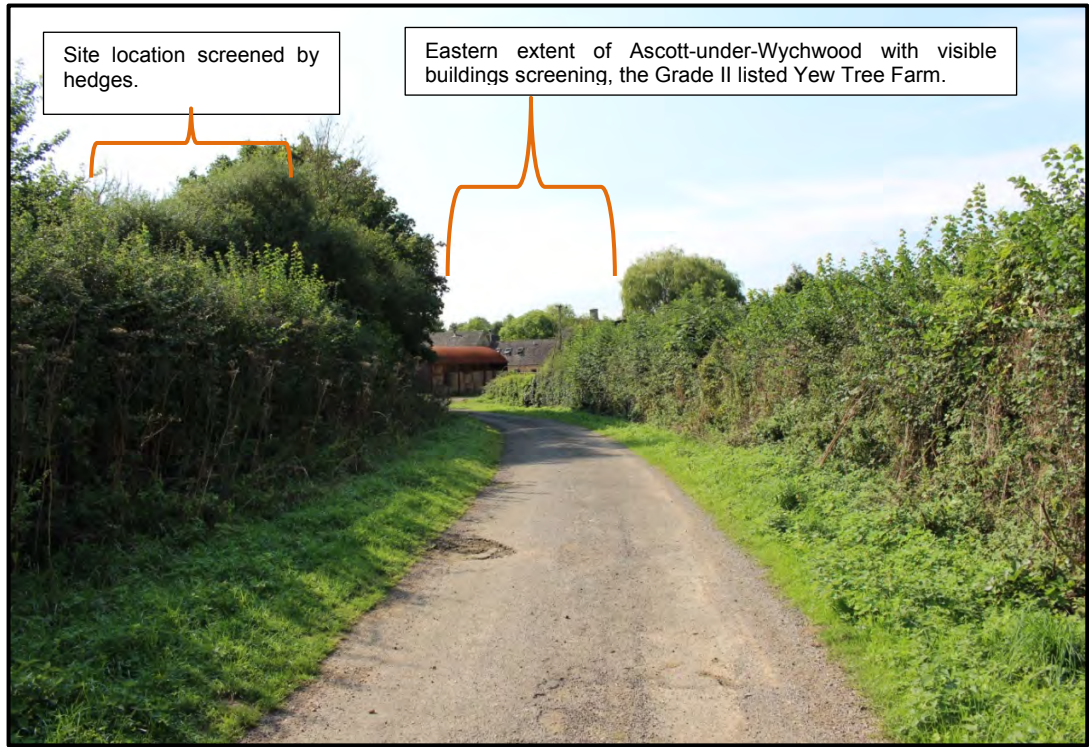


Photo 5 Looking south-westward towards village of Ascott-under-Wychwood

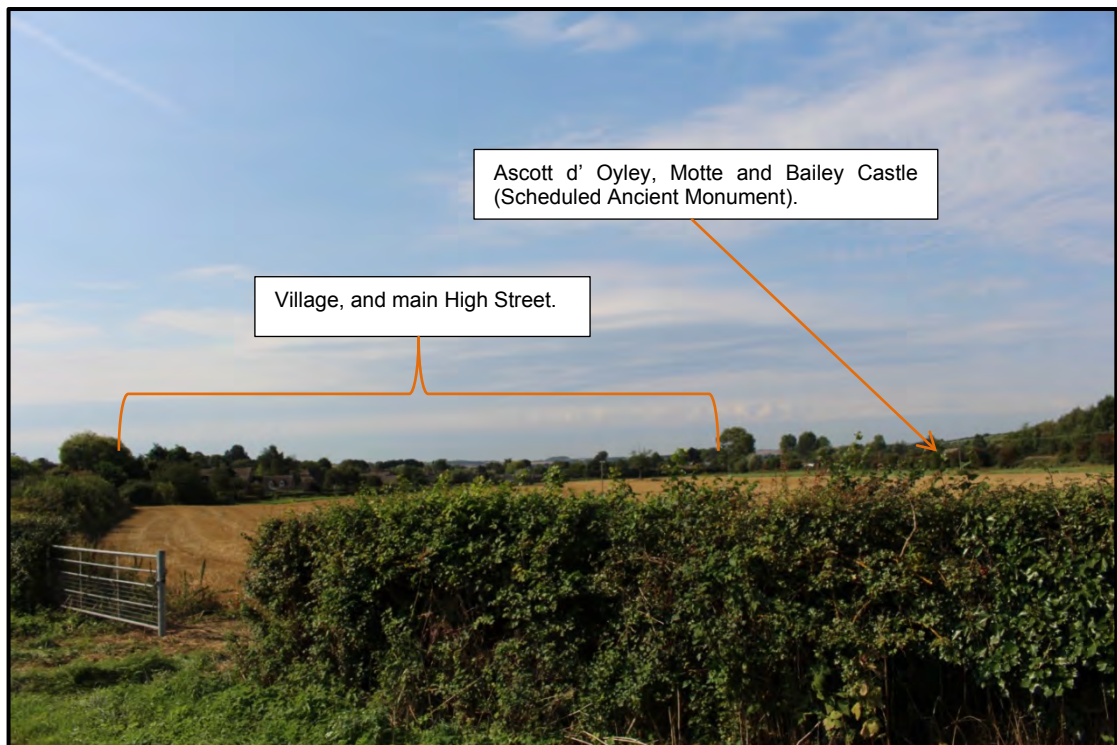


Photo 6 Looking south-westward towards village with view of Motte and Bailey Castle (Ascott d' Oyley, Scheduled Ancient Monument)

-
- 5.12. No shared long views of the Site and Yewtree Farmhouse (or any other designated heritage assets, including Ascott d'Oyley Castle) are possible from the road entering Ascott-under-Wychwood from the east, due to the enclosed nature of the local landscape, with high roadside walling and hedges together with the presence of intervening recent farm buildings (Photos 5 and 6).
- 5.13. On the basis of currently available information it is considered that proposals would not lead to harm to the significance of any Scheduled Monuments, Listed Buildings or Registered Parks and Gardens.
- 5.14. Therefore, proposals would be consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act, 1990, which states that “special regard” should be given to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Whilst the provisions of the Act do not apply to the setting of Conservation Areas the setting of the Listed Buildings will be “preserved” i.e. will not be “harmed”.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal. It is concluded that the information provided in the present report comprises a 'proportionate' level of information with which to determine the planning application, in accordance with paragraph 189 of the NPPF (2019).
- 6.2. There are no prehistoric to early medieval deposits or remains recorded within the Site, although some evidence for activity for these periods is recorded within the wider environs of the Site. However, overall, the likelihood of significant buried archaeological remains being present, and surviving, within the part of the Site identified for new construction is considered to be low. The heritage impacts of their truncation and / or removal could be mitigated by a programme of appropriate and proportionate archaeological works to be agreed with the Oxfordshire County Council.
- 6.3. The principal medieval settlement focus of Ascott-under-Wychwood is reasonably well-defined, and is concentrated to the south-west of the Site, around the medieval Church of the Holy Trinity (Fig. 2, 3) at a distance of c.710m from the Site, and between the 2 motte and bailey castles of Ascott D'Oyley & Ascott Earl. The Site would appear to have been peripheral to this settlement focus, and probably formed part of its agricultural hinterland during the medieval and post medieval periods.
- 6.4. The western boundary of the Site is marked on the 1838 enclosure map. This map slightly pre-dates the accepted cut-off date, of 1845, for identifying those historic hedgerows that can be considered important under the historical and archaeological criteria of the Hedgerow Regulations 1997. This hedgerow possesses historical

illustrative and evidential heritage values as long-lived components of the local historic landscape. It should be noted, however, that such 'Important' hedgerow does not constitute a designated heritage asset (as defined in NPPF Annex 2), although it retains some heritage significance as a component of a wider historic landscape. The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow

- 6.5. As part of this report, an assessment of the setting of designated heritage assets within the wider environs of the Site has been undertaken. The settings assessment concludes that there would be no harm to the significance of any designated heritage assets within the surroundings of the Site derived from changes within the settings that contribute to their significances. These include the Scheduled Monuments of Ascott d'Oyley and Ascott Earl castles, the Grade II* Listed Church of Holy Trinity or any other Listed buildings, including Yew Tree Farmhouse c.74m to the west of the Site.

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1838 Ascott-under-Wychwood Enclosure Map (ORO)

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1881 First Edition Ordnance Survey 6" Map Sheet XXV 1881

Subsequent Ordnance Survey maps viewed at: <http://www.envirocheck.co.uk/>

Aerial photographs

Historic England Aerial Photography Search: Oblique images			
Photo reference (NGR and Index number)	Film and frame number		Date
SP 2918 / 1	NMR 18622	/ 34	06 JAN 2000
SP 2918 / 2	NMR 18641	/ 14	06 JAN 2000
SP 2918 / 3	NMR 18641	/ 15	06 JAN 2000
SP 3018 / 1	NMR 4850	/ 78	12 JUL 1993
SP 3018 / 2	NMR 18622	/ 30	06 JAN 2000
SP 3018 / 3	NMR 18622	/ 31	06 JAN 2000
SP 3018 / 4	NMR 18622	/ 32	06 JAN 2000
SP 3018 / 5	NMR 18622	/ 33	06 JAN 2000
SP 3018 / 6	NMR 18641	/ 08	06 JAN 2000
SP 3018 / 7	NMR 18641	/ 09	06 JAN 2000
SP 3018 / 8	NMR 18641	/ 10	06 JAN 2000
SP 3018 / 9	NMR 18641	/ 11	06 JAN 2000
SP 3018 / 10	NMR 18641	/ 12	06 JAN 2000
SP 3018 / 11	NMR 18641	/ 13	06 JAN 2000
SP 3019 / 1	NMR 14959	/ 08	12 JUL 1993
SP 3019 / 2	NMR 14959	/ 09	12 JUL 1993
SP 3019 / 3	NMR 4850	/ 77	12 JUL 1993
SP 3019 / 4	NMR 4850	/ 79	12 JUL 1993

SP 3019 / 5	NMR 15538	/ 01	24 JUL 1996
SP 3019 / 6	NMR 15538	/ 02	24 JUL 1996
SP 3019 / 9	NMR 15510	/ 21	24 JUL 1996
SP 3019 / 10	NMR 15510	/ 22	24 JUL 1996
SP 3019 / 11	NMR 18557	/ 14	06 JAN 2000
SP 3019 / 12	NMR 18557	/ 15	06 JAN 2000
SP 3019 / 13	NMR 18622	/ 24	06 JAN 2000
SP 3019 / 14	NMR 18622	/ 25	06 JAN 2000
SP 3019 / 15	NMR 18622	/ 26	06 JAN 2000
SP 3019 / 16	NMR 18622	/ 27	06 JAN 2000
SP 3019 / 17	NMR 18622	/ 28	06 JAN 2000
SP 3019 / 18	NMR 18622	/ 29	06 JAN 2000
SP 3019 / 19	NMR 18641	/ 01	06 JAN 2000
SP 3019 / 22	NMR 18641	/ 04	06 JAN 2000
SP 3019 / 23	NMR 18641	/ 05	06 JAN 2000
SP 3019 / 24	NMR 18641	/ 06	06 JAN 2000
SP 3019 / 25	NMR 18641	/ 07	06 JAN 2000

Historic England Aerial Photography Search: Vertical images		
Sortie number	Frame number	Date
RAF/106G/UK/1347	7437	01 APR 1946
RAF/106G/UK/1347	7438	01 APR 1946
RAF/106G/UK/1347	7439	01 APR 1946
RAF/106G/UK/1347	7440	01 APR 1946
RAF/106G/UK/1347	7441	01 APR 1946
RAF/106G/UK/1354	5341	02 APR 1946
RAF/106G/UK/1354	5342	02 APR 1946
RAF/106G/UK/1354	5343	02 APR 1946
RAF/106G/UK/1354	5470	02 APR 1946
RAF/106G/UK/1354	5471	02 APR 1946
RAF/106G/UK/1354	5472	02 APR 1946
RAF/CPE/UK/2013	4147	16 APR 1947
RAF/CPE/UK/2013	4148	16 APR 1947
RAF/CPE/UK/2013	4149	16 APR 1947
FSL/6125	10049	1961
FSL/6125	10050	1961
FSL/6125	10051	1961
FSL/6125	11048	1961
FSL/6125	11049	1961
FSL/6125	11050	1961
RAF/58/4733	229	12 OCT 1961
RAF/58/4733	230	12 OCT 1961
RAF/58/4733	231	12 OCT 1961
OS/72036	14	22 MAR 1972
OS/72036	15	22 MAR 1972
OS/72036	16	22 MAR 1972
OS/72036	20	22 MAR 1972
OS/72036	21	22 MAR 1972
OS/72036	22	22 MAR 1972
OS/96018	23	03 APR 1996
OS/96018	24	03 APR 1996
OS/96018	25	03 APR 1996
OS/96018	61	03 APR 1996

OS/96018	62	03 APR 1996
OS/96018	63	03 APR 1996
OS/96018	64	03 APR 1996
OS/93608A	3	21 OCT 1993
OS/93608A	4	21 OCT 1993
OS/93608A	5	21 OCT 1993
OS/94212	158	28 JUN 1994
OS/94212	159	28 JUN 1994
OS/94212	160	28 JUN 1994
OS/00911A	19	17 FEB 2000
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OS/00911A	21	17 FEB 2000
OS/00911A	22	17 FEB 2000
OS/00911A	54	17 FEB 2000
OS/00911A	55	17 FEB 2000
OS/00911A	56	17 FEB 2000
OS/00911A	57	17 FEB 2000
ADA/617	53	15 JUN 1994
ADA/617	54	15 JUN 1994
ADA/617	55	15 JUN 1994
ADA/617	74	15 JUN 1994
ADA/617	75	15 JUN 1994
ADA/580(Y)	24	15 OCT 1993
ADA/580(Y)	25	15 OCT 1993
ADA/580(Y)	99	15 OCT 1993
ADA/580(Y)	100	15 OCT 1993
EA/AF/93C/640	9652	14 DEC 1993
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EA/AF/93C/640	9654	14 DEC 1993
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EA/AF/93C/640	9658	14 DEC 1993
EA/AF/93C/640	9659	14 DEC 1993
EA/AF/94C/752	8590	26 MAR 1994
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EA/AF/94C/752	8615	26 MAR 1994
EA/AF/94C/752	8616	26 MAR 1994
EA/AF/94C/752	8617	26 MAR 1994

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to

include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise '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' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that *‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainty for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘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’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites) should be wholly exceptional'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will 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, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)'.

Step 2 of the settings process 'assess[es] 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', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. Regarding Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises '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'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or

beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

No.	Description	HER / NHL / Other	Period
1	Ascott d'Oyley 12th century motte and bailey castle and associated earthworks.	21790 1008401 1532 - MOX239 735 - MOX646 9387 - MOX714 (II*) 3956 - MOX689	Medieval
2	Ascott Earl motte and bailey castle The monument includes the buried and earthwork remains of Ascott Earl motte and bailey castle and earlier Iron Age settlement evidence beneath the castle earthworks.	21806 1016562	Medieval
3	Church of the Holy Trinity, Ascott d'Oyley Small, plain church of c.1200 with transitional Norman details, originally a chapel-of-ease to Shipton-under-Wychwood.	4140 - MOX695 23559 - MOX20481 23561 - MOX22708 23563 - MOX20482 23562 - MOX21709	Medieval
4	Yew Tree Farmhouse	23571 - MOX21432	Post Medieval
5	Possible Medieval Closes and Paddocks (S & E of Ascott d'Oyley Castle)	1533 - MOX656	Possible Medieval
6	-	-	-
7	Ascott Mill (corn)	21 - MOX639	Post Medieval
8	Sawpit	1186 - MOX649	Post Medieval
9	Post Medieval Sawpit	1187 - MOX650	Post Medieval
10	Possible Undated Pottery Kiln	3202 - MOX673	-
11	Possible Medieval Motte and Bailey Castle at Ascott-under-Wychwood	3399 - MOX687	Medieval
12	Post Medieval Pound.	9388 - MOX715	Post Medieval
13	Post Medieval Quarry	10569 - MOX724	Post Medieval
15	Possible Neolithic Long Barrow	10925 - MOX726	Prehistoric
16	Pudlicote Deserted Hamlet SW of Pudlicote House	10927 - MOX728 5498 - MOX3217	Medieval to Post Medieval
17	Possible Medieval House Platforms (NE of Crown Farm) Possibly an area of house platforms of medieval cottages - a considerable number of coarse sherds were found resulting from foundation trenches for new cottage built in 1954.	11852 - MOX848	Possible Medieval
Historic Environment & Activity / Events			
18	Shorthampton Villa Watching Brief: 1974 – 1974.	654971	-
19	21 High Street Watching Brief: 1996 – 1996	1087740	Medieval Post- Medieval
20	Manor farm Watching Brief: 1992 – 1992.	1172092	-
21	Land Adjoining 21 High Street. Watching Brief	EOX129	Medieval

22	Lake Construction East of Manor Farm.	EOX130	-
23	Survey of Earthworks at Ascott d'Oilly Castle, Oxfordshire.	EOX1367	-
24	18 Shipton Road, Ascott-under-Wychwood Archaeological Evaluation.	EOX1140	Medieval
25	Archaeological Evaluation at 2A, Shipton Road, Ascott-under-Wychwood.	EOX1141	-
26	Corner Farm, Ascott-under-Wychwood, Oxon: Archaeological Evaluation.	EOX1142	-
27	Corner Farm, Ascott-under-Wychwood, Oxon: Archaeological Watching Brief	EOX1143	-
28	18 Shipton Road, Ascott-under-Wychwood. Watching Brief:	EOX1279	Early-Mid Saxon
29	19 Church View, Ascott-under-Wychwood, Oxfordshire. Watching Brief	EOX1453	-
30	Medieval Pottery	9530 - MOX599	Medieval
31	Medieval Artefacts	305 - MOX641	Medieval
32	Undated Quern Fragment	2286 - MOX666	-
33	Undated Spindle Whorls	2556 - MOX668	-
34	Medieval Jug Fragments	3206 - MOX681	Medieval
35	Roman Coins	5566 - MOX704	Roman
36	Possible Roman Villa at Chilson	5654 - MOX706	Roman
37	Site of Roman Villa at Chilson	5655 - MOX707	Roman
38	Anglo Saxon Pottery	9532 - MOX717	Saxon
39	Medieval Stone Fragment	10525 - MOX723	Medieval
40	Romano British Bronze Artefacts. Trumpet brooch, bronze finger ring, coin, bronze plate, copper alloy stud and possible coin weight.	12392 - MOX730	Roman
41	Post Medieval Pottery Sherds	12987 - MOX734	Post Medieval
42	Medieval Pottery and Building Foundations	14262 - MOX744	Medieval
43	Post Medieval Pottery	14263 - MOX745	Post Medieval
44	Neolithic/Roman/Medieval Pottery Scatter	5561 - MOX846	-
45	Prehistoric flints	4106 - MOX23608	Prehistoric
46	Site of Brickworks	22 - MOX555	Post Medieval
47	Baptist Chapel	266 - MOX558	Post Medieval
48	Toll Board, Ascott-Under-Wychwood School	1140 - MOX647	Post Medieval
49	Parish Workhouse	1185 - MOX648	Post Medieval
50	No 13 (Crown Farmhouse), The Green	9445 - MOX716	Post Medieval
51	Toll House	10306 - MOX721	Post Medieval
52	Site of Toll House	10307 - MOX722	Post Medieval
53	No 15 High Street	23570 - MOX20484	Post Medieval
54	No 36 (College Farmhouse) Shipton Lane	23574 - MOX20464	Post Medieval
55	Bridge over river Evenlode	23558 - MOX20480	-
56	Bale tomb about 3 yards south of the south transept of Church of the Holy Trinity	23563 - MOX20482	Post Medieval

57	No 9 The Green	23565 - MOX20483	Post Medieval
58	No 11 The Green	23566 - MOX20844	Post Medieval
59	Nos 11 & 13 High Street	23569 - MOX20845	Post Medieval
60	Thomas Nicholas Perry Memorial, Hacker Memorial 7 yards south of west tower of Church of Holy Trinity	23560 - MOX21615	Post Medieval
61	No 26 Shipton Lane	23573 - MOX21704	Post Medieval
62	Bale tomb about 15 yards south of the south transept of Church of the Holy Trinity	23562 - MOX21709	Post Medieval
63	Doorway in wall to south east of Manor House	23564 - MOX22057	-
64	No 1 Corner House, High Street	23568 - MOX22400	Post Medieval
65	Nos 4 & 6 High Street	23572 - MOX23004	Post Medieval
66	Heritage House, Heritage Lane	23567 - MOX22800	Post Medieval
67	Priory House	MOX27475	Medieval to Post-Medieval

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