



# **Kingston Bagpuize Sewage Treatment Works**

Heritage Desk Based Assessment

November 2021



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# Executive summary

This Desk-Based Assessment (DBA) has been produced by Mott MacDonald Limited (MML) on behalf of Thames Water Utilities Ltd., in advance of proposed development at Kingston Bagpuize Sewage Treatment Works (STW). The DBA provides baseline information to help determine the heritage constraints of the proposed works, assess the potential impacts and draw up an appropriate mitigation strategy.

The existing Kingston Bagpuize STW site is located in Oxfordshire, approximately 1km south-southwest from the town of Kingston Bagpuize (Postcode: OX13 5HX and National Grid Reference: SU 40316 97527). It comprises an area of approximately 0.51 hectares. It is located within an area of agricultural and partially wooded land, approximately 745m to the south-west of the A415 (Abingdon Road) and 8.8km to the north-west of Abingdon.

Thames Water is undertaking works at Kingston Bagpuize STW. The STW serves the villages of Southmoor, Hinton Waldrist, Longworth and Kingston Bagpuize. The proposed development will deliver upgrades to the existing Kingston Bagpuize STW to increase capacity and account for existing and proposed housing in Kingston Bagpuize and Southmoor. The proposal includes an extension of the STW to the west. The impacts on the historic environment from this proposal have been considered as part of the DBA.

There are no designated or non-designated assets identified by the DBA within the proposed development boundary.

The Kingston Bagpuize Conservation Area is located approximately 230m to the east of the proposed development boundary; however, the current STW and the west extension area is currently heavily screened by mature trees. Therefore, there will be no visual, physical or setting impacts to the conservation area or the designated and non-designated assets within the study area by works carried out at the current STW or in the western extension.

This assessment has also identified that there is limited evidence for activity within the study area from the Roman period, with an increase in the evidence for activity from the medieval period. The potential for paleoenvironmental and post-medieval remains is considered to be medium, with all other periods considered to be low.

It is recommended that screening using vegetation be continued around the extension of the sewage treatment works reflecting that which is already in place and that geotechnical investigations be undertaken to establish the depth of made ground within the proposed development area.

Following consultations with Oxfordshire Council Archaeology Service, the Lead Archaeologist recommended that any development application within this red line boundary should be allowed to proceed with no further requirement for archaeological mitigation.

Overall, it is predicted that the proposed development would not permanently impact built heritage and impacts to archaeology would be low.



# 1 Introduction

## 1.1 Overview

This Heritage Desk-Based Assessment (DBA) has been produced by Mott MacDonald Limited (MML) on behalf of Thames Water Utilities Ltd., in advance of proposed development at Kingston Bagpuize Sewage Treatment Works (STW) (hereafter the 'Site').

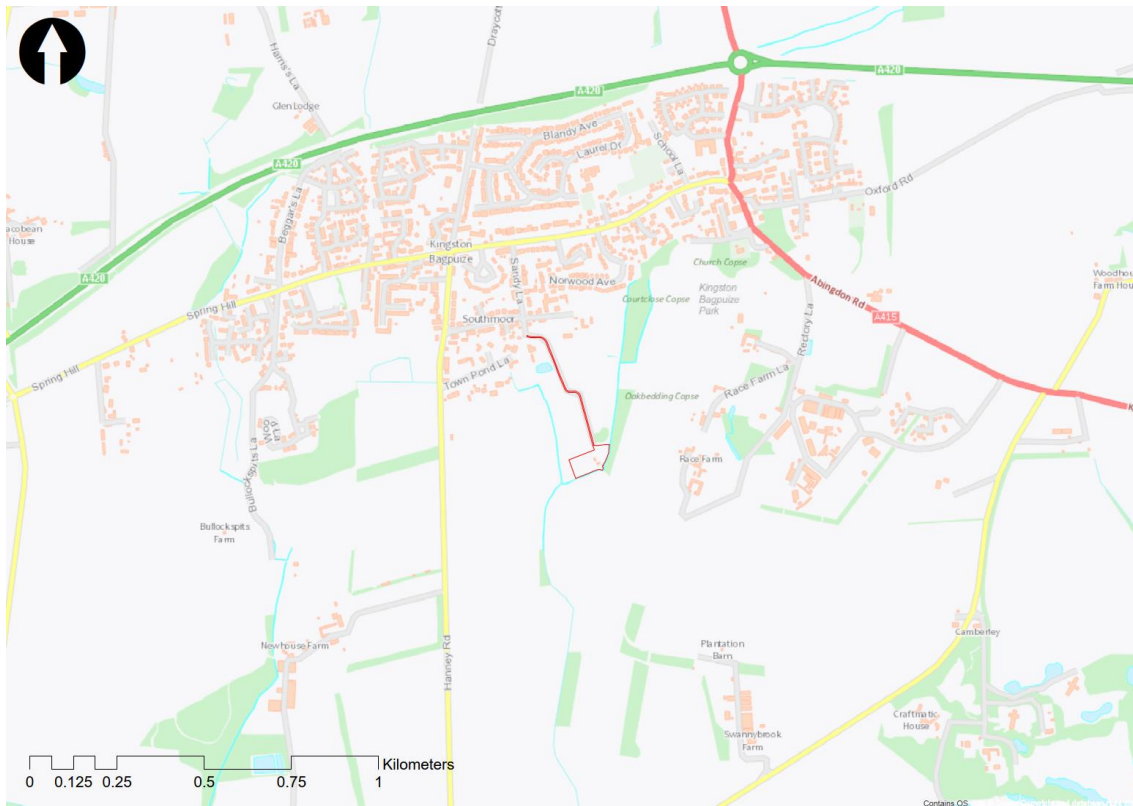
The DBA will provide baseline information to help determine the heritage constraints of the proposed works, assess the potential impacts and draw up an appropriate mitigation strategy.

## 1.2 Site location

The existing Kingston Bagpuize STW site is located in Oxfordshire, approximately 1km south-southwest from the town of Kingston Bagpuize (postcode: OX13 5HX and National Grid Reference: SU 40316 97527). It comprises an area of approximately 0.51 hectares. It is located within an area of agricultural and partially wooded land, approximately 745m to the south-west of the A415 (Abingdon Road) and 8.8km to the north-west of Abingdon (Figure 1.1).

The Kingston Bagpuize site comprises the STW, an operational site run by Thames Water, consisting of buildings, wastewater structures, amenity grassland, hardstanding and areas of vegetation and grassland around the perimeter. Tributaries of the River Ock run to the east and south of the STW, and approximately 50m west of the site.

**Figure 1.1: Location of the RLB, including site access and the extended site for the proposed development at Kingston Bagpuize STW**



Source: Mott MacDonald, 2021

### 1.3 Project description

Thames Water is undertaking works at Kingston Bagpuize STW. The STW serves the villages of Southmoor, Hinton Waldrist, Longworth and Kingston Bagpuize.

An upgrade to the Kingston Bagpuize STW is proposed to cater for growth within the catchment and to increase the storm water storage capacity on the site.

The proposed works include a new inlet pumping station, new primary sedimentation tank desludging pumps, new screens and grit plant, new storm tank, new sludge holding tank, new humus tank, new access road within the proposed footprint of the site, new disc filter new motor control centre (MCC) kiosk, new stand-by generator and fuel tank, three new nitrifying submerged aerated filter (NSAF) plant and relocation of one, new humus tank (HT) desludging pumps and conversion of sludge tank and return liquor pumping station to a return liquor pumping station **only** with new pumps. The maximum height of the proposed works will 9.4m.

The existing site access road will be used to transport construction traffic to the site, therefore passing places are likely to be constructed along the eastern side of the road. This road runs south from Stonehill Lane, joining the site on the northern boundary. Furthermore, an additional roadway within the STW site will be provided to service the upgraded and expanded operations.

An extension to the site is proposed to accommodate the upgrade of works. Land to the west of the existing STW, formerly part of the STW, will be used for this expansion. It is assumed that the temporary site compound will be located within the red line boundary (RLB) area.

It is assumed that a spoil retention area will be based within the RLB area and it is intended that spoil will be beneficially reused where possible through integration into the landscaping and biodiversity enhancements.

All redundant plant and equipment associated with these works will be safely decommissioned, dismantled, cleaned where required and removed.

## 2 National and local planning policy

### 2.1 Overarching legislation

The overarching legislation in relation to heritage and archaeology in Britain is provided by:

- The Ancient Monuments and Archaeological Areas Act 1979
  - Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.
- The Planning (Listed Building and Conservation Areas) Act 1990
  - Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.
- The Water Industry Act 1991
  - Act to consolidate enactments relating to the supply of water and the provision of sewerage services, with amendments to give effect to recommendations of the Law Commission.

#### **Paragraph 3: General environmental and recreational duties**

1. *It shall be the duty of each of the following, that is to say—*

- a. *the Secretary of State;*
- b. *the Director; and*
- c. *every company holding an appointment as a relevant undertaker,*

*in formulating or considering any proposals relating to any functions of a relevant undertaker (including, in the case of such a company, any functions which, by virtue of that appointment, are functions of the company itself) to comply with the requirements imposed in relation to the proposals by subsections (2) and (3) below.*

2. *The requirements imposed by this subsection in relation to any such proposals as are mentioned in subsection (1) above are—*

- a. *a requirement, so far as may be consistent—*
  - i. *with the purposes of any enactment relating to the functions of the undertaker; and*
  - ii. *in the case of the Secretary of State and the Director, with their duties under section 2 above,*

*so to exercise any power conferred with respect to the proposals on the person subject to the requirement as to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest;*

- b. *a requirement to have regard to the desirability of protecting and conserving buildings, sites and objects of archaeological, architectural or historic interest; and*
- c. *a requirement to take into account any effect which the proposals would have on the beauty or amenity of any rural or urban area or on any such flora, fauna, features, buildings, sites or objects.*

3. *The requirements imposed by this subsection in relation to any such proposals as are mentioned in subsection (1) above are, subject to the requirements imposed by subsection (2) above—*
  - a. *a requirement to have regard to the desirability of preserving for the public any freedom of access to areas of woodland, mountains, moor, heath, down, cliff or foreshore and other places of natural beauty;*
  - b. *a requirement to have regard to the desirability of maintaining the availability to the public of any facility for visiting or inspecting any building, site or object of archaeological, architectural or historic interest; and*
  - c. *a requirement to take into account any effect which the proposals would have on any such freedom of access or on the availability of any such facility.*

## 2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012, revised on 24<sup>th</sup> July 2018 and updated on 20<sup>th</sup> July 2021, and replaced all previous national planning policy documents. Paragraphs 189 – 208 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relative to this scheme are as follows:

**189:** *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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.*

**190:** *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.*

**194:** *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

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

**197:** *In determining planning applications, local planning authorities should take account of:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets,*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

**198:** *In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

**203:** *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.*

**205:** *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

**208:** *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

## 2.3 Local Planning Policy

The Vale of White Horse District Council Local Plan 2031 Part I was adopted in December 2016 and makes the following provision for the historic environment.<sup>1</sup>

### *Core Policy 39: The Historic Environment*

*The Council will work with landowners, developers, the community, Historic England and other stakeholders to:*

- i. *ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation*

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<sup>1</sup> Vale of White Horse District Council Local Plan 2031 Part 1, 2016 [online] available at: <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/10/Local-Plan-2031-Part-1.pdf> (last accessed February 2021)

- ii. *ensure that vacant historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition*
- iii. *seek to reduce the number of buildings on the “Heritage at Risk” Register*
- iv. *encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection*
- v. *better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans*
- vi. *identify criteria for assessing non designated heritage assets and maintaining a list of such assets as Locally Listed Buildings, and*
- vii. *encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register.*

### 2.3.1 Vale of White Horse District Council Local Plan 2031 Part 2: Detailed Policies and Additional Sites

The Vale of White Horse District Council Local Plan 2031 Part 2 was adopted in October 2019 and makes the following provisions for the historic environment.<sup>2</sup>

#### 2.3.1.1 Development Policy 36: Heritage Assets

*Proposals for new development that may affect heritage assets (designated and non-designated) must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting in accordance with Core Policy 39 (Local Plan 2031: Part 1), and particularly where they:*

- i. *make a positive contribution to local character and distinctiveness and / or*
- ii. *make a positive contribution towards wider social and economic benefits and / or*
- iii. *provide a viable future use for a heritage asset that is consistent with the conservation of its significance, and / or*
- iv. *provide a sustainable, non-damaging use for a heritage asset that is currently at risk of neglect, decay or other threats.*

*Heritage assets are an irreplaceable resource, and will 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.*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation (and the more important the asset, the greater the weight that will be given). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harms to its significance.*

*Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification.*

*In weighing applications that directly, or indirectly affect non-designated heritage assets, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.*

*These judgements will be made in accordance with national policy.*

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<sup>2</sup> Vale of White Horse District Council Local Plan 2031 Part 2, 2019 [online] available at: [https://data.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=1192618202&CODE=A0EFB96B32F2981530C3200037283F78](https://data.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=1192618202&CODE=A0EFB96B32F2981530C3200037283F78) (last accessed February 2021)

*Developers will also be expected to report, publish and deposit the results of any investigations into heritage assets with the Historic Environment Record (HER) and the relevant local and county authorities.*

### 2.3.1.2 Development Policy 37: Conservation Areas

*Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance. Development will be expected to:*

- i. demonstrate that it contributes to the conservation area's special interest and its relationship within its setting*
- ii. take into account important views within, into or out of the conservation area and show that these would be retained and unharmed*
- iii. respect the local character and distinctiveness of the conservation area in terms of the development's: siting; size; scale; height; alignment; materials and finishes (including colour and texture); proportions; design; and form, in accordance with the Design Guide Supplementary Planning Document and any relevant Conservation Area Character Appraisal*
- iv. be sympathetic to the original curtilage of the dwelling and pattern of development that forms part of the historic interest of the conservation area*
- v. be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the conservation area*
- vi. ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the conservation area, and*
- vii. ensure no loss of or harm to any building or feature that makes a positive contribution to the special interest, character or appearance of the conservation area unless the development would make an equal or greater contribution in terms of public benefit.*

*Wherever possible the sympathetic conservation or restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of the Conservation Area, will be encouraged to prevent harm through the cumulative loss of features that are an asset to the Conservation Area.*

### 2.3.1.3 Development Policy 38: Listed Buildings

*Proposals for additions or alterations to, or the demolition of, a Listed Building (including partial demolition), and/or for development within the curtilage, and/or within the setting of, a Listed Building must demonstrate that they will preserve or enhance its special architectural or historic interest and significance.*

*Proposals directly affecting a Listed Building must demonstrate that they will be sympathetic to the Listed Building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design, form and character, in order to retain the special interest that justifies its designation through appropriate design, in accordance with Core Policy 37 and the Design Guide Supplementary Planning Document.*

*Proposals within the setting of a Listed Building must demonstrate that they will:*

- i. respect, preserve or enhance features that contribute to the special interest and significance of the building, including, where relevant, structures and trees, the*



*historic curtilage or context, such as burgage plots, parkland or fields or its value within a group and / or its setting, such as the importance of a street frontage or traditional shopfronts, designed landscapes or historic farmyards.*

*Proposals for the change of use of a Listed Building or building within its curtilage will be viewed favourably where it can be demonstrated that the new use can be accommodated in a manner appropriate to its significance and historic character without any adverse effect on the special architectural or historic interest of the building and its appearance or character.*

#### 2.3.1.4 Development Policy 39: Archaeology and Scheduled Monuments

*Development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains.*

*When researching the development potential of a site, applicants will be expected to undertake an assessment of appropriate detail to determine whether the site is known or is likely to contain archaeological remains, and demonstrate how the development proposals have had regard to any such remains.*

*Where the assessment indicates known archaeological remains on site, and development could disturb or adversely affect important archaeological remains and / or their setting, applicants will be expected to:*

- i. submit an appropriate archaeological desk-based assessment, or*
- ii. undertake a field evaluation (conducted by a suitably qualified, archaeological organisation) where necessary.*

*Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ. Development proposals that would lead to substantial harm or total loss of significance of such remains will only be permitted in exceptional circumstances where:*

- iii. it can be clearly and convincingly demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the circumstances in paragraph 133 of the NPPF apply.*

*For other archaeological remains, the effect of a development proposal on the significance of the remains, either directly or indirectly, will be taken into account in determining the application. As such assets are also irreplaceable, the presumption will be in favour of the avoidance of harm. The scale of the harm or loss will be weighed against this presumption and the significance of the heritage asset.*

*Where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. Planning permission will not be granted until this programme has been submitted to, and approved by, the local planning authority, and development should not commence until these works have been satisfactorily undertaken by an appropriately qualified organisation. The results and analysis of findings subsequent to the investigation should be published and made available to the Historic Environment Record (HER) and the relevant local and county authorities.*

## 3 Methodology

### 3.1 Consultation

The relevant Historic Environment Record (HER) data has been purchased from Oxfordshire County Council.<sup>3</sup>

Oxfordshire County Archaeological Services were contacted on the 29<sup>th</sup> of January 2021, with further information provided on the 16<sup>th</sup> of February 2021. A response was received on the 15<sup>th</sup> April 2021 indicating that the STW site would have been heavily disturbed by earlier works and there is no further requirement for archaeological mitigation at the site.

### 3.2 Assessment Methodology

Baseline information has been gathered within a 1km radius of the site boundary (hereby referred to as the 'study area') for designated assets and 500m for non-designated assets. This search radius is considered sufficient to produce a comprehensive historic environment baseline for the Site. This will allow for an understanding of the archaeological potential and historic significance to be established and, subsequently, for appropriate mitigation to be recommended.

The DBA follows the 2020 updated Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment, and Historic England's Conservation Principles, Policies and Guidance (Historic England, 2008).

The CIfA guidance outlines the necessity of the DBA to enable appropriate mitigation strategies where necessary, in line with the local and national policies in place.

The following actions have been undertaken for this assessment:

- An examination of the local, regional and national planning policies in relation to the historic environment;
- A search of the National Heritage List for England (NHLE) for Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, World Heritage Sites and Registered Battlefields within the study area;
- A search of the Oxfordshire HER for archaeological sites, archaeological findspots, locally listed buildings, archaeological priority areas and archaeological event locations within the study area;
- A search of the Portable Antiquities Scheme (PAS) database for additional findspots within the study area;
- An examination of relevant aerial imagery held by the National Collection of Aerial Photography;
- An examination of relevant Environment Agency Lidar data available for the study area;
- An examination of the relevant published and unpublished archaeological and historic sources e.g. journals and historic records;
- A search of the Archaeological Data Service (ADS) for the reports of archaeological excavations within the wider area;

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<sup>3</sup> Dataset purchased 28.01.21

- An examination of topographical and geological evidence;
- A map regression exercise using historic maps to determine previous land use of the site; and
- A site walkover, undertaken on 9<sup>th</sup> of February 2021 in order to determine the topography, existing land use and character of the area, while identifying any previously unrecorded heritage assets present.

Appendix A shows the location of known historic environment features within the study area. These have been allocated a unique Mott MacDonald reference number (MM01, MM02 etc.), which is listed in a gazetteer in Appendix B and is referred to in the text. All distances quoted in the text are approximate (within 5m) and are calculated from the overall site boundary, incorporating the current STW and the west extension.

### 3.3 Guidance

The following guidance has been used for this assessment:

- The 2000 Water and Sewerage (Conservation, Access and Recreation) Code of Practice Order;
- The 2008 Historic England Conservation Principles, Policies and Guidance;
- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020);
- The 2015 Historic England Management of Research Projects in the Historic Environment (MoRPHE): Project Managers Guide;
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2);
- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3);
- The 2020 Design Manual for Roads and Bridges (DRMB) LA 104 – Environmental assessment and monitoring;
- The 2020 DRMB LA 106 – Cultural heritage assessment; and
- The 2020 Thames Water Asset Management Asset Standard Section 1 of 1: Ecology and Heritage Screening Specification.

### 3.4 Assumptions and Limitations

Information provided by the HER can be limited because it depends on previous opportunities for research, fieldwork and discovery. Where nothing of historic interest is shown in a particular area, this can be down to lack of targeted research or investigation rather than the genuine absence of sub-surface archaeological deposits.

Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective.

Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.

A visit to the local archive has not been possible, due to the restrictions in place during the COVID-19 pandemic, and so this assessment has been carried out on a remote basis using sources published online. Whilst this is generally considered adequate, it should be noted that

historic mapping and literature that is only accessible by visiting the local archive in person will not have been consulted as part of this assessment.

## 4 Baseline

### 4.1 Geology and topography

The bedrock geology of the site is of Hazelbury Bryan Formation sandstone, siltstone and mudstone. This sedimentary rock was formed during the Jurassic Period (approximately 157 to 164 million years ago) when the local environment was dominated by shallow seas. Superficial deposits consist of alluvium (clay, silt, sand and gravel) formed during the Quaternary Period (up to 2 million years ago) when the local environment was dominated by rivers.<sup>4</sup> The presence of alluvium is significant archaeologically because it can lead to a greater level of preservation of organic materials that would generally not survive, due to the anaerobic environment it creates.<sup>5</sup>

The British Geological Survey does not record any boreholes undertaken within the site.

The site is located within an area of agricultural and partially wooded land with an approximate elevation of 69m above sea level.<sup>6</sup>

The Historic Landscape Characterisation (HLC) of the site is recorded as being reorganised enclosures (1882-1999). To the east of the site Race Farm is recorded as a rural farmstead (1540-1761), beyond this to the east Kingston Business Park is classed as commercial. The area directly to the north of the site is recorded as piecemeal enclosure (1811-1881). To the north-east of the site Kingston Bagpuize Park is classed as ornamental parkland/designed from 1700-1881. To the north-west of the site 'South Moor' is classed as rural-hamlet from 1066-1761.<sup>7</sup>

### 4.2 Local Authority designations

The Kingston Bagpuize Conservation Area falls within the 1km study area and is located approximately 230m to the east of the site boundary (Figure 4.1). Designated in March 1970 and amended in December 1990 it includes the grade II\* Kingston House (MM12) and assets MM01-06, 13, 17, 21, 22, 27, 36-39 as discussed in Section 4.4.1 below.<sup>8</sup>

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<sup>4</sup> British Geological Survey, 2021 [online] available at: <https://www.bgs.ac.uk/> (last accessed January 2021)

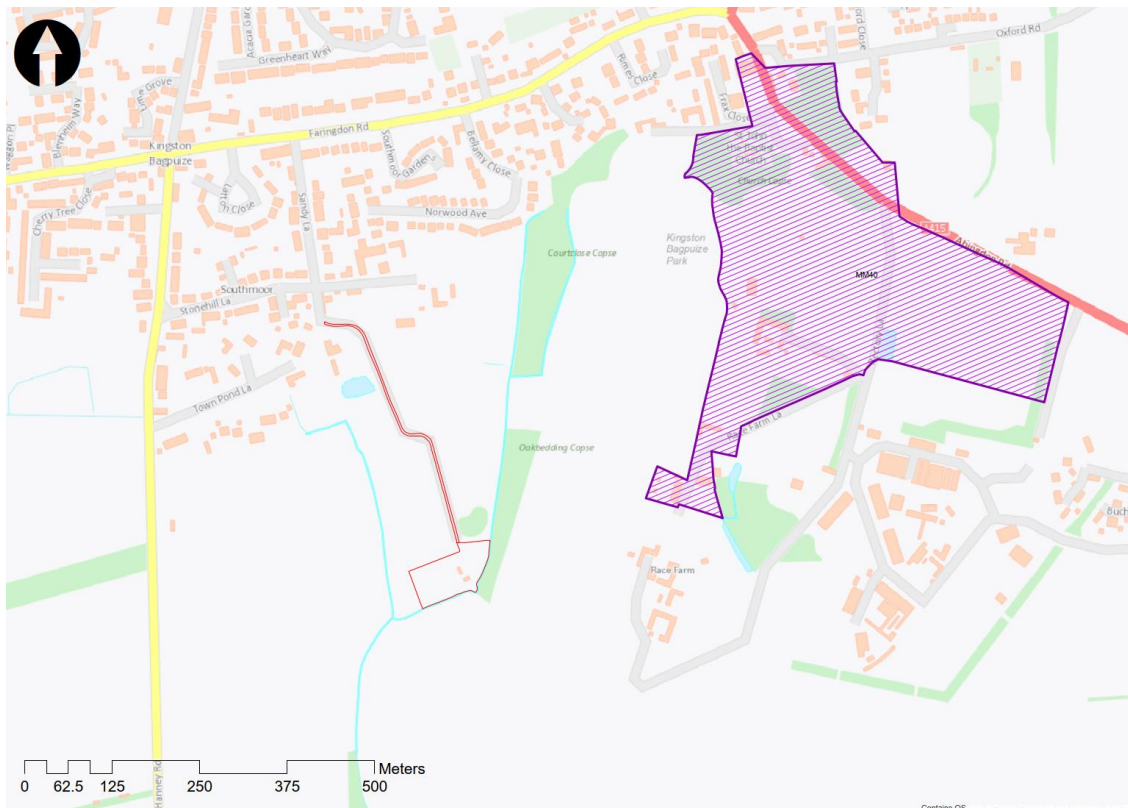
<sup>5</sup> Historic England. 2015. Geoarchaeology: using earth sciences to understand the archaeological record [online] available at: <https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/hea067-geoarchaeology/> (last accessed February 2021)

<sup>6</sup> Magic Map, 2021 [online] available at: <https://magic.defra.gov.uk/> (last accessed January 2021)

<sup>7</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>8</sup> Oxfordshire County Council, 2021. Historic Environment Record, Vale of White Horse District Council. 2009. Kingston Bagpuize Conservation Area [online] available at: [https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/09/kingston\\_bagpuize\\_tcm4-6791.pdf](https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/09/kingston_bagpuize_tcm4-6791.pdf) (last accessed February 2021)

**Figure 4.1: Conservation area boundary (purple) in relation to the site boundary (red)**



Source: Mott MacDonald, 2021

### 4.3 Designated heritage assets

There are no World Heritage Sites, Registered Battlefields, Scheduled Monuments or Registered Parks and Gardens within the study area.

#### 4.3.1 Listed Buildings

There are no Grade I listed buildings within the study area.

There are two Grade II\* listed buildings within the study area:

- Gazebo, terrace walls, gates, gatepiers and wall approximately 74 metres north west of Kingston House (MM02), approximately 620m to the north-east of the site; and
- Kingston House (MM12), approximately 520m to the north-east of the site.

There are 39 Grade II listed buildings within the study area:

- Headstone approximately 1 metres south of nave of Church of St John the Baptist (MM01), approximately 660m north-east of the site;
- The Malt House and Stables approximately 40 metres south south-east of Kingston House (MM03), approximately 485m north-east of the site;
- Garden Cottage (MM04), approximately 475m north-east of the site;
- 5 and 6, Race Farm Lane (MM05), approximately 315m east of the site;
- Orchard Cottage (MM06), approximately 350m north-east of the site;
- Little Pelham (MM07), approximately 445m east of the site;

- Church Cottage (MM08), approximately 485m north-west of the site;
- New House Farmhouse (MM09), approximately 940m south-west of the site;
- Rime's House (MM10), approximately 645m north-east of the site;
- The Stone House (MM11), approximately 670m north-east of the site;
- Gates and Gatepiers approximately 400 metres south-east of Kingston House (MM13), approximately 580m north-east of the site;
- Martins (MM14), approximately 880m north-east of the site;
- Court Close and attached wall (MM15), approximately 340m north-west of the site;
- Crows Nest (MM16), approximately 500m east of the site;
- Granary approximately 65 metres south south-east of Kingston House (MM17), approximately 490m north-east of the site;
- Wash house and attached wall approximately 15 metres west of New House (MM18), approximately 820m south-west of the site;
- New House (MM19), approximately 790m south-west of the site;
- Westfield (MM20), approximately 800m north-west of the site;
- Church of St. John the Baptist (MM21), approximately 690m to the north-east of the site;
- The Old School House and attached school and walls (MM22), approximately 720m north-east of the site;
- Race Farmhouse (MM23), approximately 280m east of the site;
- Southmoor Farmhouse (MM24), approximately 350m north of the site;
- Stables approximately 2 metre south of Court Close (MM25), approximately 315m north-west of the site;
- Trafalgar Square Cottage (MM26), approximately 345m north-west of the site;
- Gatepier approximately 63 metres north of Kingston House (MM27), approximately 560m north-east of the proposed site;
- Southfield and attached wall (MM28), approximately 480m north-west of the site;
- The Forge (MM29), approximately 640m north-east of the site;
- Southmoor Cottage (MM30), approximately 660m north-west of the site;
- Heath House (MM31), approximately 820m north-west of the site;
- Four Gates Cottage (MM32), approximately 600m north of the site;
- Greystone Cottage (MM33), approximately 680m north of the site;
- Waggon and Horses Public House (MM34), approximately 835m north-west of the site;
- Town Pond Cottage (MM35), approximately 400m north-west of the site;
- Gatepiers and garden walls approximately 110 metres south east of Kingston House (MM36), approximately 535m north-east of the site;
- Gatepiers and gate approximately 20 metres east of Church of St John the Baptist (MM37), approximately 690m north-east of the site;
- Chest tomb approximately 6 metres south of south chapel of Church of St John the Baptist (MM38), approximately 660m north-east of the site;
- Gates, gatepiers, screens and attached lodge approximately 230 metres north north-west of Kingston House, Kingstone Bagpuize Park (MM39), approximately 700m north-east of the site;
- The Forge (MM43), approximately 710m north of the site; and

- Appleby Cottage (MM44), approximately 990m north-east of the site.

## 4.4 Non-designated heritage assets

### 4.4.1 Built Heritage

There are no non-designated built heritage assets within the study area.

### 4.4.2 Archaeological Remains

There are two non-designated heritage assets within the study area:

- Kingston Bagpuize Park (MM41) approximately 350m to the north-east of the site; and
- Roman Pottery & Building Material (MM42) approximately 245m south of the site.

## 4.5 Historic map regression

This historic map regression has been undertaken to gain an understanding of the development of the site as well as the wider area. Available online cartographic sources have been utilised including the National Library of Scotland, Old Maps Online and Old-maps.co.uk. An electronic copy of the Kingston Bagpuize Tithe Map (1846) was sourced from the Berkshire Record Office.

**Table 4.1: Historic map regression for the site of Kingston Bagpuize STW**

Map	Description
Oxonii, buckinghamiae et berceriae comitatum (1574)	At this time a settlement is recorded as 'Kingston baptist' within 'Baerkshire' in the 'Vale of Withorse'.
Hantoniae comitatus cum Bercheria (1670-1690)	At this time Kingston Baptist appears to have been located within Oke Hundred.
An accurate map of Berkshire divided into its hundreds drawn from the best authorities assisted by surveys and most approved maps with various improvements illustrated with historical extracts relative to trade, manufactures, natural produce & present state of principle towns (1756)	No significant change is noted from previous mapping.
A topographical map of the county of Berks, sheet XI and XVII (1761)	Mapping from this time shows the layout of the village, including the main east-west north-south roads, located within the Parish of Kingston Bagpuize. South Moore to the west if located within Longworth Parish.
Bampton (1811)	The area to the north of the main east-west Road through Kingston Bagpuize is labelled as 'Kingston Common' on mapping from this date.
Wantage (1811)	The site appears to be undeveloped and is shown as fields at this time with a stream running to the south. A small settlement is also present to the to the south-west identified as 'Newhouse'.
Kingston Bagpuize Tithe map (1846)	At this time there has been an extension of the roads within the south of Kingston Bagpuize village to produce a loop passing the area of Race Farm (MM23).
Ordnance Survey County Series: Berkshire 1:2,500 (1876)	At this time the site appears to be undeveloped and the land use is a field surrounded by a line of trees located to the eastern side of the site is Oakbedding Copse. The settlements of Southmoor and Kingston Bagpuize are separate with the site located to the south of both settlements approximately halfway between the two. The area of 'Kingston Bagpuize Park' (MM41) is shown, the outline of which is mostly encompassed by the modern conservation area (MM40) and also includes 'Kingston Bagpuize House' (MM12). Other designated assets shown on mapping from this date



Map	Description
	to the west and north-west of the site include: Race Farm (MM23), 5 and 6, Race Farm Lane (MM05), Orchard Cottage (MM06, Little Pelham (MM07), Crowsnest (MM16), Malthouse and Stables (MM03), Granary (MM17), Garden Cottage (MM04), Gazebo (MM02), Old School House (MM22), St. John the Baptist's Church (MM21). Also shown are a number of designated assets to the north/north-west of the site: Church Cottage (MM08), Rime's House (MM10), The Stone House (MM11), Martins (MM14), Court Close and attached wall (MM15), Westfield (MM20), Southmoor Farmhouse (MM24), Stables approximately 2 metre south of court close (MM25), Trafalgar Square Cottage (MM26), Southfield (MM28), The Forge (MM29), Southmoor Cottage (MM30), Heath House (MM31), Four gates cottage (MM32), Greystone Cottage (MM33) and the Waggon and Horses Public House (MM34). To the south-west of the site both New House (MM19) and New House Farmhouse (MM09) are also shown.
Ordnance Survey Berkshire IX 1:10,560 (1883)	No significant change is noted from previous mapping.
Ordnance Survey Sheet 253 – Abingdon 1:63,360 (1895)	No significant change is noted from previous mapping.
Ordnance Survey Berkshire IX.6 1:2,500 (1899)	No significant change is noted from previous mapping.
Ordnance Survey Berkshire IX.NW 1:10,560 (1900)	No significant change is noted from previous mapping.
Ordnance Survey Sheet 253 – Abingdon 1:63,360 (1903)	At this time there has been an extension of the parkland associated with Kingston Bagpuize House (MM12), to the south-east. The site remains undeveloped and there is no significant change elsewhere.
Ordnance Survey Berkshire IX.6 1:2,500 (1912)	No significant change is noted from previous mapping.
Ordnance Survey County Series: Berkshire 1:10,560 (1913-1914)	At this time Draycott Wood is shown to the north of the main east-west road, to the north of Kingston Bagpuize Park. The site remains undeveloped and there is no significant change elsewhere.
Ordnance Survey 41/49 – A 1:25,000 (1949)	By 1949 the sewage works within the eastern area of the site have been constructed and there has been an expansion of housing within Kingston Bagpuize. This housing is predominantly located to the north and south of the main east-west road through the village. Mapping from this date also shows development on the site of the Kingston Bagpuize Business Park to the east of the Parkland of Kingston Bagpuize House (MM41). To the south-east of the site expansion at Plantation Barn is recorded and the addition of several buildings shown. A Roman villa is marked on mapping from this date, to the east of Kingston Bagpuize.
Ordnance Survey Sheet 158 – Oxford and Newbury 1:63,360 (1959)	Mapping from this date identifies 'Aelfrith Ditch' (HER number: 9528 - MOX23485). To the south of this feature (to the south-east of the site) is an area labelled as 'Airfield (Disused)'. By this time Southmoor and Kingston Bagpuize have merged into one settlement with further increases in housing.
Ordnance Survey Plan 1:10,560 (1960)	No significant change is noted from previous mapping.
Ordnance Survey Plan (partial) 1:10,560 (1972)	No significant change is noted from previous mapping.
Ordnance Survey Plan 1:2,500 (1974-1975)	Mapping from this time shows the expansion of the sewage works within the site; features identified include a pump house, sludge beds, filter beds, settling tank and a pipeline. There has also been a great deal of housing development within Kingston Bagpuize by this time, particularly to the north and south of the main east-west road. Mapping from this period also shows that two large buildings have been constructed to the south of the site.
Ordnance Survey Plan 1:10,000 (1976-1979)	At this time the site of the Kingston Bagpuize Business Park is labelled as 'Depot'. There is no significant change elsewhere.

## 4.6 Site Walkover

A walkover survey of the site was undertaken on the 9<sup>th</sup> of February 2021. The purpose of the walkover was to identify and understand the potential risk of the development to both archaeology and built heritage assets within the study area. The survey also aimed to identify any other heritage assets not evident through previous historic research or listed within the HER.

No additional heritage assets were identified during the walkover survey.

Photographs of the site taken during the walkover are shown below (Figure 4.2 to Figure 4.4).

**Figure 4.2: View to the north-east of the site**



Source: Mott MacDonald, 2021

**Figure 4.3: View to the east towards the Kingston Bagpuize Conservation Area**



Source: Mott MacDonald, 2021

**Figure 4.4: View towards the south of the site**



Source: Mott MacDonald, 2021

## 4.7 Archaeological and historic background

### 4.7.1 Overview

The historic baseline in the following narrative is based on indicative archaeological and historical periods and compiled using information primarily collated from the NHLE and Oxford Council HER as well as documentary sources. These historical periods are outlined in Table 4.2. These dates are subjective but are used to ease discussion and are obtained from the list of the main archaeological and cultural periods of Britain compiled by Historic England (HE), in conjunction with professional judgement.

**Table 4.2: Archaeological and historic periods<sup>9</sup>**

Prehistoric Period Dates	Historic Period Dates
Palaeolithic 500,000 to 10,000 BC	Roman AD 43 to 410
Mesolithic 10,000 to 4,000 BC	Early medieval 410 to 1066
Neolithic / Early Bronze Age 4,000 to 1,600 BC	Medieval 1066 to 1540
Middle Bronze Age 1,600 to 1,100 BC	Post-medieval 1540 to 1900
Late Bronze Age 1,100 BC to 700 BC	Modern 1900 to present
Early Iron Age 700 to 400 BC	
Middle Iron Age 400 to 100 BC	
Late Iron Age 100 BC to AD 43	

Source: Mott MacDonald, 2021

The historic environment baseline has been compiled using the data available from a search of the Oxfordshire HER for heritage assets and from the NHLE for designated heritage assets that have been recorded within the study area to date, along with an examination of the relevant published and unpublished archaeological and historic sources and historic mapping. The information contained within the excavation reports for these previous investigations has also been examined and summarised to establish the findings of these investigations within the study area. An examination has also been made of sites within the wider landscape to assist in the interpretation of the heritage assets within the study area and to contribute to the understanding of the archaeological potential. Heritage assets that sit within the study area are labelled with MM numbers and those in the wider landscape are identified by their bibliographic reference and / or HER number.

Only the periods for which there is evidence for human occupation, involvement in the study area or in the immediate landscape are discussed below.

### 4.7.2 Prehistoric (500,000 BC – AD 43)

The HER does not identify any archaeological remains dating to the Prehistoric periods within the study area.

Within the wider landscape beyond the study area, several lithic scatters have been identified, including a Prehistoric Lithic Scatter (HER number: 15927 - MOX9607) identified during a watching brief undertaken approximately 1.2km from the north-west corner of the site. The scatter consisted of three flakes, one knife, three blades and a small core. Scattered lithics

<sup>9</sup> Periods List (Historic England), [online] available at: <http://heritage-standards.org.uk/wp-content/uploads/2015/08/Periods-List-HE-FISH-WP.pdf>, (last accessed October 2021).

(HER number: 10966 - MOX1091) were also identified over several years approximately 1.1km to the north-east of the site boundary.

Evidence for Neolithic activity within the wider landscape of Kingston Bagpuize outside of the study area, is indicated by the identification of a Neolithic scraper (HER number: 16360 - MOX10140) and a Neolithic flint scatter (HER number: 13307 - MOX1148) located approximately 705m north and 890m south of the site boundary respectively.

Evidence for Bronze Age activity is also present within the wider landscape beyond the study area, including, four Bronze Age ring ditches (HER number: 7836 - MOX1028) and a Bronze Age barrow (HER number: 29111 - MOX27487) located approximately 1.3km south-east and 1.2km north-east of the site respectively. The Bronze Age ring ditches were initially recorded as four ring ditches, however, more recently it has been established that only two are visible. The Bronze Age barrow also contained a small flint assemblage dated to the early part of the Prehistoric period which could suggest activity on this site from an earlier date.<sup>10</sup>

An Iron Age Pottery scatter was also identified approximately 815m south of the site boundary (HER number: 13311 - MOX1151). Additionally, Later Prehistoric Settlement and Field Systems of Later Prehistoric to Roman date (HER number: 28405 - MOX26689) were identified approximately 880m north-east of the site boundary, however, dating for these features remains tenuous.<sup>11</sup>

Environment Agency Lidar data from 2017 and 2019 shows a circular mound approximately 95m to the north of the site, within the study area. This subtle feature measures approximately 25m across and 0.5m in height.<sup>12</sup> It is possible that this is a surviving unrecorded barrow, however, due to its location within an agricultural landscape this is unlikely. There are also two possible depression features located approximately 10m to the north and 105m to the north-east of the site, these features suggest extraction within the landscape or could be related to the construction of the STW.<sup>13</sup>

### 4.7.3 Historic

#### 4.7.3.1 Roman (AD 43 – AD 410)

Roman finds are not plentiful in within the study area. There are five sites indicating Roman activity within the Parish of Kingston Bagpuize with Southmoor, including an occupation site which lies north-east of Kingston Hill Farm and Roman finds and animal bone which were uncovered during excavations for a water pipe at Hill Farm in 1975.<sup>14</sup>

The HER records one example of Roman activity within the study area. Roman Pottery and Building Material (MM42) was identified approximately 245m south of the site. Within the wider Kingston Bagpuize area located approximately 750m to the south-east of the site, a Roman coin hoard and pottery were identified (HER number: 7972 - MOX1044). This hoard included 2,106 Roman folles (coins) and pottery sherds were found in the vicinity. A Roman mosaic (HER number: 16900 - MOX12674) was also reported to have been found during the 1960s

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<sup>10</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>11</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>12</sup> Department for Environment, Food and Rural Affairs, 2021. Defra Survey Data Download [online] available at: <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey> (last accessed February 2021)

<sup>13</sup> *Ibid.*

<sup>14</sup> Parrington, M. 1976. Roman Finds and Animal Bones from Kingston Hill Farm, Kingston Bagpuize, Oxon. *Oxoniensia*, Vol. 41, pp 65 – 69 [online] available at: <https://www.oxoniensia.org/volumes/1976/parrington1.pdf>, (last accessed November 2021)

approximately 770m north-east of the site boundary. However, there is little information accompanying this recording.<sup>15</sup>

The Rural Settlement of Roman Britain online resource does not record any additional activity within the study area.<sup>16</sup>

#### 4.7.3.2 Early medieval (Saxon) (AD 410 – AD 1066)

During the Early medieval (Saxon) period it is thought that Kingston Bagpuize was known as 'Cingestun' or 'Cyngestun' (c.976) which translates as 'Royal manor', however, mention is also made of 'Kingston' within Longworth between c. 958 to 959.<sup>17</sup> The Abingdon Chronicle records that in c. 970 AD King Edgar granted seven hides within Kingston to an individual named Brihteah, a deacon. Also around this time 20 hides within the same area were recorded as being granted by Alfhegus to Alferus. The manor within this area was divided into two parts and prior to the Battle of Hastings the northern section was owned by 'Thurchil' and the south by 'Stanchil'.<sup>18</sup>

The HER does not identify any archaeological remains dating to the Early medieval (Saxon) Period within the study area. Aelfrith Dyke, Short Dyke and Old Dyke (HER number: 9528 - MOX23485) the southern end of which is located approximately 780m east of the site boundary is thought to be dated to the Early medieval period.<sup>19</sup> The Dyke itself is recorded as having been mentioned in the 10<sup>th</sup> century charters as a large earth ditch with a bank or dyke.<sup>20</sup> An Anglo-Saxon Gold Bracteate (HER number: 14374 - MOX1159) was also identified approximately 1.6km south of the site.<sup>21</sup>

#### 4.7.3.3 Medieval (AD 1066 – AD 1540)

Environment Agency Lidar data from 2017 and 2019 shows what appears to be evidence for medieval agriculture, in the form of ridge and furrow, within the study area from approximately 155m north-east of the site. In addition, the field adjacent to the site to the west also shows plough lines. However, these are more widely spaced than those to the north of the site suggesting they are more recent.<sup>22</sup>

After 1066, both sections of the Manor were under the control of William the Conqueror who bestowed the northern section to 'William Ansculfson' and was transferred in turn to 'Adelelm'. The southern section was in the same way given to Henry de Ferrers who transferred it to Ralph de Bagpuize.<sup>23</sup>

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<sup>15</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>16</sup> Allen, M, Blick, N, Brindle, T, Evans, T, Fulford, M, Holbrook, N, Richards, J and Smith, A. 2016. The Rural Settlement of Roman Britain: an online resource. 2016 [online] available at: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> (last accessed February 2021)

<sup>17</sup> Oxfordshire villages 2021. Kingston Bagpuize and Southmoor [online] available at: [http://www.oxfordshirevillages.co.uk/valevillages/kingston\\_bagpuize\\_and\\_southmoor.html](http://www.oxfordshirevillages.co.uk/valevillages/kingston_bagpuize_and_southmoor.html) (last accessed February 2021), Survey of English Place-names, 2021 [online] available at: <http://epns.nottingham.ac.uk/> (last accessed February 2021)

<sup>18</sup> Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>19</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>20</sup> *Ibid.*, kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>21</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>22</sup> *Ibid.*

<sup>23</sup> kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021), GB Historical GIS / University of Portsmouth, History of Kingston Bagpuize, in Vale of White Horse and Berkshire [online] available at: <https://www.visionofbritain.org.uk/place/4536> (last accessed February 2021), Survey of English Place-names, 2021 [online] available at: <http://epns.nottingham.ac.uk/> (last accessed February 2021), Oxfordshire villages 2021. Kingston Bagpuize and Southmoor

A settlement is recorded at Kingston Bagpuize within the Domesday Book, located within the Hundred of Marcham in Berkshire. At this time (1086) the land within the area is recorded as having been owned by 'Henry of Ferrers' and 'William son of Ansculf' with the settlement itself consisting of 40 households.<sup>24</sup>

Initially a church was built on the site of the later Church of St. John the Baptist (MM21) located approximately 690m to the north-east of the site boundary. This medieval church was constructed between c. 1076-1099 the cost being shared between Ralph de Bagpuize and Adelelm.<sup>25</sup>

From c. 1284 to 1428 the settlement was called various forms of 'Kingston Bagpuz', this addition being drawn from Ralph de Bagpuize. In 1244 the manor held by the family of Adelelm passed to Roger de Kingston and thence on to his surviving family in 1423. After 1299 the manor held by the Bagpuize family passed to John de Kingston.<sup>26</sup>

The HER does not identify any archaeological remains dating to the Medieval Period within the study area. However, the site of moat and possible Tudor mansion (HER number: 14135 - MOX1157), located approximately 580m north-east of the site, was likely established during this period.<sup>27</sup>

#### 4.7.3.4 Post-medieval (AD 1540 – AD 1900)

There is a great deal of evidence within the study area for activity during the post-medieval period. All of the designated assets within the study area can be attributed to this period (MM01-MM39) as can the non-designated Kingston Bagpuize Park (MM41).<sup>28</sup>

A manor house was built in c. 1545 by John Latton close to the location of the present Kingston House (MM12) it is purported to have been known as 'The Place' and was demolished in c.1730.<sup>29</sup> In c. 1574 the area was known as 'Kingston baptist'.<sup>30</sup>

The early 18<sup>th</sup> century saw a considerable amount of new construction within the area, a total of 18 listed buildings within the villages of Kingston Bagpuize and Southmoor can be attributed to this date (MM02, 03, 06, 07, 09, 13, 18, 23, 24, 27, 29-34, 36 and 39) as well as the non-designated Kingston Bagpuize Park (MM41), located approximately 350m to the north-east of the site boundary.

The grade II\* listed Kingston House (MM12) located approximately 520m north-east of the site boundary was built c. 1710 probably for Fettiplace Blandy as a Charles II style manor with

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[online] available at: [http://www.oxfordshirevillages.co.uk/valevillages/kingston\\_bagpuize\\_and\\_southmoor.html](http://www.oxfordshirevillages.co.uk/valevillages/kingston_bagpuize_and_southmoor.html) (last accessed February 2021), Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021)

<sup>24</sup> Open Domesday, 2021 [online] available at: <https://opendomesday.org/> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>25</sup> Oxfordshire villages 2021. Kingston Bagpuize and Southmoor [online] available at: [http://www.oxfordshirevillages.co.uk/valevillages/kingston\\_bagpuize\\_and\\_southmoor.html](http://www.oxfordshirevillages.co.uk/valevillages/kingston_bagpuize_and_southmoor.html) (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021), Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021)

<sup>26</sup> Survey of English Place-names, 2021 [online] available at: <http://epns.nottingham.ac.uk/> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>27</sup> Oxfordshire County Council, 2021. Historic Environment Record

<sup>28</sup> *Ibid.*

<sup>29</sup> Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>30</sup> Survey of English Place-names, 2021 [online] available at: <http://epns.nottingham.ac.uk/> (last accessed February 2021)

parkland (MM41) replacing the previous manor house. Modifications to Kingston House occurred in c. 1730.<sup>31</sup>

The Church of St. John the Baptist (MM21) located approximately 605m to the north-east of the site boundary, was constructed between c. 1799-1800 replacing the previous medieval church structure.<sup>32</sup>

In c. 1805/1806 the parish was subject to an Inclosure Act and areas that had previously been common land were enclosed and distributed between tenant farmers.<sup>33</sup>

Ordnance Survey mapping from 1876 shows the following assets recorded within the study area: Race Farm (MM23), 5 and 6, Race Farm Lane (MM05), Orchard Cottage (MM06, Little Pelham (MM07), Crowsnest (MM16), Malthouse and Stables (MM03), Granary (MM17), Garden Cottage (MM04), Gazebo (MM02), Old School House (MM22), St. John the Baptist's Church (MM21). Also shown area a number of designated assets to the north/north-west of the site: Church Cottage (MM08), Rime's House (MM10), The Stone House (MM11), Martins (MM14), Court Close and attached wall (MM15), Westfield (MM20), Southmoor Farmhouse (MM24), Stables approximately 2 metre south of court close (MM25), Trafalgar Square Cottage (MM26), Southfield (MM28), The Forge (MM29), Southmoor Cottage (MM30), Heath House (MM31), Four gates cottage (MM32), Greystone Cottage (MM33) and the Waggon and Horses Public House (MM34). To the south-west of the site both New House (MM19) and New House Farmhouse (MM09) are also shown.

However, despite the abundant activity in the study area throughout the post-medieval period, historic mapping indicates that the site remained undeveloped within farm land at this time.

#### 4.7.3.5 Modern (AD 1900 – present)

The HER does not record any assets within the study area dating to the modern period.

During the Second World War Kingston Bagpuize airfield was constructed (located approximately 690m to the south-east of the site boundary) within Kingston House's Garden Park (part of MM41), requisitioned for the purpose.<sup>34</sup> The airfield can be seen on aerial images taken on 24<sup>th</sup> November 1943 (Sortie US7/LOC/0086) and on 12 April 1946 by No. 541 Squadron, sortie number RAF/106G/UK/1408.<sup>35</sup> The presence of the airfield resulted in the arrival of a large number of troops into the area from both the RAF and USAF.<sup>36</sup> Nissen huts were built approximately 470m to the north of the site to house a proportion of this new population and Draycott Wood was deforested to provide more space. Many of the more

<sup>31</sup> Oxfordshire County Council, 2021. Historic Environment Record, Oxfordshire villages 2021. Kingston Bagpuize and Southmoor [online] available at: [http://www.oxfordshirevillages.co.uk/valevillages/kingston\\_bagpuize\\_and\\_southmoor.html](http://www.oxfordshirevillages.co.uk/valevillages/kingston_bagpuize_and_southmoor.html) (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>32</sup> Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021), GB Historical GIS / University of Portsmouth, History of Kingston Bagpuize, in Vale of White Horse and Berkshire [online] available at: <https://www.visionofbritain.org.uk/place/4536> (last accessed February 2021)

<sup>33</sup> Ditchfield, P and Page, W. 1923. Parishes: Kingston Bagpuize, in A History of the County of Berkshire: Volume 4 [online] available at: <http://www.british-history.ac.uk/vch/berks/vol4/pp349-353> (last accessed February 2021), kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>34</sup> Kingston Bagpuize House, 2021. The Gardens [online] available at: <https://kbhevents.uk/gardens/> (last accessed February 2021), Oxfordshire County Council, 2021. Historic Environment Record

<sup>35</sup> American Air Museum in Britain, 2021. Kingston Bagpuize [online] available at: <https://www.americanairmuseum.com/place/199> (last accessed February 2021), National Collection of Aerial Photography, 2021. Kingston Bagpuize Ho; Oxfordshire; England [online] available at: <https://ncap.org.uk/frame/24-1-64-1-51> (last accessed February 2021)

<sup>36</sup> kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021), Kingston Bagpuize with Southmoor, 2020 [online] available at: <http://www.kingston-bagpuize.com/index.html> (last accessed February 2021)



prominent houses within the village were used as officers' quarters, including Kingston House.<sup>37</sup> The airfield is not shown on OS mapping until 1959 at which date it is labelled as 'Disused'.

After the end of Second World War the Nissen huts and other associated buildings fell out of use and were ultimately demolished and replaced by modern housing development.<sup>38</sup> This expansion of housing within the area is shown on Ordnance Survey mapping dated to 1949.

Aerial imagery from 15<sup>th</sup> September 1963 (sortie: FSL/6324/07) shows the continued presence of the airfield at this time even after it stopped being used.<sup>39</sup> Further aerial imagery taken on the 13<sup>th</sup> May 1969 (sortie: FSL/6905/15) captures the site and shows sewage treatment infrastructure within the west of this.<sup>40</sup> OS mapping from 1949 records the presence of a STW within the west of the site consisting of at least six structures. By 1974 these structures were labelled as: 'pump house', 'sludge beds', 'filter beds' and a 'settling tank' with the addition of a 'pipeline' extending into the north-east corner of the site. A roadway also extends into the north-western area of the site at this time. Mapping from 1976-1979 shows no change to the site however it is clear from modern aerial imagery that after c. 1979 the structures within the west of the site were demolished and development of additional sewage treatment infrastructure took place within the east of the site (shown in Figure 4.2 to Figure 4.4).

By the 1960s there had been a noticeable increase in housing within both Kingston Bagpuize and Southmoor and by the end of 1992 a bypass had been constructed to the north of the village.<sup>41</sup>

The Portable Antiquities Scheme (PAS) has been consulted and no additional findspots within the study area have been identified for any period.<sup>42</sup>

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<sup>37</sup> kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>38</sup> *Ibid.*, Kingston Bagpuize House, 2021. The Gardens [online] available at: <https://kbhevents.uk/gardens/> (last accessed February 2021)

<sup>39</sup> National Collection of Aerial Photography, 2021. Kingston Bagpuize Ho; Kingston Bagpuize with Southmoor CP; Oxfordshire; England [online] available at: <https://ncap.org.uk/frame/11-1-2-91-22> (last accessed February 2021)

<sup>40</sup> National Collection of Aerial Photography, 2021. Newhouse Fm; Kingston Bagpuize with Southmoor CP; Oxfordshire; England [online] available at: <https://ncap.org.uk/frame/11-1-2-101-8> (last accessed February 2021)

<sup>41</sup> kbsonline, 2021. History [online] available at: <http://www.kbsonline.org.uk/history/pre-history> (last accessed February 2021)

<sup>42</sup> Portable Antiquities Scheme, 2021 [online] available at: <https://finds.org.uk/> (last accessed February 2021)

## 5 Archaeological potential and significance

### 5.1 Assessment of significance

The significance of heritage assets has been based on criteria outlined in Table 5.1. This assessment of significance derives from a combination of designated status and professional judgement. The non-statutory criteria set out by the Secretary of State for Digital, Culture, Media and Sport for the scheduling of ancient monuments and listed buildings, as well as assessment criteria adopted by Historic England as part of the Monument Protection Programme (MPP), will be considered as part of this assessment.

**Table 5.1: Criteria for assessing significance**

Significance	Typical criteria
Very High	World Heritage Sites, assets of acknowledged international importance, assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, registered battlefields, undesignated assets of schedulable quality, undesignated monuments, sites or landscapes that can be shown to have specific nationally important qualities, and assets that can contribute significantly to national research objectives.
Medium	Grade II listed buildings, grade II registered parks and gardens, conservation areas, undesignated sites of high importance identified through research or survey, monuments or sites that can be shown to have important qualities in their fabric or historical association.
Low	Undesignated assets - buildings, structures, monuments or archaeological sites with a local importance for education or cultural appreciation, and which add to local archaeological and historical research. Very badly damaged assets that are of such poor quality that they cannot be classed as high or medium, parks and gardens of local interest.
Negligible	Heritage resources identified as being of little historic, evidential, aesthetic or communal interest; and resources whose importance is compromised by poor preservation or survival, or by contextual associations to justify inclusion into a higher grade.

Source: After LA 104 – Environmental assessment and monitoring and LA 106 – Cultural Heritage Assessment (2020) Survival of archaeological deposits

### 5.2 Survival of archaeological deposits

Superficial deposits of alluvium are present within the site. Alluvium is often predominantly waterlogged providing an anaerobic environment suitable for the preservation of organic material, such as human remains, leather, cloth, plant remains, pollen and molluscs.<sup>43</sup> This may lead to the increased potential for undiscovered geoarchaeological evidence.

The western extension area for the site has been used as a STW since c. 1949 and was demolished after c.1979, with the existing STW being built after this date. As a result, there is likely to have been a high level of disturbance within the west extension option.

Archaeological remains within the footprint of the current sewage treatment works are likely to have been removed by works during its construction. However, there is the potential for archaeological remains to survive beneath the level of the made ground that have been subject to little disturbance.

<sup>43</sup> Historic England. 2015. Geoarchaeology: using earth sciences to understand the archaeological record [online] available at: <https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/hea067-geoarchaeology/> (last accessed February 2021)

### 5.3 Archaeological potential

Areas of below-ground archaeological remains are difficult to predict, due to the limited number of archaeological investigations within the study area. There is a higher potential for below ground archaeological remains to survive in areas where there has been minimal redevelopment. Therefore, due to the high level of disturbance within the STW there is little potential for archaeology within the site.

**Table 5.2: Archaeological potential of the site**

Historic asset	Significance	Potential
Paleoenvironmental remains	Low given the likely level of truncation within the site.	Superficial deposits of alluvium are present within the site. The potential for paleoenvironmental remains is therefore considered to be <b>medium</b> .
Prehistoric remains	In-situ remains would be of medium or high significance, depending on nature and extent. Residual remains would be of low significance.	There is no evidence of prehistoric activity within the study area. The potential for prehistoric evidence is therefore considered to be <b>low</b> .
Roman remains	In-situ remains would be of medium or high significance, depending on nature and extent. Residual remains would be of low significance.	There is limited evidence for Roman activity within the study area. The HER records one example of Roman activity within the study area (Roman Pottery and Building Material MM42). The potential for Roman evidence is therefore considered to be <b>low</b> .
Early medieval remains	In-situ remains would be of medium significance, depending on nature and extent. Residual remains would be of low significance.	There is no evidence of early medieval activity within the study area. The potential for early medieval evidence is therefore considered to be <b>low</b> .
Medieval remains	In-situ remains would be of medium or low significance, depending on nature and extent. Residual remains would also be of low significance.	There is no evidence of medieval activity within the HER record, however, Lidar data shows potential ridge and furrow within the north of the study area. The potential for medieval evidence is therefore considered to be <b>low</b> .
Post-medieval remains	Low significance	There is considerable evidence for post-medieval activity within the study area in the form of two grade II* and 39 grade II listed buildings and one non-designated heritage asset. However, historic mapping indicates the site remained undeveloped until the 20 <sup>th</sup> century. The potential for post-medieval evidence is therefore considered to be <b>low</b> .
Modern remains	Negligible significance	There is no evidence for modern activity within the study area. The potential for modern evidence is therefore considered to be <b>low</b> .

Source: Mott MacDonald, 2021

## 6 Assessment of Potential Impacts

### 6.1 Built Heritage

The identification of impacts on built heritage assets in the vicinity of a site takes into account any temporary or permanent changes to the asset's setting

#### 6.1.1 Designated assets

The site is located within the existing sewage treatment site and will extend into the area adjacent to the west of the site that appears to have been previously used to accommodate sewage treatment infrastructure from c. 1969, although this does not appear to still be present today.

The Kingston Bagpuize Conservation Area (MM40) is located approximately 230m to the east of the site boundary and contains 16 designated assets, including Kingston House (MM12) and Kingston Bagpuize Park (MM41). The setting of these assets within the conservation area is predominantly rural which contributes to their significance.

The current STW site is currently heavily screened by mature trees. As a result of this screening there is no intervisibility between the site and the conservation area. Therefore, there will be no impact to designated assets, including their setting within the study area, to any works carried out with the site boundary. Any alterations would not represent any alteration of the form, character, function or visual profile of the existing STW.

The western extension is also currently heavily screened by mature trees. As a result of this screening there is no intervisibility between the proposed extension to the west of the site and the conservation area. Therefore, there will be no impact to designated assets, including their setting within the study area, to any works carried out within this area.

There will be no impact to the designated assets by the construction of the three passing places along the existing access road.

#### 6.1.2 Non-designated assets

As with designated assets within the study area, the screening currently provided by mature trees surrounding the sewage treatment works means that there is no intervisibility between Kingston Bagpuize Park (MM41), located approximately 300m to the north-east of the site boundary, and the Roman pottery and building material (MM42) located approximately 250m south of the site boundary. Therefore, there will be no impacts to non-designated assets within the study area, by works at the current STW or within the western extension.

There will also be no impact to the non-designated assets by the construction of the three passing places along the existing access road.

### 6.2 Buried archaeological remains

The potential for buried archaeological remains within the site is considered to be medium for paleoenvironmental remains and low for all other archaeological remains. Due to the fact that the site has been used as a STW since c. 1949 there is likely to have been a high level of disturbance within the site boundary and within the western extension. Due to the presence of made ground within the site boundary it is possible that any underlying archaeology has been removed in some areas by this modern disturbance. However, there may be evidence for

archaeological activity preserved in localised areas between the below-ground infrastructure of the STW. The new permanent structures that are proposed may impact unknown deposits of archaeological interest and alluvium in areas that have not already been disturbed by the construction of the STW. However, any remains that survive would likely be heavily truncated in this area and therefore of limited significance. It is possible that below ground remains of the original sewage treatment infrastructure are still present within the west of the site.

There will be no impact to the buried archaeological remains by the construction of the three passing places along the existing access road, as no excavation is proposed.

## 7 Conclusions and recommendations

### 7.1 Conclusions

This DBA has been undertaken to assess the likely historic environment impacts of development proposals for upgrade works at Kingston Bagpuize STW. This has incorporated a review of the available data from the NHLE and Oxfordshire HER within the study area. Plans showing the study area can be seen in Appendix A and B.

There is no anticipated impact from the proposed works on the setting of Kingston Bagpuize Conservation Area (MM40), the listed buildings within it, or Kingston Bagpuize Park (MM41) due to heavy screening provided by the mature trees to the east of the site.

The archaeological potential of the site is generally low. Evidence suggests there is a low potential for remains of all periods, and much of the below ground strata within the current STW footprint will have been heavily disturbed by the construction of the STW. However, the lack of evidence for archaeological remains of all other periods may be reflective of the limited targeted investigation in the area, rather than the genuine absence of sub-surface archaeological deposits. Lidar data also suggests there may be deposits of an agricultural nature such as plough soil and ridge and furrow in the vicinity of the site. Furthermore, localised areas of alluvium may survive between the below ground infrastructure of the STW, which has the potential to contain paleoenvironmental remains.

The new permanent structures that are proposed may impact unknown deposits of archaeological interest and alluvium in areas that have not already been disturbed by the construction of the STW. However, any remains that survive would likely be heavily truncated in this area and therefore of limited significance.

The western area of the site has been used as a STW since c. 1949 and was demolished after c.1979 with the existing STW being built after this date. As a result, there is likely to have been a high level of disturbance within the western extension area. Archaeological remains within the footprint of the current STW are likely to have been removed by works during its construction. The western extension is also currently heavily screened by mature trees. As a result of this screening there is no intervisibility between the proposed extension to the west of the site and the conservation area. Therefore, there will be no impact to designated assets to their setting, by any works carried out within this area.

### 7.2 Recommendations

Following consultations with Oxfordshire County Archaeology Service, the Lead Archaeologist, recommended that any development application within this red line boundary should be allowed to proceed with no further requirement for archaeological mitigation.

It is recommended that the extension of the STW is also screened using vegetation, reflecting that which is already in place, to minimise any impact on the setting of surrounding heritage assets.

Overall, it is predicted that the proposed works would not permanently impact built heritage and that impacts to archaeology would be low.

In the unlikely event of any unexpected significant archaeological finds or features being encountered during groundworks, the following mitigation approaches should be employed:

- work should be immediately stopped in the area; and
- the find(s) should be demarcated and protected via fencing / blocking off and the appropriate site management (in this instance the Thames Water Environmental Engineer) should be contacted for further guidance.

In order to avoid potential damage, workers should be made aware of the potential for unexpected archaeological finds and features to be discovered during construction. This should include basic environmental awareness training provided within the site induction and regular toolbox talks to ensure that contactors working on site are aware of the procedures in place and are provided with the basic information to allow them to identify archaeological finds and features.

We recommend that the details for implementation and monitoring of this mitigation is outlined in the Construction Management Plan (CMP).

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[https://data.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=1192618202&CODE=A0EFB96B32F2981530C3200037283F78](https://data.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=1192618202&CODE=A0EFB96B32F2981530C3200037283F78) (last accessed February 2021)

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## 9 Appendices

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## **A. Map of heritage assets, archaeological investigations and finds**

**Figure A.1: 100412951-001-ENV-MMDR-KIN-007**



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**Notes**  
Red Line Boundary: Mott MacDonald 2021  
GB Background: Contains OS data © Crown Copyright and database right 2020  
Contains data from OS Zoomstack  
Contains OS Data © Crown Copyright and database rights 2021, Ordnance Survey LA100019345  
HER Copyright © managed by Oxfordshire County Council

**Legend**

- Red line boundary
- Red line boundary - 500m study area
- Non-designated asset

**Location Map**



P02	S1	New Red line boundary	MP	NC	MH	09/11/21
P01	S1	Heritage Gazetteer	MP	IN	MH	24/02/21
Rev	Status	Suitability description	Author	Ch'k'd	App'd	Date



**Thames Water Utilities**  
Clearwater Court  
Vastern Road, Reading RG1 8DB

Location Code: N/A	OS Reference: SU891683	Security Reference: STD
Project Group: TW AMP7	Sub Process: N/A	

Location/Town:  
Owl Barn Rectory Lane, Abingdon, OX135HS

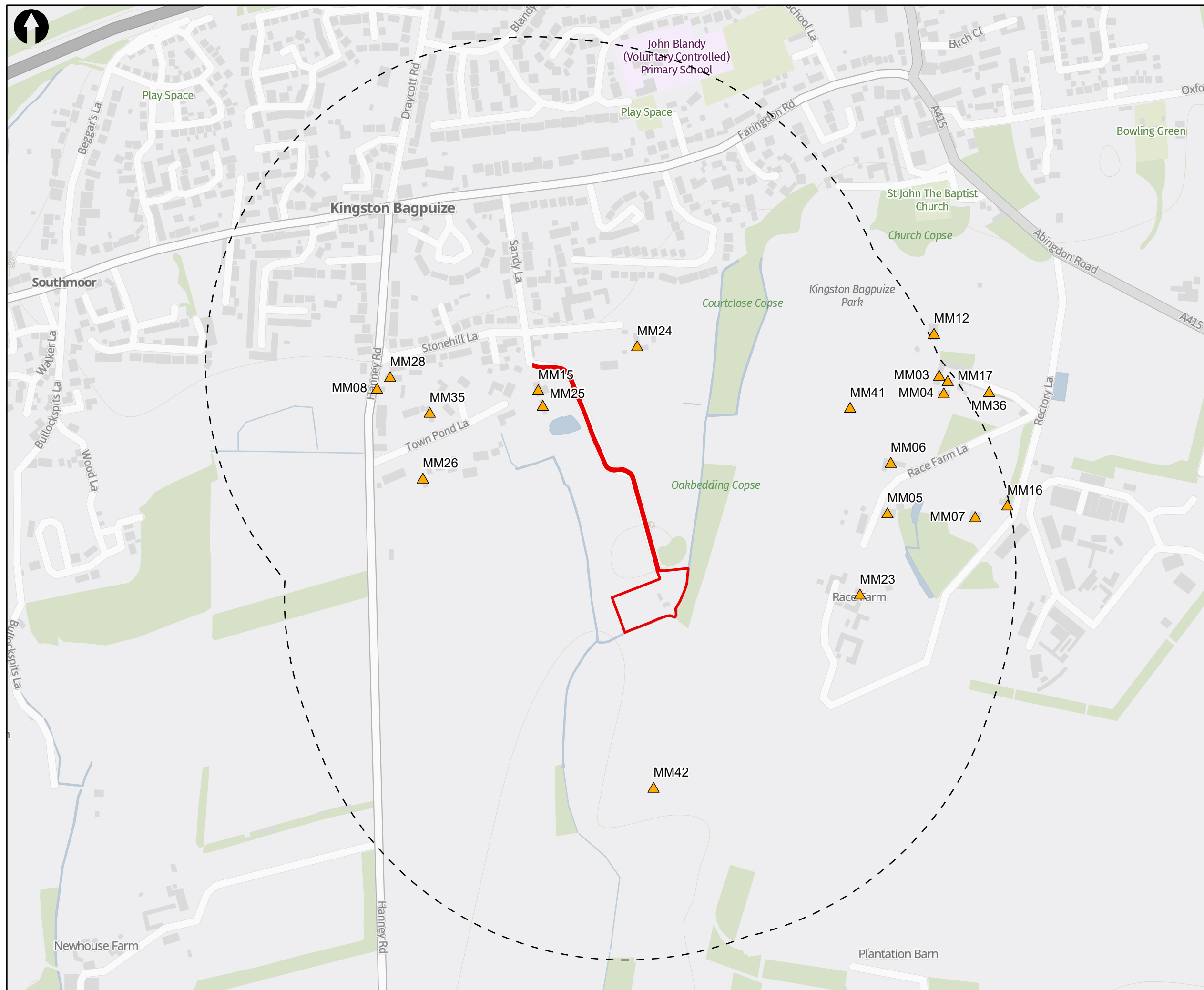
Site Name:  
Kingston STW

Project Name:  
TW AMP7- Kingston Sewage Treatment Works

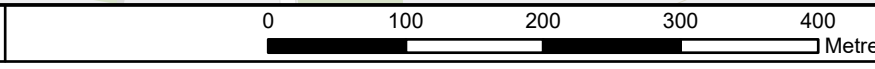
Title:  
**Kingston Bagpuize STW  
Non-designated Heritage Assets**

Scale: <b>1:5,500</b>	Sheet Size: <b>A3</b>	Status: <b>S1</b>
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Drawing Number: 100412951-001-ENV-MMDR-KIN-007	Revision: <b>P02</b>
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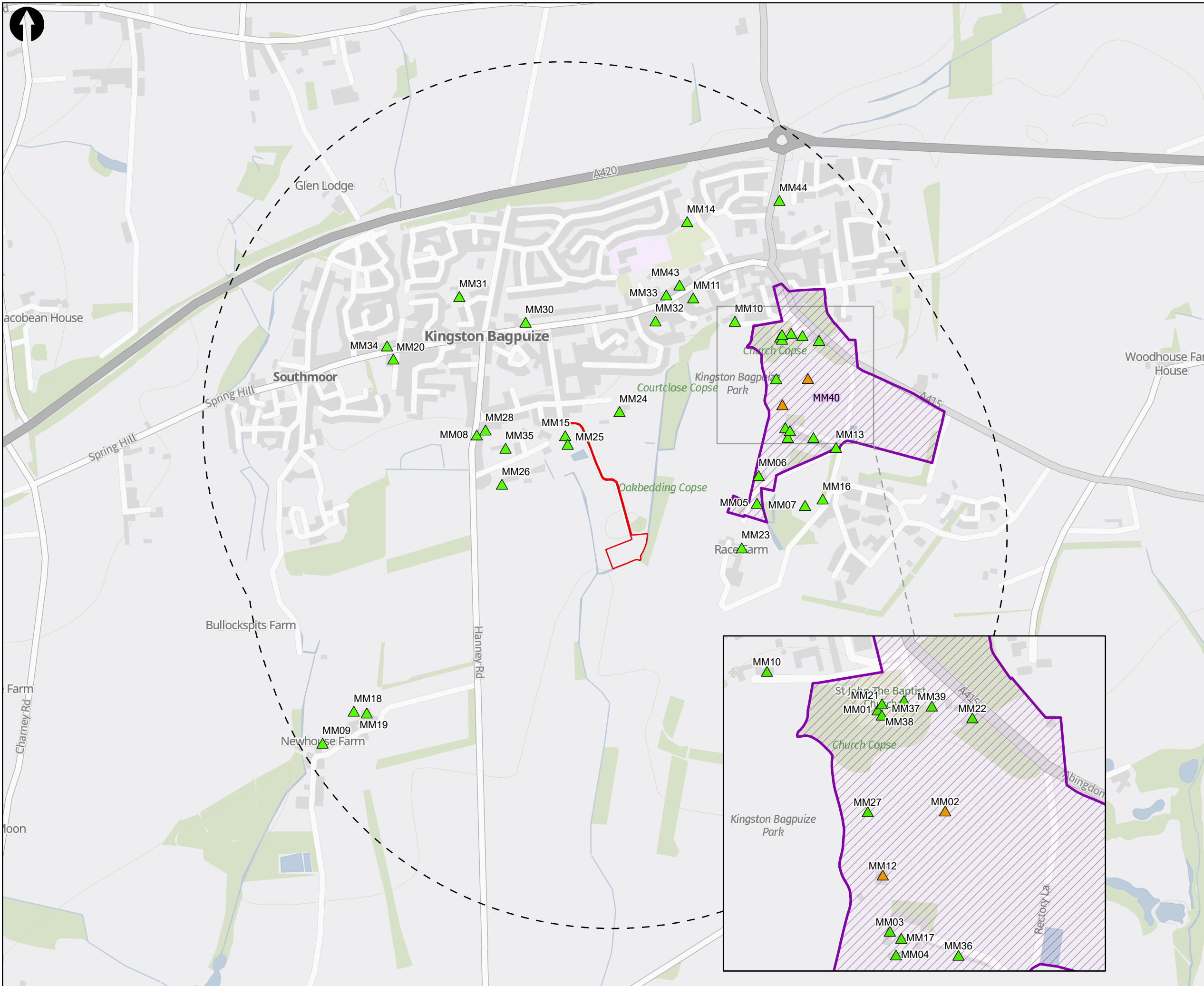


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## **B. Map of national and local designations**

**Figure B.2: 100412951-001-ENV-MMDR-KIN-006**

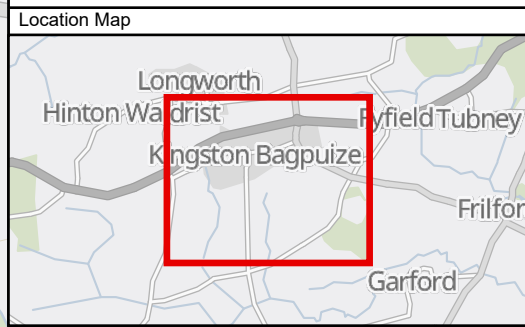


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 NHLE data managed by Historic England 2021

**Legend**

- Red line boundary
- Red line boundary - 1000m study area
- ▲ Grade II Listed building
- ▲ Grade II\* Listed building
- Conservation area



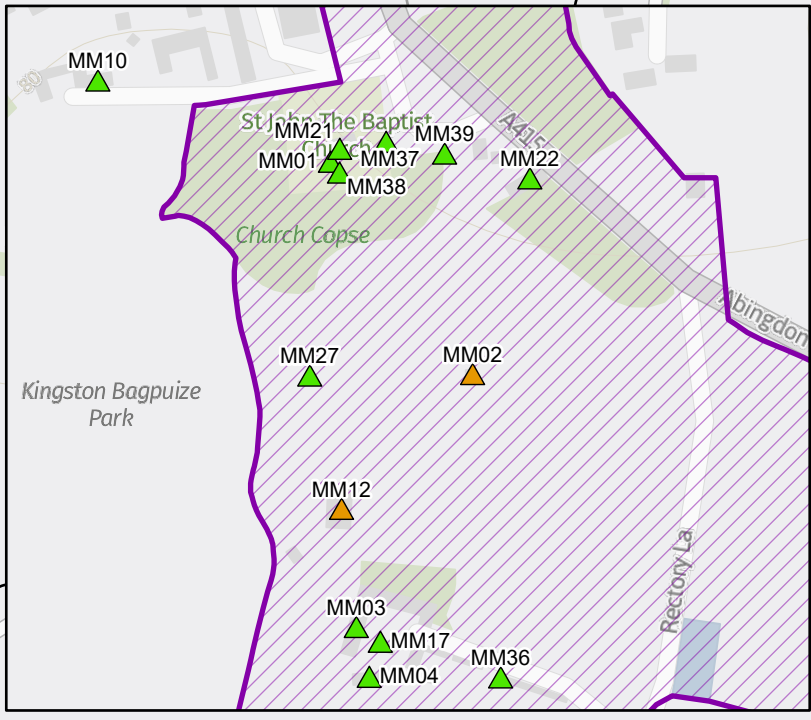
P02	S1	New Red line boundary	MP	NC	MH	09/11/21
P01	S1	Heritage Gazetteer	MP	IN	MH	24/02/21
Rev	Status	Suitability description	Author	Ch'k'd	App'd	Date

**Thames Water Utilities**  
 Clearwater Court  
 Vastern Road, Reading RG1 8DB

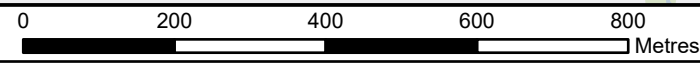
Location Code: N/A	OS Reference: SU891683	Security Reference: STD
Project Group: TW AMP7	Sub Process: N/A	
Location/Town: Owl Barn Rectory Lane, Abingdon, OX135HS		
Site Name: Kingston STW		
Project Name: TW AMP7 - Kingston STW		
Title:		

**Kingston Bagpuize STW  
 Designated Heritage Assets**

Scale: <b>1:10,000</b>	Sheet Size: <b>A3</b>	Status: <b>S1</b>
Drawing Number: 100412951-001-ENV-MMDR-KIN-006		Revision: <b>P02</b>



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## **C. Gazetteer of designated and non-designated assets**



MM no.	Name	NHLE no.	HER no.	Type	Description	Period	Distance from site centre point
MM01	Headstone approximately 1 metres south of nave of Church of St John the Baptist	1048376	2737	Listed Building grade II	Headstone. Limestone. Memorial to Martha, daughter of George Shaw, d.1693.	Post medieval	748m
MM02	Gazebo, Terrace Walls, Gates, Gatepiers and Wall approximately 74 metres north-west of Kingston House	1048380	14134	Listed Building grade II*	Early C18 gazebo, terrace, walls, gates, gatepier and cockpit. Encloses a garden, possibly once the garden of the former. Tudor house. Gazebo incorporates the cockpit with quarry tile floor and domed brick ceiling.	Post medieval	712m
MM03	The Malt House and Stables approximately 40 metres south south-east of Kingston House	1048381	14264	Listed Building grade II	Stables and malthouse, now partly two dwellings. Early C18. Walled kitchen garden beyond.	Post medieval	576m
MM04	Garden Cottage	1048382	22747	Listed Building grade II	2 cottages, now house. Graffiti on brick next to door: WW 1735.	Post medieval	566m
MM05	5 and 6, Race Farm Lane	1048383	22749	Listed Building grade II	Two cottages. Early C17.	Post medieval	405m
MM06	Orchard Cottage	1048384	22752	Listed Building grade II	House. Early C18.	Post medieval	442m
MM07	Little Pelham	1048385	13965	Listed Building grade II	Rectory, now house. Designed c.1723 and remodelled c.1823-30.	Post medieval	530m
MM08	Church Cottage	1048386	22757	Listed Building grade II	House. Late C17, extended to left in early C18.	Post medieval	515m

MM no.	Name	NHLE no.	HER no.	Type	Description	Period	Distance from site centre point
MM09	New House Farmhouse	1048622	22360	Listed Building grade II	Farmhouse	Post medieval	981m
MM10	Rime's House	1198755	22735	Listed Building grade II	Farmhouse, now house. Late C17.	Post medieval	718m
MM11	The Stone House	1198884	11491	Listed Building grade II	House, now two dwellings of late C17th date. L-shaped. Site threatened by demolition in 1966, but no road improvements so building preserved.	Post medieval	738m
MM12	Kingston House	1198912	9820	Listed Building grade II*	Country House, c.1710, probably for Fettiplace Blandy, but with possible C17 origins. Interior partly remodelled c.1730.	Post medieval	612m
MM13	Gates and Gatepiers approximately 400 metres south-east of Kingston House	1199021	22751	Listed Building grade II	Gates and gatepiers. Early C18.	Post medieval	669m
MM14	Martins	1199060	22754	Listed Building grade II	House. Late C17, early/mid C18 extension to left. C17 range.	Post medieval	940m
MM15	Court Close and attached Wall	1199145	22758	Listed Building grade II	Farmhouse, now house. Early C17: remodelled and extended to sides c.1810.	Post medieval	359m
MM16	Crowsnest	1283555	22753	Listed Building grade II	House. C17.	Post medieval	585m
MM17	Granary approximately 65 metres south south-east of Kingston House	1283577	22746	Listed Building grade II	Granary. C18.	Post medieval	583m

MM no.	Name	NHLE no.	HER no.	Type	Description	Period	Distance from site centre point
MM18	Wash House and attached wall approximately 15 metres west of New House	1284511	22359	Listed Building grade II	Washhouse and attached wall west of New House (q.v.). Early C18.	Post medieval	860m
MM19	New House	1368421	22358	Listed Building grade II	House. c.1710.	Post medieval	831m
MM20	Westfield	1368422	22362	Listed Building grade II	House. Mid C18, later C18 bay to right.	Post medieval	827m
MM21	Church of St John the Baptist	1368533	7110	Listed Building grade II	Built 1799-1800 by John Fidel of Faringdon. Present building replaced a medieval church of which little is known except that its tower was rebuilt in 1603.	Post medieval	756m
MM22	The Old School House and attached school and walls	1368534	22739	Listed Building grade II	Schoolhouse, now house. Mid C18; remodelled and school added c.1840.	Post medieval	810m
MM23	Race Farmhouse	1368535	22750	Listed Building grade II	Farmhouse. Early C18.	Post medieval	339m
MM24	Southmoor Farmhouse	1368536	22755	Listed Building grade II	Farmhouse, now house. Early/mid C18.	Post medieval	393m
MM25	Stables approximately 2 metre south of Court Close	1368537	22759	Listed Building grade II	Stables. C18, extended early C19.	Post medieval	334m
MM26	Trafalgar Square Cottage	1368556	22761	Listed Building grade II	House. Early C17.	Post medieval	379m
MM27	Gatepier approximately 63 metres north of Kingston House	1198975	22745	Listed Building grade II	Gatepier. Early C18.	Post medieval	652m

MM no.	Name	NHLE no.	HER no.	Type	Description	Period	Distance from site centre point
MM28	Southfield and attached wall	1199084	22756	Listed Building grade II	Farmhouse, now two dwellings. Late C17.	Post medieval	505m
MM29	The Forge	1198832	22741	Listed Building grade II	Smithy and dwelling, now house and office. Early/mid C18.	Post medieval	763m
MM30	Southmoor Cottage	1048379	22744	Listed Building grade II	Two dwellings, now house. Early C18.	Post medieval	692m
MM31	Heath House	1268405	22743	Listed Building grade II	House. Dated 1837. Built for Richard Church.	Post medieval	840m
MM32	Four Gates Cottage	1048377	22740	Listed Building grade II	House. Early/mid C18.	Post medieval	651m
MM33	Greystone Cottage	1048378	22742	Listed Building grade II	House. c.1730.	Post medieval	728m
MM34	Waggon and Horses Public House	1182486	22361	Listed Building grade II	House, now public house. Early C18.	Post medieval	864m
MM35	Town Pond Cottage	1048345	22760	Listed Building grade II	Two cottages, now house. Late C17, C20 extension.	Post medieval	430m
MM36	Gatepiers and Garden Walls approximately 110 metres south-east of Kingston House	1198997	22748	Listed Building grade II	Gatepiers and kitchen garden walls. Early C18.	Post medieval	625m
MM37	Gatepiers and Gate approximately 20 metres east of Church of St John the Baptist	1283686	22736	Listed Building grade II	Gatepiers and gate. Early C19.	Post medieval	775m

MM no.	Name	NHLE no.	HER no.	Type	Description	Period	Distance from site centre point
MM38	Chest Tomb approximately 6 metres south of South Chapel of Church of St John the Baptist	1283691	22738	Listed Building grade II	Chest tomb. Early C19.	Post medieval	746m
MM39	Gates, Gatepiers, Screens and attached Lodge approximately 230 metres north north-west of Kingston House, Kingston Bagpuize Park	1048375	22734	Listed Building grade II	Entrance gates and gatepiers. Early C18.	Post medieval	789m
MM40	Kingston Bagpuize Conservation Area	N/A	N/A	Conservation Area	Conservation Area of historic Kingston Bagpuize. Designated 1970.	Post medieval	316m
MM41	Kingston Bagpuize Park	N/A	9699	Monument	The parkland surrounds the House. Early C18 park & garden including an earlier moated site.	Post medieval	444m
MM42	Roman Pottery & Building Material	N/A	12485	Find Spot	Pottery scatter and little building material south of village overlooking a stream.	Roman	279m
MM43	The Forge	1198832	22741	Listed Building grade II	Smithy and dwelling, now house and office. Early/mid C18	Post medieval	740m
MM44	Appleby Cottage	1368557	22763	Listed Building grade II	House. Date on brick quoin, 17EE32	Post medieval	1049m

