



making sense of heritage

Aldi, Banbury Road, Chipping Norton, Oxfordshire

Archaeological Desk-Based Assessment



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January 2014



**Aldi, Banbury Road,
Chipping Norton, Oxfordshire**

Archaeological Desk-Based Assessment

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Front Cover: The County of Oxford drawn by Thomas Jefferys in 1767



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Summary

Wessex Archaeology was commissioned by Turley Associates on behalf of ALDI Stores Limited to carry out an archaeological desk-based assessment of land off Banbury Road, Chipping Norton centred on National Grid Reference (NGR) 431880 227585. This assessment is being prepared in advance of a planning application for the construction of a new ALDI supermarket.

The western half of the Site has been considerably disturbed by the construction of a 20th century depot which has reduced the ground level by up to 2m in places. Disturbance has also occurred on the Site through 19th century quarrying activity, which will have disturbed earlier remains but may possibly be of archaeological interest in itself. A small section of the Site remains likely undisturbed, although it is difficult to confirm this with the possibility that the 19th century quarrying activities were not restricted to the area mapped on the 1st edition OS map. If it has remained undisturbed then it is possible archaeological remains may be encountered within that area.

This assessment has established that there is an archaeological interest within part of the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to medieval and later agricultural activity along with 19th and 20th century quarrying activities.

This assessment has established that two Grade II Listed Buildings, “Cotshill Hospital” and “Chapel at Cotshill Hospital”, located c.100m south and south-southwest of the Site respectively, may be sensitive receptors to the proposed development. They are surrounded by modern residential buildings and are screened from the Site by mature trees, therefore intervisibility between the Site and the Listed Buildings is very limited. Overall, it is considered that the proposed development will have a negligible impact on the setting of the Listed Buildings and will, therefore, have a negligible impact upon their significance. Any adverse effect on the Listed Building’s setting is likely to constitute ‘less than substantial harm’, as defined by the NPPF.

The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be necessary. It is recommended that in the area of the Site thought to have remained undisturbed an archaeological watching brief be undertaken during groundworks. In the area known to have been disturbed no further work is recommended,

The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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The report was researched, compiled and illustrated by Andrew Reid with additional illustrations prepared by Chris Breeden. Grace Corbett managed the project on behalf of Wessex Archaeology.



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Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Turley Associates on behalf of ALDI Stores Limited to carry out an archaeological desk-based assessment of land off Banbury Road, Chipping Norton, Oxfordshire centred on National Grid Reference (NGR) 431880 227585 (hereafter 'the Site', **Figure 1**).
- 1.1.2 This assessment is being prepared in advance of a planning application for the construction of a new ALDI supermarket.

1.2 The Site

- 1.2.1 The Site is located approximately 450m northeast of the centre of Chipping Norton within the county of Oxfordshire (**Figure 1**).
- 1.2.2 The Site comprises an irregular parcel of land approximately 0.5 hectares in area bounded by Banbury Road to the northwest, a business park to the northeast, a housing estate to the southeast and a works yard to the south. It is currently covered by a mixture of long grass, brambles and trees with a concrete and tarmac slab present within its centre.
- 1.2.3 The Site is located on a relatively flat piece of land lying at approximately 228m above Ordnance Datum (aOD.) The Site is underlain by the Chipping Norton Limestone Formation (British Geological Survey Sheet 218 – Chipping Norton).

2 METHODOLOGY

2.1 Scope of document

- 2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment and to assess the potential impact of development on the heritage assets that embody that significance.
- 2.1.2 The historic environment, as defined in the National Planning Policy Framework (NPPF; DCLG 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.1.3 NPPF Annex 2 defines a heritage asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the Site's boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components; and*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 The recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted. Sources consulted comprise:

- *The Oxfordshire Historic Environment Record (OHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county;*
- *National heritage datasets including the National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Oxford History Centre; and*
- *Relevant primary and secondary sources held at the Oxford History Centre and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*

2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.



2.5 Setting

- 2.5.1 In addition to the 1km Study Area, the wider visual setting of the Site was also considered for the purposes of this Study. A GIS Viewshed Analysis was carried out within a 3km radius from the Site, in order to determine a theoretical Zone of Visual Influence (ZVI). Designated heritage assets which lay within the ZVI, comprising World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens, were identified.
- 2.5.2 Any direct and indirect impacts resulting from the proposed development upon the settings of these monuments was then assessed during the Site Visit (see below).

2.6 Viewshed Analysis

2.6.1 Viewshed analysis is a commonly applied visibility analysis technique where the output produces a Zone of Visual Influence (ZVI) mapping the area which theoretically shares intervisibility with the Site. The ZVI provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:

- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama.*
- *A single target point height, positioned at the most topographically prominent point within the Site boundary, set to 5.46m representing the approximate height of the proposed development.*
- *Observer heights were set to 1.6m representing the eye height of an average person.*

2.6.2 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the theoretical ZVI should not be conflated with 'real-world' intervisibility.

2.6.3 The value of the theoretical ZVI is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be effected by the proposed development.

2.7 Site visit

2.7.1 The Site was visited on the 17th January. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were overcast with rain showers clearing later in the visit. A fieldwork record comprising digital photography is held in the project archive.

2.8 Assessment criteria

2.8.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

2.8.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

2.8.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** *Deriving from the potential of a place to yield evidence about past human activity.*
- **Historical value.** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- **Aesthetic value.** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place.*
- **Communal value.** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

2.8.4 The overall significance of heritage assets and their settings is decided in line with criteria laid out in **Table 1** below:

Table 1: Summary of Factors for Determining Significance of Heritage Assets

Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives

Significance	Factors Determining Significance
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

2.9 Chronology

2.9.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Table 2: Chronological periods

Palaeolithic	900,000 – 9500 BC
Early Post-glacial	9500 – 8500 BC
Mesolithic	8500 – 4000 BC
Neolithic	4000 – 2200 BC
Bronze Age	2200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – 410
Saxon	AD 410 – 1066
Medieval	1066 – 1500
Post-medieval	1500 – 1800
19th century	1800 – 1899
Modern	1900 – present day

2.10 Best practice

2.10.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 1994, revised November 2012).

2.11 Assumptions and limitations

2.11.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.11.2 The records held by the OHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.



2.12 Copyright

- 2.12.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

- 3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.

- 3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

- 3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 3.2.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck*

Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);

- *requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Development Framework

3.3.1 The Site is located within the administrative boundaries of West Oxfordshire District Council. The West Oxfordshire Local Plan is currently being updated. Until its finalisation, specific policies of the Local Plan 2011 (adopted in 2006), including those relating to the historic environment remain in force (Saved Policies).

3.3.2 Policies relating to heritage which are relevant to the present scheme are presented in **Appendix 2**.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.

4.1.2 All heritage assets identified are listed in **Appendix 1**. The OHER and National Heritage List entries are listed by number within the text and given a **WA** prefix for ease of reference. An overall illustration of the identified heritage assets is provided in **Figure 1**.

4.2 Previous studies

4.2.1 There have been no previous archaeological assessments undertaken within the Site. The OHER records 21 archaeological investigations within the Study Area with the closest work to the Site, 94m to the south-southeast, consisting of a building recording of Cotshill Hospital undertaken by the RCHME (now English Heritage) in 1990.

4.3 Statutory and local heritage designations

4.3.1 The designated heritage assets are illustrated in **Figure 1**.

Site

4.3.2 There are no designated heritage assets within the Site itself.

Study Area

4.3.3 There are two Scheduled Monuments, a Bronze Age bowl barrow (**WA 8**) and the Chipping Norton motte and bailey (**WA 24**), one Grade I Listed Building (**WA 23**) and nine Grade II* Listed Buildings within the Study Area (**WA 22, 43, 48, 69, 78, 86, 138 & 164**). There are a further 131 Grade II Listed Buildings within the Study Area (**WA 36-42, 44-47, 49-68, 70-77, 79-85, 87-137, 139-142, 144-161 & 163-174**).

4.3.4 The nearest Conservation Area, the Chipping Norton Conservation Area (**WA 178**), is adjacent to the Site on its western edge (West Oxfordshire District Council 2011).

4.4 Archaeological and historical context

4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for as yet unrecorded archaeological remains to be encountered within the Site is informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.

4.4.2 The archaeological records obtained from OHER and other sources are illustrated in **Figure 1** and listed in **Appendix 1**.

Prehistoric

4.4.3 There is a not insignificant number of finds and features recorded from prehistory with the first evidence of human activity within the Study Area dating to the Mesolithic period. Lithic bladelet fragments (**WA 1**) were found in a field which has produced a collection of over 900 artefacts, located approximately 825m southeast of the Site.

4.4.4 Moving into the Neolithic period a flint assemblage (**WA 2**), thought to be the remains of a knapping site (John Moore Heritage Services 2001), was uncovered during a watching brief at Chipping Norton School approximately 945m south-southwest of the Site. Additionally, a findspot of Early Neolithic pottery (**WA 3**) is recorded approximately 690m south of the Site.

4.4.5 The Bronze Age sees more tangible evidence of human occupation, and in particular burial practices. The Scheduled Over Norton Bowl Barrow (**WA 7**), located approximately 1km northeast of the Site, occupies a prominent position overlooking the surrounding landscape. It was constructed of dry stone rubble and earth with a quarry ditch, from which the barrow's construction material was obtained, surrounding the mound. This type of monument covers either a single or multiple burials.

4.4.6 A further two barrows are recorded within the Study Area. The site of a disc barrow (**WA 6**) near "Chapel-on-the-Heath", approximately 380m north-northwest of the Site was first mentioned by William Stukeley (1743, 12) as a "Druid's Barrow" and recorded by Grinsel (1974, 100) as possibly destroyed. The surface trace of a possible barrow (**WA 4**) is located approximately 880m north-northwest of the Site where two large oolite limestone stone were found leading to the postulation they represent the remains of a circular barrow with stonework on its eastern side which had been previously by O.G.S Crawford (Ray 1991, 82).

4.4.7 Additionally, Bronze Age pottery (**WA 5**) was recorded by way of pencilled annotation on a 6" record map approximately 685m south of the Site.

4.4.8 In conjunction with the above dated features and finds recorded in the OHER, three sets of features broadly ascribed to prehistory are present within the Study Area. All three relate to cropmarks or earthworks visible from aerial photographs. **WA 8**, located approximately 930m northwest of the Site, is recorded as consisting of enclosures, ring ditches and linear features (Gloucestershire County Council 2012). **WA 9**, located approximately 990m north-northeast of the Site, consists of a ditch with three sides possibly relating to an enclosure (*ibid*). **WA 10**, located approximately 860m north-

northwest of the Site, is recorded as a double ditched earthwork with the possible remains of a wall within (Oxfordshire County Council 1961).

- 4.4.9 Two features recorded by the OHER as being undated are potentially prehistoric in date. **WA 176**, approximately 610m north-northeast of the Site, consists of a sub-rectangular enclosure and other linear ditches with a possible trackway to the south (Oxfordshire County Council 1961). **WA 177**, approximately 850m south-southeast of the Site, consists of a ring ditch visible on aerial photographs (Gloucestershire County Council 2012) and a small lithic assemblage found through fieldwalking which appears to be predominantly later prehistoric and indicates tools were made, as well as used, at the site.
- 4.4.10 Finally, an undated flint blade (**WA 175**) was found approximately 700m north-northwest of the Site and is certainly another example of prehistoric activity within the Study Area.
- 4.4.11 Within the broader landscape there are numerous finds and features attributed to the prehistoric period. In particular the Scheduled Monument “Rollright Stones”, located approximately 4km north-northwest of the Site. The stones consist of a complex of three Neolithic and Bronze age megalithic monuments constructed of oolitic limestone.
- 4.4.12 The number and concentration of features and finds from prehistory seem to indicate the Study Area was part of an important, wider landscape, especially considering the presence of three Bronze Age burial monuments and three areas of cropmarks and/or earthworks relating to possible prehistoric settlements.

Romano British and Anglo-Saxon

- 4.4.13 A significant quantity of Romano-British material (**WA 1**) has been recovered over 25 years of field walking approximately 825m southeast of the Site. The material consists of large quantities of high status pottery, some samian, and almost 500 3rd – 4th century AD copper alloy radiates. Vessel types include flagons, beakers, castor boxes and mortaria all of which are typical of a late Roman villa site, despite the absence of building remains and metal objects.
- 4.4.14 The remaining evidence of Romano-British activity within the Study Area consists of a collection of Roman coins (**WA 12**) found 645m southwest of the Site in the late 19th century and a Roman copper alloy nummus (**WA 11**) found close to the larger collection of finds mentioned above.
- 4.4.15 There is a single find from the Anglo-Saxon period within the Study Area an iron spearhead (**WA 13**) found approximately 720m south-southeast of the Site. Although there has been little evidence uncovered from the Anglo-Saxon period within the Study Area the fact that Chipping Norton is recorded in the Domesday Book as being very large with three mills indicates the settlement had its origins in this period.

Medieval

- 4.4.16 The medieval period sees the first evidence of the establishment of the town of Chipping Norton, meaning “North farm/settlement with a market” (University of Nottingham 2014). The Scheduled motte and bailey castle (**WA 24**), located approximately 570m west of the Site, is thought to have been constructed immediately after the Norman Conquest in 1066 AD. Earthworks relating to the original motte and bailey still survive despite alteration during the construction of a later castle sometime in the 12th century and modern landscaping. Documentary evidence referred to on the Scheduling Record indicates the

castle was occupied in 1268 when it was used as a seasonal hunting lodge by the Fitzalans of Clun but had gone out of use and was in ruins by 1566. Also close to the castle is the site of a medieval fishpond called “Pool Meadow” (**WA 16**) which is thought to have been contemporary with the 12th century castle.

- 4.4.17 To the southeast of the castle is the Grade I Listed Church of St Mary (**WA 23**) which can trace its origins to the 12th century, however only a few fragments of its original construction remains within the west wall of the nave. The church was rebuilt during the 13th and 14th centuries with the nave dated to c.1485. The rebuilding of the church is thought to have been funded by wool merchant John Ashfield making St Mary’s one of the “wool churches” built across England from the proceeds of the wool trade. Close to the church is the location of a grammar school (**WA 18**) though to have been founded in 1450.
- 4.4.18 There is one further designated heritage asset of medieval date within the Study Area, the Grade II* Listed “The Playpen” (**WA 22**), approximately 565m south west of the Site, a 14th century house, currently in use as a shop.
- 4.4.19 Elsewhere within Chipping Norton excavations revealed the medieval stone built foundations of two buildings at the rear of White Hart Hotel (**WA 14**), approximately 587m southwest of the Site, one of which included a possible basemented lean-to attached to its southern side (Henderson 2003, 61). Additionally, a large ditch and evidence of terracing were uncovered alongside artefacts dating to the 12th and 14th centuries (*ibid*). Excavations to the south of the White Hart Hotel in Albion Street in 2008 uncovered a medieval wall (**WA 15**) possibly associated with the medieval burghage plot boundary and a series of 11th to 13th century pits, which themselves cut a rubble dump that may have been evidence of earlier buildings (John Moore Heritage Services 2008).
- 4.4.20 An additional medieval building, consisting of a floor surface and hearth, was uncovered during excavations at 12 Market Place, approximately 700m southwest of the Site, in the 1970s (**WA 20**). It is thought the western side of Market Street marked the edge of the original, medieval market place, laid out in the 13th century (Chambers 1975, 43). Aerial photographs of the demolished building showed the remains of the long, thin burghage tenements (*ibid*).
- 4.4.21 Other medieval features recorded within the Study Area include a cross (**WA 17**), the base of which survives at the Oxford entrance to Chipping Norton and part of a ‘slash’ handle of a fairly large vessel of 14th century Wychwood Ware (**WA 19**) again found within Chipping Norton. Outside of the centre of the town a possible medieval bank and ditch (**WA 21**) was uncovered during the excavation of a service trench approximately 990m north of the Site.
- 4.4.22 The majority of the remains from the medieval period are concentrated within the centre of Chipping Norton placing the Site on its outskirts and within its agricultural hinterland.

Post- medieval

- 4.4.23 The post-medieval period sees the significant expansion of settlement at Chipping Norton, attested by the number of Listed Buildings recorded as having their origins at this time. These include seven Grade II* Listed Buildings (**WA 43, 48, 69, 78, 86, 138 & 143**) and a further 83 Grade II Listed buildings (**WA 22-23, 37-96, 105-117 & 124-144**), centred approximately 680m southwest of the Site. Sixteen of these (**W 60-64, 76-78, 116-118 & 132-136**) related to tombs or gravestones clustered around St Mary’s Church (**WA 23**).

- 4.4.24 In addition to the designated heritage assets mentioned above, several undesignated assets are recorded within the Study Area centred on the town of Chipping Norton. The Site of a Tweed Mill (**WA 30**), approximately 865m southwest of the Site, is said to have been Bliss's original mill with his house later built to the west. The Bliss family first began cloth production in Chipping Norton in the 1750s after Thomas Bliss was given a small manufactory by his father-in-law with production continuing for a further 140 years (Lewis 1989, 1).
- 4.4.25 Approximately 660m southwest of the Site lies the site of a workhouse (**WA 29**), replaced during the 19th century by the union workhouse (see below). An archaeological watching brief on Church Street in Chipping Norton, approximately 650m southwest of the Site, recorded the remains of a post-medieval house (**WA 25**) consisting of several Cornbrash walls between three to six courses high (John Moore Heritage Services 2006a). It is thought the building consisted of a single room with a stone slab floor with pottery recovered during the investigations dating to sometime after 1550 (*ibid*).
- 4.4.26 The Study Area also contains evidence of post-medieval infrastructure in the form of two toll houses (**WA 31-32**) and two milestones (**WA 33-34**), which indicate there were several toll roads passing through Chipping Norton before the advent of the railway later in the 19th century (see below). Other finds in Chipping Norton from the post-medieval period include a series of rubbish pits (**WA 26**) during an archaeological watching brief at the rear of Market Street (John Moore Heritage Services 2006b) and a small number of post-medieval deposits including pits and postholes (**WA 35**) (Thames Valley Archaeological Services 1998).
- 4.4.27 Outside of Chipping Norton a concentration of sixteen Grade II Listed Buildings (**WA 71-73, 99-104 & 118-123**) are located in the village of Over Norton all of which trace their origins to the post-medieval period.
- 4.4.28 The first cartographic evidence consulted for this study is a county map drawn in 1767 by Thomas Jefferys which shows the town of Chipping Norton and the village of Over Norton with the aforementioned turnpike roads entering Chipping Norton from the east and the west (**Front Cover**). The first detailed map consulted was the Chipping Norton Inclosure map of 1770 (**Figure 2**) which shows the Site to be within one large field under the ownership of Mr John Saunderson.
- 4.4.29 The cartographic evidence, in conjunction with information from the OHER, indicates the Site is likely to have formed part of the immediate agricultural hinterland for Chipping Norton during the post-medieval period, and before.

19th Century and Modern

- 4.4.30 After a significant period of growth during the post-medieval period, especially during the 18th century, the 19th century sees further growth in the form of a further 27 Listed Buildings, mostly concentrated within the town of Chipping Norton, all but one of which are Grade II Listed (**WA 146-161, 163-173**). A single Grade II* Listed Building, the Town Hall (**WA 162**) is located approximately 705m southwest of the Site.
- 4.4.31 Approximately 100m southwest of the Site is location of the Union Workhouse which was built to replace the smaller, post-medieval building within the centre of Chipping Norton. Built in 1836 it was designed to accommodate up to 350 people. By the 1950s the workhouse had been converted to a hospital with later redevelopment and refurbishment

in the 1990s converting it (**WA 147**) and its associated chapel (**WA 173**) into residential houses and apartments.

- 4.4.32 The cloth manufactory started by Thomas Bliss in the 1750s “attained the pinnacle of its fame and prosperity” under the management of William Bliss II (Lewis 1989, 3). The business expanded greatly in the 1850s with a new complex of buildings added to the upper mill with the lower mill being completely refurbished (*ibid*). Bliss, and other prominent businessmen including W.S. Hitchman of Hitchman’s brewery whose offices still remain on West Street (**WA 52**), were instrumental in bringing the railway to the town in 1855 (*ibid*).
- 4.4.33 One designated heritage asset is recorded from the modern period, a K6 Telephone Kiosk (**WA 174**) located approximately 670m southwest of the Site.
- 4.4.34 Cartographic evidence from the 19th century begins with the 1st edition OS map dated 1881 (**Figure 2**). This shows the Site to have a quarry within its northern corner with the rest of the Site likely agricultural land, the union workhouse is visible to the southeast. By the 1900 OS map (**Figure 2**) the quarry within the Site has disappeared but another quarry appears within the north eastern corner of the Site by 1922 (**Figure 3**).
- 4.4.35 By the 1955 OS map the Site (**Figure 3**), save for the eastern third, is occupied by buildings, these buildings are identified as a “Depot” on the 1978 map. The 1978 map also shows considerable residential development to the west of the Site and the construction of a factory (Parker Knoll) to the south-southeast. By the 2003 OS Map (**Figure 3**) the Site is still shown to be occupied by the depot with further residential and industrial development to the east, south and southwest of the Site.

4.5 Historic Landscape Character

- 4.5.1 Oxfordshire does not currently have a Historic Landscape Characterisation (HLC) for areas outside of Oxford, although this is currently being produced. As such, a localised HLC has been produced for the purposes of this report using available resources for inclusion within this study.
- 4.5.2 The 1770 Inclosure map (**Figure 2**) shows the Site to have been within one large field. By 1881 the field has been divided into three with the Site within the middle field. Between 1881 and 1922 two quarries appear within the Site with a depot constructed sometime before 1955 which remains until at least 2003.
- 4.5.3 The HLC of the Site can therefore be described as being a post-medieval enclosure followed by extraction during the late 19th and 20th centuries finally ending with and industrial character in the second half of the 20th century.

4.6 Setting

- 4.6.1 The Site visit aimed to identify any designated heritage assets within the wider context of the Site which might be considered potential sensitive receptors to the proposed Development, by comparing the theoretical ZVI produced by the Viewshed Analysis (**Figure 4**) to the actual views available of the landscape surrounding the Site (see **Section 2.5**).
- 4.6.2 Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the

theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that, “*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

- 4.6.3 The closest designated heritage asset to the Site is the Grade II Listed Chapel associated with Cotshill Hospital (**WA 173**), approximately 100m south of the Site, with the Grade II Listed hospital buildings (**WA 147**), approximately 120m southwest of the Site, also within close proximity. During the Site visit it proved difficult to accurately identify either of these assets from the Site; however as **Plate 1** shows buildings are visible from the Site. Consultation of modern satellite imagery indicates these buildings may be part of the redevelopment of the Cotshill Hospital site rather than the Listed Buildings themselves. As is evident from **Plate 1**, existing trees on the boundaries of the Site provide relatively effective screening. Ascertaining visibility of the Site from the buildings was not possible as the Listed Buildings are now private property, with lines of sight concentrated within the back gardens and other enclosed areas. However, the presence of the trees around the boundaries of the Site is likely to provide effective screening.
- 4.6.4 The Grade II Listed Holy Trinity Roman Catholic Church (**WA 148**) lies approximately 225m south of the Site. The Site visit confirmed that modern developments screen the Site from the Church and vice versa (**Plates 2 & 3**). The Grade II Listed Gate Piers (**WA 97**) located approximately 144m northeast of the Site are not visible from the Site and do not share any intervisibility (**Plate 4**).
- 4.6.5 Beyond the Site’s immediate environs seven Grade II* Listed buildings are concentrated within the centre of Chipping Norton. It was not possible to gain direct access to the rear of the Grade II* Listed Buildings (**WA 22, 43, 48, 69, 78, 86, 138, 143 & 162**) within Chipping Norton, as such, lines of sight between these assets and the Site were taken from Albion Street which runs parallel to High Street/Horse Fair where the Listed Buildings are situated. The Site visit identified that no intervisibility was shared between the Site or any of these designated heritage assets due to the topography of the Study Area and screening provided not only by the trees surrounding the Site but also the 20th century buildings between the assets and the Site (**Plates 5 & 6**). The Scheduled Monument Chipping Norton motte and bailey castle (**WA 24**) lies further into a valley than the Grade II* Listed Buildings and thus with the addition of screening provided by buildings and trees does not share intervisibility with the Site.
- 4.6.6 A lack of intervisibility between the Grade II Buildings within Over Norton (**WA 71-73, 99-104 & 118-123**) and the Site was also confirmed (**Plates 7 & 8**).
- 4.6.7 It was not possible to access the Scheduled Monument, Over Norton bowl barrow (**WA 7**), however the Site visit confirmed a lack of visibility towards the barrow due to screening provided by existing trees (**Plate 9**). This screening is reciprocated at the barrow with **Plate 10** showing a general shot from the reservoir within the grounds of which the barrow is located.
- 4.6.8 The Site is immediately adjacent to a conservation area (**WA 178**) covering the historic core of Chipping Norton. No appraisal plan for the conservation area has been produced but it extends out to the western edge of the Site, covering the Grade II Listed Buildings

associated with Cotshill hospital. Several modern developments are present between the Site and the historic town core.

- 4.6.9 The Site itself is covered by long grass and brambles in the eastern half (**Plate 11**) with concrete, tarmac and walls from the former depot visible within the western half (**Plate 12**). The ground level on the western side has been significantly reduced in comparison to the eastern side to accommodate the former depot. The Site is bounded to the south by the remains of the depot which has seemingly contracted in size since its construction before 1955 (**Plate 13**). The eastern section of the Site is surrounded by a small bank and ditch which is modern, probably used for drainage.

5 SUMMARY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.
- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Ch.12 Para.128).

5.2 Known heritage assets

Designated heritage assets

- 5.2.1 No designated heritage assets are located within the Site.
- 5.2.2 There are two Scheduled Monument, a Bronze Age bowl barrow (**WA 8**) and the Chipping Norton motte and bailey (**WA 24**), one Grade I Listed Building (**WA 23**) and nine Grade II* Listed Buildings within the Study Area (**WA 22, 43, 48, 69, 78, 86, 138 & 164**). There are a further 131 Grade II Listed buildings within the Study Area (**WA 36-42, 44-47, 49-68, 70-77, 79-85, 87-137, 139-142, 144-161 & 163-174**).

Undesignated heritage assets

- 5.2.3 No undesignated heritage assets are located within the Site

5.3 Potential buried archaeological remains

- 5.3.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for as yet unknown buried archaeological remains within the eastern side of the Site relating to the following periods:
- *Prehistoric*
 - *Romano-British*

- *Medieval*
- *Post-medieval*
- *19th century*

5.3.2 This is summarised in **Table 3** below.

5.4 Heritage assets within the theoretical ZVI

Designated heritage assets

5.4.1 There are eight Scheduled Monuments, ten Grade II* Listed Buildings, one Grade II* Registered Park and two conservation areas within the theoretical ZVI. All of these designated heritage assets have been scoped out of any further assessment after confirmation through the Site Visit that the development will not have any impact on their setting.

5.4.2 Four Grade II Listed Buildings (**WA 97, 147-148 & 173**) were scoped into the assessment due to their proximity to the Site. Two of these (**WA 97 & 148**) were later scoped out of the assessment as the Site visit confirmed they shared no intervisibility with the Site and their setting would not be affected. The remaining two buildings are considered to be potentially affected by the proposed development which is discussed in the impact section below.

Undesignated heritage assets

5.4.3 No undesignated heritage assets are considered to be affected by the proposed development and, as such, have been scoped out of any further assessment.

5.5 Assessment of survival and previous impacts

5.5.1 This study has identified that there has been considerable disturbance within the Site since the late 19th century, with two separate instances of quarrying and the construction of a depot before 1955 (**Figure 5**). The Site visit identified the ground level of the western section of the Site has been reduced by up to 2m in parts. The eastern section shows fewer signs of visible disturbance; however, cartographic evidence indicates the northern corner of this side will have been impacted by quarrying activity. A small section of the eastern half of the Site appears to have remained undisturbed by either quarrying or construction activities.

5.5.2 As a result, the survival of any archaeological remains below ground is considered to be poor in areas known to have been disturbed and unknown in areas thought to have remained undisturbed.

5.6 Summary

5.6.1 The following table (**Table 3**) presents a summary of the known and potential heritage assets within the Site and Study Area.

5.6.2 The risk of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.

5.6.3 A survival rating has been determined following a review of previous impacts identified within the site, based on a site visit, cartographic sources and other relevant site information (e.g. HER event records).



Table 3: Summary of Heritage Assets

Risk	Period and Description		Significance	Value	Survival
High	Modern	<p>The western half of the Site was developed sometime before 1955 into a depot with some sections of the ground level reduced by up to 2m. Concrete slab, tarmac and walls still remain extant on the Site.</p> <p>Any evidence uncovered would be of negligible value.</p>	No Significance	No Value	Partially Extant
Moderate	19 th Century	<p>The first edition OS map indicates it had an active quarry within the northern quarter adjacent to Banbury Road. As such, there is an increased likelihood that remains from this period may be encountered, particularly from quarrying activities but also from agricultural activity in the areas not used for quarrying.</p> <p>Any evidence uncovered would be of value to local research objectives</p>	Local	Evidential	Unknown
Low	Medieval	<p>The location of the Site to the town of Chipping Norton places it firmly within its agricultural hinterland. Any remains or features encountered are likely to represent agricultural practices e.g. ridge and furrow cultivation.</p> <p>Any evidence uncovered would be of value to local research objectives.</p>	Local	Evidential	Unknown
	Post-medieval	<p>The location of the Site to the town of Chipping Norton places it firmly within its agricultural hinterland. Any remains or features encountered are likely to represent agricultural practices e.g. ridge and furrow cultivation.</p> <p>Any evidence uncovered would be of value to local research objectives.</p>	Local	Evidential	Unknown
Unknown	Prehistoric	<p>The Study Area, and the wider landscape, is well populated with Prehistoric finds, particularly from the Neolithic and Bronze Age. However, the nature of finds and features from these periods means their locations are difficult to predict or exclude.</p> <p>Any evidence uncovered would be of value to regional research objectives.</p>	Regional	Evidential	Unknown



Risk	Period and Description		Significance	Value	Survival
Unknown	Romano-British	<p>There has been a significant amount of Romano-British pottery and material found south of the Site which indicate a high status residence or shrine may have been located east of Chipping Norton. As no buildings have been located it is difficult to predict where, if any exist, further finds may be distributed around the purported shrine.</p> <p>Any evidence uncovered would be of value to regional research objectives.</p>	Regional	Evidential	Unknown
	Anglo-Saxon	<p>There is only one find from this period within the Study Area which is located over 700m away from the Site. However, as with finds from most pre-medieval periods, they are difficult to predict so the risk of finding remains from the Anglo-Saxon period must be unknown.</p> <p>Any evidence uncovered would be of value to regional research objectives.</p>	Regional	Evidential	Unknown

6 IMPACTS

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

6.2.1 The proposed development will comprise the construction of a new ALDI supermarket. Although the specific design detailing the construction methods is not yet known, the construction works will include some or all of the following ground disturbance and excavations associated with the scheme:

- *Topsoil stripping and likely ground level reduction;*
- *Excavation of foundations and service trenches;*
- *Groundworks associated with creating roads and a car park.*



6.3 Statement of impact

Designated heritage assets

- 6.3.1 The Grade II Listed Buildings “Cotshill Hospital” (**WA 147**) and “Chapel at Cotshill Hospital” (**WA 173**) have been identified as possible sensitive receptors to the proposed development. The Site visit indicated that there may be intervisibility between the Site and the Grade II Listed Buildings, although it was not possible to confirm this intervisibility due to an inability to access the rear of these now private properties. The Site’s proximity to the Listed Buildings puts it within their historic setting, which would have been an agricultural landscape when they were constructed in the 19th century. These buildings are currently surrounded by modern residential buildings and are screened from the Site by mature trees, as evident from **Plates 1** and **2**. As such, the introduction of a further modern development will have a negligible impact on the overall setting of the Grade II Listed Buildings.
- 6.3.2 As discussed above, although a number of designated heritage assets were identified as lying within the theoretical ZVI (**Figure 4**), the Site visit confirmed that the Site did not share meaningful intervisibility with any of these assets. The Site can therefore be considered not to contribute to the settings of these heritage assets, and no impacts on these settings are anticipated as a result of the proposed Scheme.

Archaeological potential

- 6.3.3 The construction of the proposed development has the potential to result in the damage to or loss of any buried archaeological features, particularly relating to medieval and later milling and farming activities, 19th century quarrying activities and modern remains relating to the 20th century depot which may be present within the eastern side of the Site. This would in turn result in a total or partial loss of significance of these heritage assets. This adverse effect would be permanent and irreversible in nature.

Historic Landscape Character

- 6.3.4 It is considered that the HLC of the Site indicates reflects post-medieval enclosure which may leave traces of previous medieval and/or post-medieval agricultural field systems. Later episodes of extraction during the 19th and 20th centuries, potentially leaving traces of quarrying activities and finally ending with an industrial character the remains of which are extant.
- 6.3.5 The surrounding area shares a similar HLC and with already having had a 20th century industrial depot, and modern residential industrial buildings constructed around it, is considered the proposed development will have a negligible effect on the HLC of the Site and its surrounding area.

7 CONCLUSIONS

7.1 General

- 7.1.1 This assessment has established that there is an archaeological interest within the eastern side Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to medieval and later agricultural activity along with 19th and 20th century quarrying activities.

- 7.1.2 The western half of the Site has been considerably disturbed by the construction of a 20th century depot which has reduced the ground level by up to 2m in places. Disturbance has also occurred on the Site through 19th century quarrying activity which will have disturbed earlier remains but may possibly be of archaeological interest in itself.
- 7.1.3 A small section of the Site remains likely undisturbed (**Figure 5**), although it is difficult to confirm this with the possibility that the 19th century quarrying activities were not restricted to the area mapped on the 1st edition OS map. If it has remained undisturbed then it is possible archaeological remains may be encountered within that area.
- 7.1.4 This assessment has established that two Grade II Listed Buildings, “Cotshill Hospital” (**WA 147**) and “Chapel at Cotshill Hospital” (**WA 173**), located c.100m south and south-southwest of the Site respectively, may be sensitive receptors to the proposed development. They are surrounded by modern residential buildings and are screened from the Site by mature trees, therefore intervisibility between the Site and the Listed Buildings is very limited.
- 7.1.5 Overall, it is considered that the proposed development will have a negligible effect on the setting of the Listed Buildings and will, therefore, have a negligible impact upon their significance. Any adverse effect on the Listed Building’s setting is likely to constitute ‘less than substantial harm’, as defined by the NPPF.

7.2 Mitigation

- 7.2.1 The presence, location and significance of any buried heritage assets within the eastern part of the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological work may be necessary. It is recommended that in the area of the Site thought to have remained undisturbed (**Figure 5**) an archaeological watching brief be undertaken during groundworks. In the area known to have been disturbed (**Figure 5**) no further work is recommended.
- 7.2.2 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



8 REFERENCES

8.1 Bibliography

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8.2 Historic Environment Records

Oxfordshire Historic Environment Record (OHER)

8.3 Cartographic and Documentary Sources

British Geological Survey Sheet 218 – Chipping Norton

The County of Oxford 1767 – CP103/M/1

Chipping Norton Inclosure Map 1770 – E205/H/1

Ordnance Survey 25" Sheet 14-2 1881

Ordnance Survey 25" Sheet 14-2 1900

Ordnance Survey 25" Sheet 14-2 1922

Ordnance Survey 6" Sheet SP32NW 1955

Ordnance Survey 1:10000 Sheet SP32NW 1978

Ordnance Survey 1:10000 Sheet SP32NW 2003

8.4 Online resources

<http://ads.ahds.ac.uk>

<http://domesdaymap.co.uk/>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



9 APPENDICES

9.1 Appendix 1: Gazetteer of Information summarised from the OHER and other sources

WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
1	MOX23833	Roman settlement/shrine/villa adjacent to multi-period finds from large field E of Chipping Norton		Mesolithic	432434	226920
2	MOX11170	Flint Assemblage, Chipping Norton School		Neolithic	431602	226636
3	MOX3281	Early Neolithic Pottery (about 120m SE of Reservoir)		Neolithic	431950	226869
4	MOX3266	Bronze Age Barrow (Over Norton Park)		Bronze Age	432170	228470
5	MOX3280	Bronze Age Pottery (about 120m SE of Reservoir)		Bronze Age	431950	226880
6	MOX3327	Anglo Saxon Iron Spearhead (OS Parcel 218, Tank Farm)		Bronze Age	432000	228000
7	1009431	Over Norton bowl barrow 150m north west of the intersection between the A361 and the A34(T)	Scheduled Monument	Bronze Age	432597	228350
8	MOX24540	Possible Later Prehistoric curvilinear, rectilinear and sub rectangular enclosures		Prehistoric	430970	227940
9	MOX24652	Possible Later Prehistoric rectilinear enclosure		Prehistoric	432316	228517
10	MOX3267	Prehistoric Square Enclosure (Over Norton Park)		Prehistoric	432250	228400
11	MOX24031	Roman copper alloy nummus of Constantine I		Romano-British	431994	227006



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
12	MOX3271	Roman Coins		Romano-British	431340	227141
13	MOX3329	Anglo Saxon Iron Spearhead (OS Parcel 218, Tank Farm)		Anglo-Saxon	432200	226900
14	MOX12496	Medieval stone foundations at White Hart Hotel		Medieval	431441	227117
15	MOX23582	Medieval stone foundations and pits at Albion Street		Medieval	431420	227080
16	MOX3284	Medieval Fishpond		Medieval	430931	227391
17	MOX3303	Medieval Cross		Medieval	431470	227370
18	MOX3343	Site of Medieval/Post Medieval School		Medieval	431212	227298
19	MOX3347	Medieval Pottery (Garden of 10, Dunstan Avenue)		Medieval	431000	227050
20	MOX3353	Site of 12, Market Place		Medieval	431310	227090
21	MOX3355	Possible Medieval/Post Med Bank and Ditch (Over Norton Park)		Medieval	431900	228620
22	1052618	The Playpen	Grade II* Listed Building	Medieval	431426	227162



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
23	1052637	Church Of St Mary	Grade I Listed Building	Medieval	431171	227350
24	1014747	Chipping Norton motte and bailey castle, and fishpond	Scheduled Monument	Medieval	431079	227440
25	MOX23275	Post medieval building adjacent to Redrobe house		Post-medieval	431250	227260
26	MOX23277	Post Medieval rubbish pits at rear of 4 Market Street		Post-medieval	431280	227200
27	MOX3258	Site of Post Medieval Quarry		Post-medieval	431700	226900
28	MOX3288	Site of Old Town Hall/Old Market Hall		Post-medieval	431326	227041
29	MOX3304	Site of Workhouse, Church Street		Post-medieval	431240	227270
30	MOX3305	Site of Tweed Mill		Post-medieval	431110	227080
31	MOX3317	Site of Toll House		Post-medieval	430991	227166
32	MOX3321	Site of Toll House		Post-medieval	431700	227400
33	MOX3322	Milestone, London Road, E of Fowler's Barn		Post-medieval	432630	227410
34	MOX3325	Milestone		Post-medieval	432529	228072
35	MOX3357	Post Medieval Pit and Posthole		Post-medieval	431333	226847
36	1052596	Northville	Grade II Listed Building	Post-medieval	431166	227090



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
37	1052597	Jackie	Grade II Listed Building	Post-medieval	431323	226996
38	1052598	The Kings Arms Hotel	Grade II Listed Building	Post-medieval	431322	226918
39	1052599	The Bell Public House	Grade II Listed Building	Post-medieval	431255	226797
40	1052600	The Manor House	Grade II Listed Building	Post-medieval	431269	226959
41	1052601	Scarsbrook And Findlay Greengrocer	Grade II Listed Building	Post-medieval	431264	226881
42	1052615	Cheltenham And Gloucester Building Society And Fine Fare	Grade II Listed Building	Post-medieval	431384	227095
43	1052616	White Hart Hotel	Grade II* Listed Building	Post-medieval	431388	227138
44	1052617	Hartwells	Grade II Listed Building	Post-medieval	431406	227157
45	1052619	Gt Smith Television	Grade II Listed Building	Post-medieval	431408	227184
46	1052620	Harraden House Antiques	Grade II Listed Building	Post-medieval	431422	227222



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
47	1052621	29, High Street	Grade II Listed Building	Post-medieval	431431	227247
48	1052623	15, Market Place	Grade II* Listed Building	Post-medieval	431310	227113
49	1052625	Stone Pillar And Base Of Wayside Cross	Grade II Listed Building	Post-medieval	431326	227060
50	1052626	Southorn Shoes	Grade II Listed Building	Post-medieval	431323	227175
51	1052627	7, Market Street	Grade II Listed Building	Post-medieval	431333	227212
52	1052628	9, Market Street	Grade II Listed Building	Post-medieval	431336	227230
53	1052629	11, Market Street	Grade II Listed Building	Post-medieval	431338	227242
54	1052630	The Bunch Of Grapes Public House	Grade II Listed Building	Post-medieval	431354	227160
55	1052631	10 And 10A, Middle Row	Grade II Listed Building	Post-medieval	431369	227209
56	1052632	Guildhall	Grade II Listed Building	Post-medieval	431385	227230



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
57	1052633	65, New Street	Grade II Listed Building	Post-medieval	431132	227136
58	1052635	8, New Street	Grade II Listed Building	Post-medieval	431274	227065
59	1052638	Kerby Family Tombs To North East Of St Mary'S Church	Grade II Listed Building	Post-medieval	431183	227378
60	1052639	Row Of 3 Bale Tombs About 12 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	Post-medieval	431180	227324
61	1052641	Chest Tomb About 7 Yards East Of South Porch Of St Marys Church	Grade II Listed Building	Post-medieval	431178	227336
62	1052644	Chest Tomb About 10 Yards East Of South East End Of South Aisle Of St Marys Church	Grade II Listed Building	Post-medieval	431189	227343
63	1052647	Thomas Bradley Memorial About 10 Yards West Of St Marys Church	Grade II Listed Building	Post-medieval	431143	227357
64	1052651	Gateway And Walls To Almshouses	Grade II Listed Building	Post-medieval	431296	227271
65	1052652	7, Church Street	Grade II Listed Building	Post-medieval	431206	227302
66	1052653	47, Distons Lane	Grade II Listed Building	Post-medieval	431190	227287



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
67	1052654	The Chequers Public House	Grade II Listed Building	Post-medieval	431364	227261
68	1052655	Co Op	Grade II Listed Building	Post-medieval	431352	227022
69	1052656	Co Operative Chemist	Grade II* Listed Building	Post-medieval	431369	227070
70	1052657	Fruit Centre	Grade II Listed Building	Post-medieval	431372	227083
71	1052786	Three Chimneys	Grade II Listed Building	Post-medieval	431672	228397
72	1052787	Witts Farmhouse	Grade II Listed Building	Post-medieval	431688	228498
73	1052788	Old Post Office	Grade II Listed Building	Post-medieval	431644	228356
74	1052790	15, The Green	Grade II Listed Building	Post-medieval	431643	228268
75	1182653	Chest Tomb 2 Yards East Of East End Of St Marys Church	Grade II Listed Building	Post-medieval	431192	227361
76	1182702	Group Of 3 Memorials About 6 Yards North Of North East	Grade II Listed	Post-medieval	431171	227369



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
		Corner Of North Aisle Of St Marys Church	Building			
77	1182718	Chest Tomb About 5 Yards West Of South West Corner Of St Marys Church	Grade II Listed Building	Post-medieval	431155	227331
78	1182730	1-4, Church Street	Grade II* Listed Building	Post-medieval	431334	227279
79	1182744	6, Church Street	Grade II Listed Building	Post-medieval	431199	227311
80	1182761	45, Distons Lane	Grade II Listed Building	Post-medieval	431196	227250
81	1182769	Co Op	Grade II Listed Building	Post-medieval	431353	227029
82	1182774	Rumbelows	Grade II Listed Building	Post-medieval	431365	227062
83	1182782	Baxters Butchery And Coles The Jewellers	Grade II Listed Building	Post-medieval	431368	227076
84	1183082	28, High Street	Grade II Listed Building	Post-medieval	431432	227228
85	1183106	Lochalsh Needlework	Grade II Listed Building	Post-medieval	431294	227026
86	1183153	National Westminster Bank	Grade II* Listed	Post-medieval	431313	227121



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
87	1183195	F Sole Butcher	Grade II Listed Building	Post-medieval	431321	227170
88	1183239	8, Market Street	Grade II Listed Building	Post-medieval	431335	227222
89	1183256	10, Market Street	Grade II Listed Building	Post-medieval	431341	227236
90	1183264	12, Market Street	Grade II Listed Building	Post-medieval	431338	227249
91	1183369	10, New Street	Grade II Listed Building	Post-medieval	431267	227062
92	1183426	Chipping Norton Recording Studios	Grade II Listed Building	Post-medieval	431207	227076
93	1197960	34, New Street	Grade II Listed Building	Post-medieval	431169	227087
94	1197971	38, New Street	Grade II Listed Building	Post-medieval	431153	227093
95	1197999	West End Garage	Grade II Listed Building	Post-medieval	431322	226938
96	1198029	9, West Street	Grade II Listed	Post-medieval	431294	226979



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
97	1198099	Gate Piers	Grade II Listed Building	Post-medieval	432009	227716
98	1200564	Chapel House And Attached Cottage	Grade II Listed Building	Post-medieval	431591	228302
99	1200566	Kings House	Grade II Listed Building	Post-medieval	431519	228408
100	1200572	34, Main Street	Grade II Listed Building	Post-medieval	431588	228304
101	1200574	7, Main Street	Grade II Listed Building	Post-medieval	431710	228523
102	1200580	Home Farmhouse	Grade II Listed Building	Post-medieval	431654	228442
103	1200595	Sunnyside	Grade II Listed Building	Post-medieval	431643	228291
104	1200599	"Corner Cottage, Haven Cottage, Oakleigh Cottage	Grade II Listed Building	Post-medieval	431630	228319
105	1284020	Georgian House Antiques	Grade II Listed Building	Post-medieval	431269	226887
106	1284042	36 And 38, West Street	Grade II Listed	Post-medieval	431290	226869



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
107	1284115	67, New Street	Grade II Listed Building	Post-medieval	431125	227142
108	1284128	Old George House Antiques	Grade II Listed Building	Post-medieval	431290	227062
109	1284138	Delicatessen	Grade II Listed Building	Post-medieval	431362	227167
110	1284148	63, New Street	Grade II Listed Building	Post-medieval	431138	227137
111	1284183	17Th Century Pantry	Grade II Listed Building	Post-medieval	431320	227181
112	1284186	6, Market Street	Grade II Listed Building	Post-medieval	431330	227202
113	1284222	Craft Centre And Wool Shop	Grade II Listed Building	Post-medieval	431296	227036
114	1284373	The Blue Boar	Grade II Listed Building	Post-medieval	431408	227246
115	1284425	Chest Tomb Immediately South Of Thomas Bradley Memorial	Grade II Listed Building	Post-medieval	431143	227354
116	1284450	Pagett Memorial About 35 Yards South East Of South Porch	Grade II Listed	Post-medieval	431195	227327



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
		Of St Marys Church	Building			
117	1284479	William Beck Memorial About 33 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	Post-medieval	431187	227309
118	1300667	Firs Farmhouse	Grade II Listed Building	Post-medieval	431682	228366
119	1300696	Glovers House	Grade II Listed Building	Post-medieval	431716	228483
120	1368051	2 Barns Approximately 60 Metres West Of Clevestones	Grade II Listed Building	Post-medieval	431460	228267
121	1368052	Clevestones And Attached Outbuildings	Grade II Listed Building	Post-medieval	431530	228267
122	1368053	Rose Cottage	Grade II Listed Building	Post-medieval	431747	228511
123	1368054	Moulder'S Cottage	Grade II Listed Building	Post-medieval	431673	228309
124	1368125	Hayes And Company Newsagents	Grade II Listed Building	Post-medieval	431413	227172
125	1368126	Hiltons And Seb	Grade II Listed Building	Post-medieval	431415	227203
126	1368127	La Madonette Restaurant	Grade II Listed	Post-medieval	431450	227283



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
127	1368128	The Fox Hotel	Grade II Listed Building	Post-medieval	431333	227010
128	1368129	22, Market Place	Grade II Listed Building	Post-medieval	431318	227165
129	1368130	Ivy House (J Butler Furnishers)	Grade II Listed Building	Post-medieval	431344	227164
130	1368132	Baptist Church	Grade II Listed Building	Post-medieval	431113	227143
131	1368135	Graves And Wheeler Tombs To South West Of St Mary'S Church	Grade II Listed Building	Post-medieval	431141	227334
132	1368137	Chest Tomb About 7 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	Post-medieval	431177	227331
133	1368139	2 Gibbs Memorials About 30 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	Post-medieval	431178	227307
134	1368140	Pair Of Bale Tombs About 5 Yards North East Of North East Corner Of North Aisle Of St Marys Church	Grade II Listed Building	Post-medieval	431179	227371
135	1368141	2 Chest Tombs Immediately North Of Dawkins Mausoleum At St Marys Church	Grade II Listed Building	Post-medieval	431152	227365
136	1368142	Co Op Shoes	Grade II Listed	Post-medieval	431377	227029



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
137	1368151	Antiques	Grade II Listed Building	Post-medieval	431250	227070
138	1368152	Kings Head Court	Grade II* Listed Building	Post-medieval	431183	227085
139	1368153	Auto Spares Doctors Surgery	Grade II Listed Building	Post-medieval	431328	226945
140	1368154	44, West Street	Grade II Listed Building	Post-medieval	431280	226828
141	1368155	Maple Leaf Freezer Centre	Grade II Listed Building	Post-medieval	431302	227014
142	1368156	43, West Street	Grade II Listed Building	Post-medieval	431214	226788
143	1368162	Barclays Bank	Grade II* Listed Building	Post-medieval	431403	227117
144	1368163	Boots The Chemists	Grade II Listed Building	Post-medieval	431399	227150
145	1200584	The Old School House And Attached Outbuilding	Grade II Listed Building	Post-medieval	431748	228523
146	1052595	18 And 20, New Street	Grade II Listed	19th century	431242	227070



WA No	NHLE/HER No	Description	Designation	Period	Eastings	Northing
			Building			
147	1052602	Cotshill Hospital	Grade II Listed Building	19th century	431755	227456
148	1052622	Holy Trinity Roman Catholic Church	Grade II Listed Building	19th century	431828	227329
149	1052624	Sketchley	Grade II Listed Building	19th century	431310	227156
150	1052634	Joseph Hansom Memorial About 11 Yards North West Of Baptist Church	Grade II Listed Building	19th century	431108	227174
151	1052640	William Brown Tomb About 13 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	19th century	431185	227330
152	1052642	2 Gibbs Memorials About 25 Yards South Of South Porch Of St Marys Church	Grade II Listed Building	19th century	431180	227315
153	1052643	Joseph Gibbs Memorial About 28 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	19th century	431184	227311
154	1052645	Chest Tomb About 7 Yards East Of East End Of St Marys Church	Grade II Listed Building	19th century	431197	227358
155	1052646	John Guy Memorial About 12 Yards North East Of North East Corner Of North Aisle Of St Marys Church	Grade II Listed Building	19th century	431180	227380
156	1052648	Pair Of Rawlings Family Memorials About 12 Yards South	Grade II Listed	19th century	431140	227339



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
		West Of West Tower Of St Marys Church	Building			
157	1052649	Hillside (Rh Coombes And Company Chartered Accountants)	Grade II Listed Building	19th century	431487	227305
158	1052650	Parish Rooms	Grade II Listed Building	19th century	431193	227299
159	1052791	The Fountain And Attached Railings	Grade II Listed Building	19th century	431661	228320
160	1183093	Key Antiques	Grade II Listed Building	19th century	431453	227299
161	1183187	Jonathan Howard Antiques	Grade II Listed Building	19th century	431307	227166
162	1183188	Town Hall	Grade II* Listed Building	19th century	431333	227054
163	1183334	Jabez Kimber Memorial About 12 Yards North West Of Baptist Church	Grade II Listed Building	19th century	431114	227178
164	1198076	Rowells House	Grade II Listed Building	19th century	431244	226835
165	1284068	Antiques	Grade II Listed Building	19th century	431323	226983
166	1284076	Wychwool Designs	Grade II Listed	19th century	431256	227069



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
			Building			
167	1284411	William Guy Ledger About 7 Yards North East Of North East Corner Of North Aisle Of St Marys Church	Grade II Listed Building	19th century	431179	227375
168	1284456	Colbourn Memorial About 7 Yards East Of East End Of St Marys Church	Grade II Listed Building	19th century	431197	227356
169	1368131	"Chopstick House, Olivieri Hairdresser"	Grade II Listed Building	19 th century	431326	227356
170	1368133	Number 12 And Access To Number 14A (David Geddes)	Grade II Listed Building	19th century	431262	227068
171	1368136	Richard Philips Memorials About 10 Yards South Of South Porch Of St Marys Church	Grade II Listed Building	19th century	431173	227323
172	1368138	George Wells Memorial About 27 Yards South East Of South Porch Of St Marys Church	Grade II Listed Building	19th century	431181	227313
173	1368157	Chapel At Cotshill Hospital	Grade II Listed Building	19th century	431812	227462
174	1052603	K6 Telephone Kiosk	Grade II Listed Building	Modern	431335	227112
175	MOX11266	Flint Blade at Over Norton		Undated	432178	228263
176	MOX3314	Undated Sub-Rectangular Enclosure		Undated	432100	228200



WA No	NHLE/HER No	Description	Designation	Period	Easting	Northing
177	MOX3334	Undated Ring Ditch		Undated	432370	226850
178		Chipping Norton Conservation Area		Multi-Period		

9.2 Appendix 2: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	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.
NPPF	Conserving and enhancing the historic environment. Para. 129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment.	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

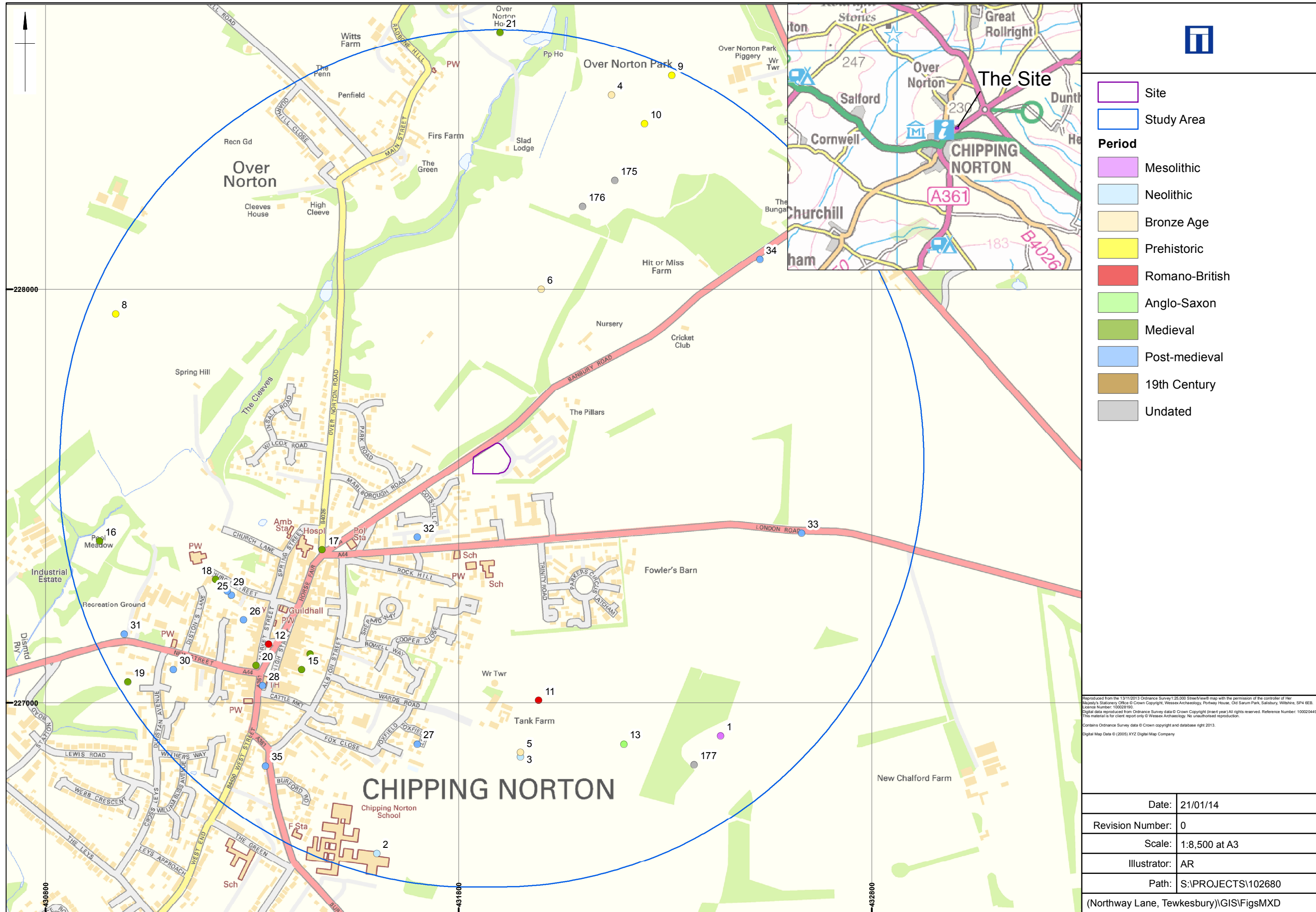


Policy Ref.	Title	Scope
	Para. 132	
NPPF	Conserving and enhancing the historic environment. Para. 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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
n/a	Hedgerow Regulations 1997 (amended 2002)	Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and if: A hedgerow incorporating, or associated with, an archaeological feature or site which is: a) Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or b) Recorded at the relevant date in a Sites and Monuments Record c) A hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system In practice hedgerows are deemed Important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.



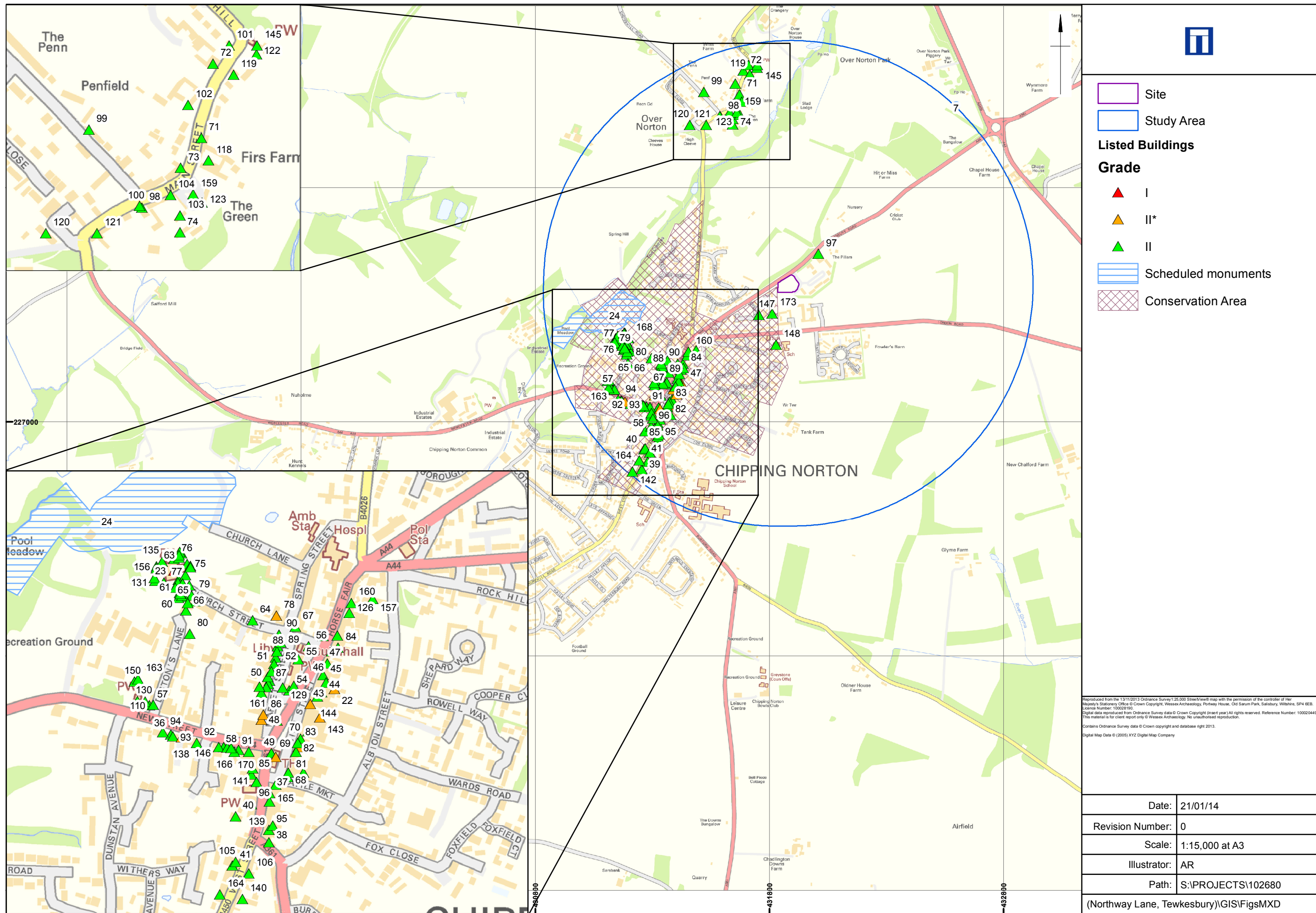
Local Planning Policy: West Oxfordshire Local Plan

Policy Ref.	Title	Scope
BE5	Conservation Areas	The special architectural, historic and environmental character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.
BE12	Archaeological Monuments	Development proposals that adversely affect the site or setting or archaeologically important monuments and monuments of local importance, whether scheduled or not, will not be permitted.
BE13	Archaeological Assessments	Prior to determining applications affecting sites and areas of archaeological potential, applicants may be required to provide an archaeological assessment and/or field evaluation to determine: <ul style="list-style-type: none">a) The significance, character and importance of any archaeological monument or remains andb) The likely impact of the proposed development on such featuresc) The level of mitigation required to suitably protect the archaeological resource through preservation in situ or preservation by record including excavation, post excavation analysis and publication.



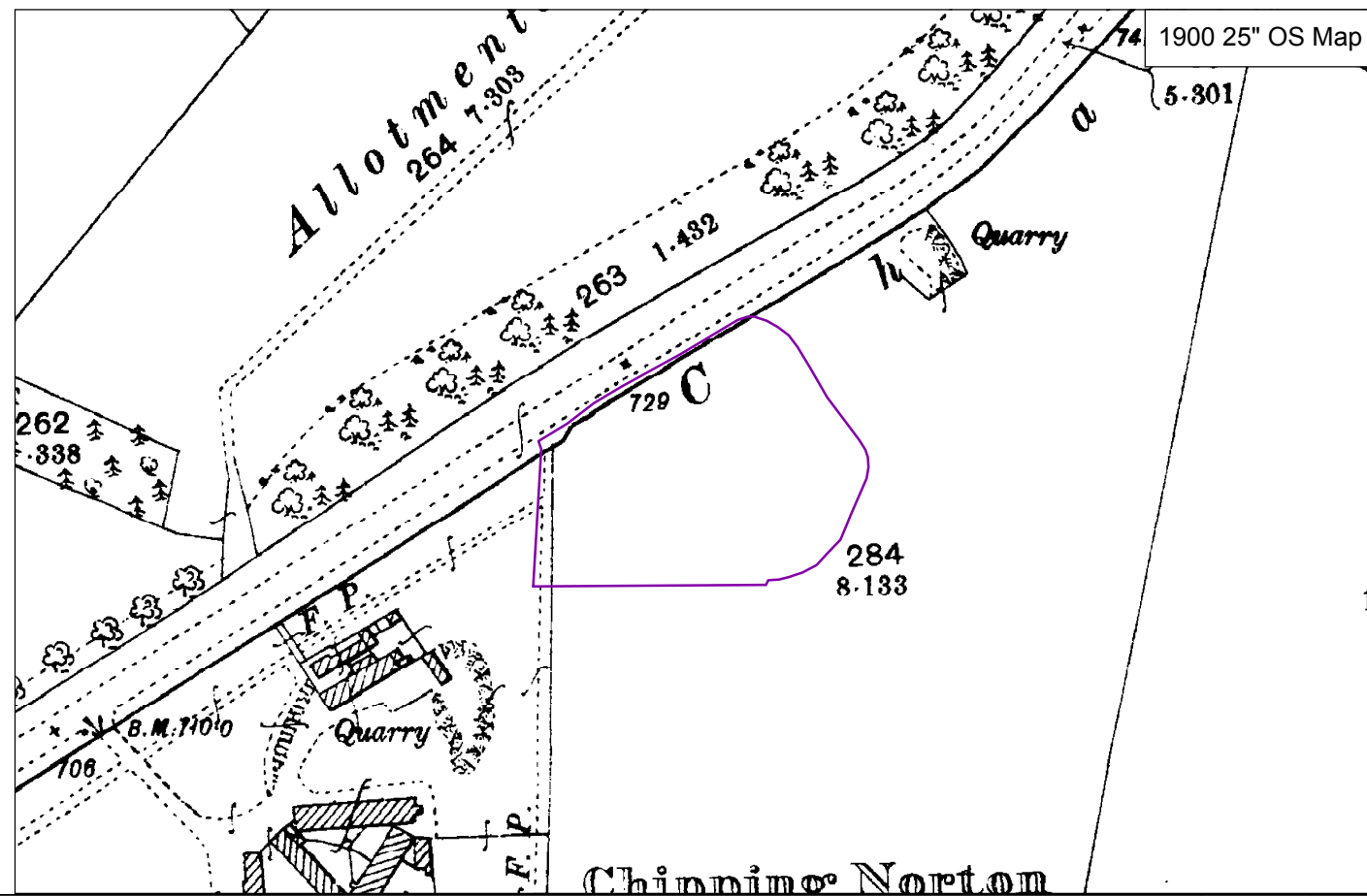
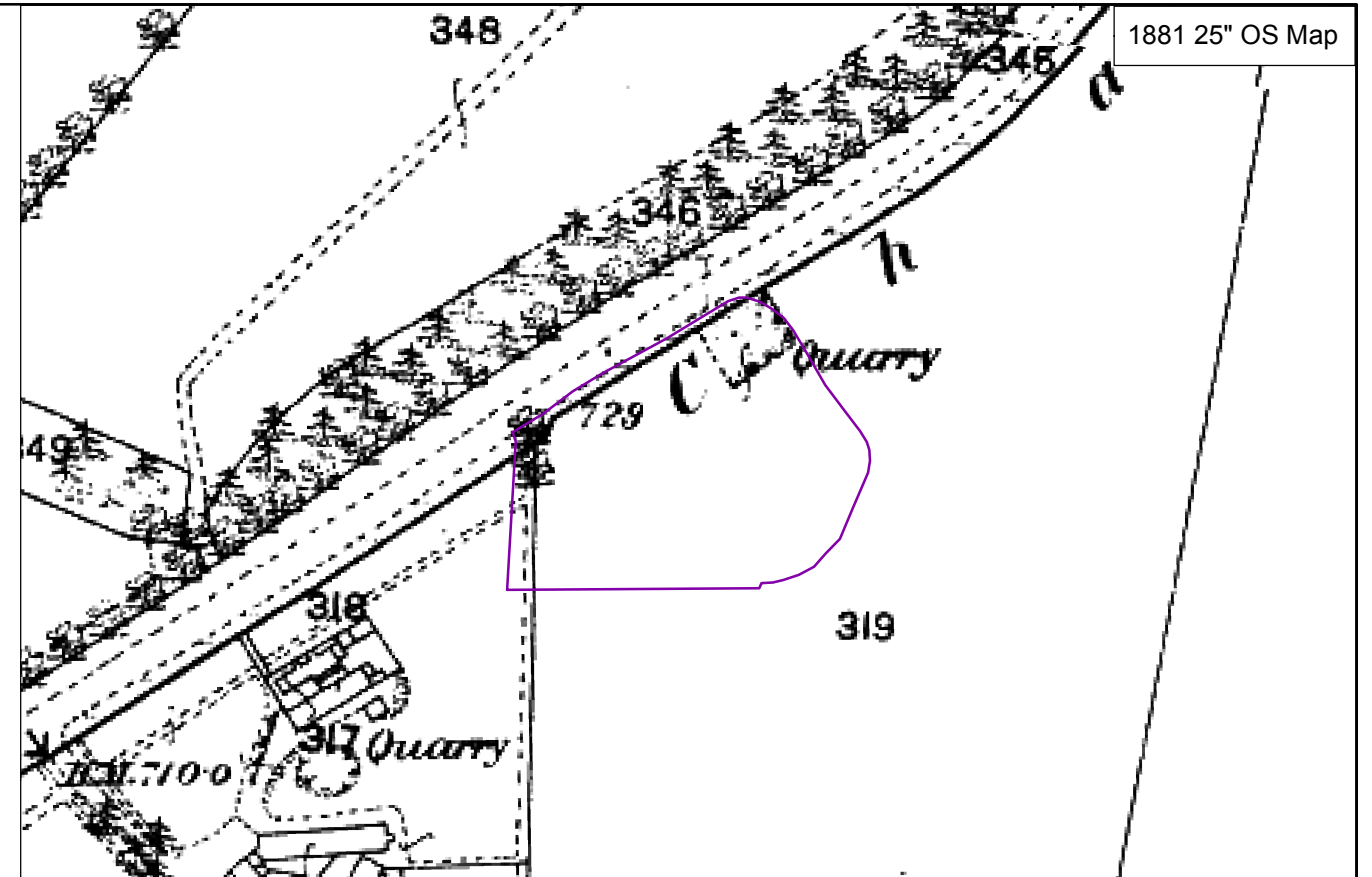
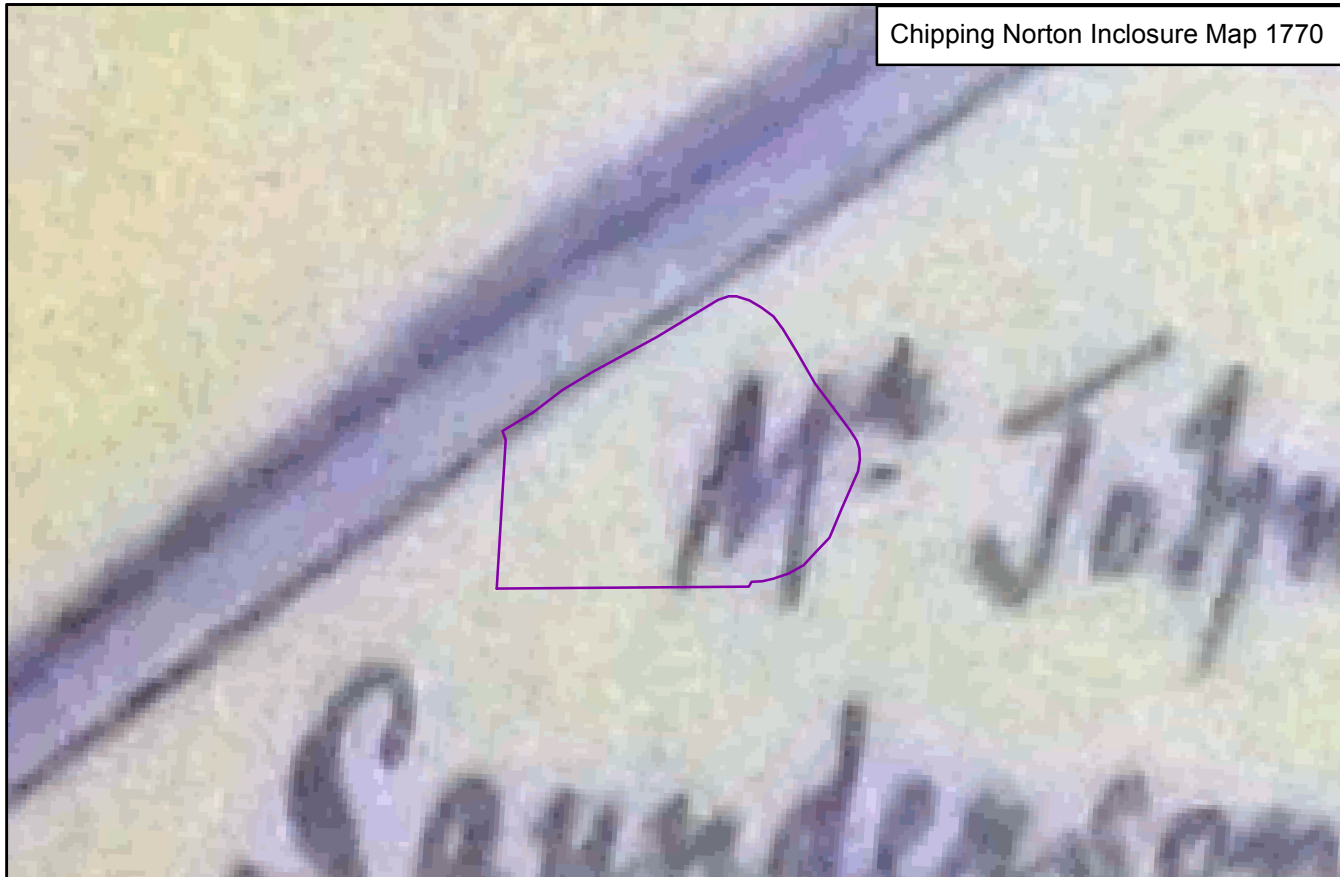
Site location, Study Area and known undesignated heritage resources (based on OHER and other sources)

Figure 1a



Site location, Study Area and known designated heritage resources (based on OHER and other sources)

Figure 1b

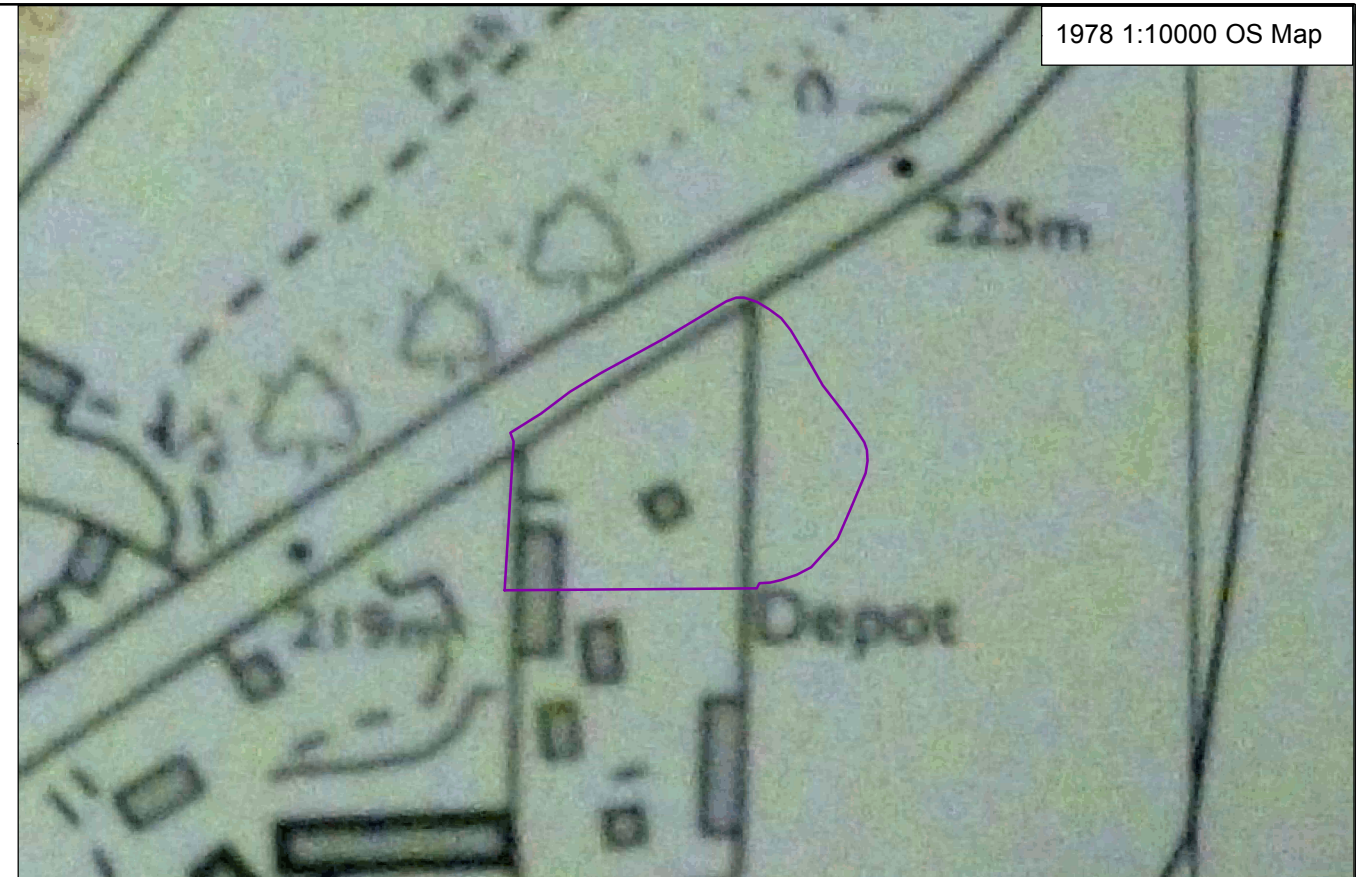
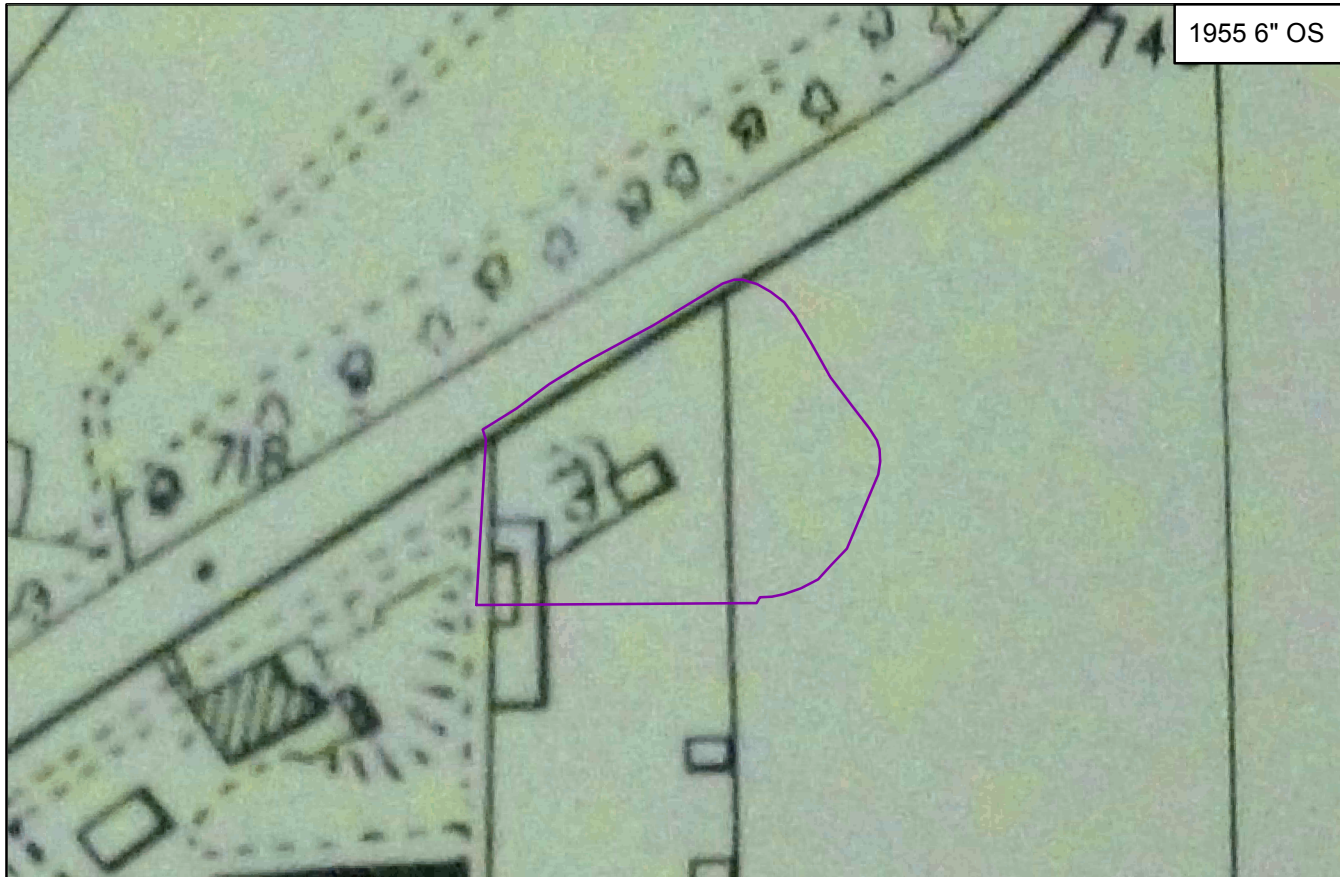




Site

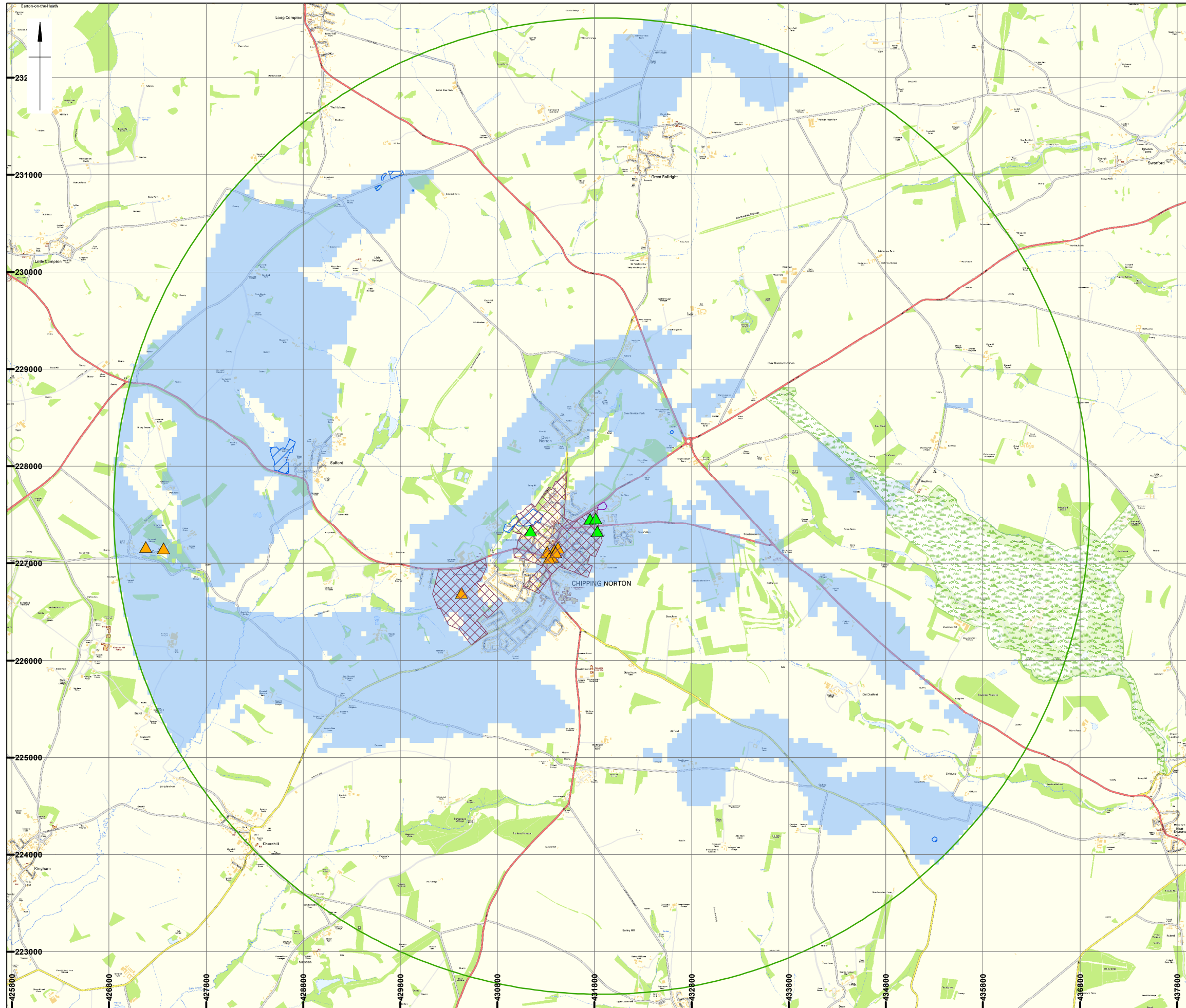
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- Site
- ZVI Study Area
- Grade**
- ▲ II*
- ▲ II
- Registered Parks and Gardens
- Scheduled monuments
- Conservation Area
- Visibility**
- Visible


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Theoretical ZVI and Designated Heritage Assets

Figure 4





Site
 Disturbed
 Possibly Undisturbed

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Areas within the Site known to be disturbed and possibly undisturbed

Figure 5



Plate 1: View to the southwest from the Site towards Grade II Listed Buildings Cotshill Hospital and Chapel at Cotshill Hospital



Plate 2: View to the south from the Site towards Grade II Listed Building Holy Trinity Roman Catholic School


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Plate 3: View to the north from Grade II Listed Holy Trinity Roman Catholic School towards the Site



Plate 4: View to the northeast from the Site towards the Grade II Listed Gate Piers


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Plate 5: View to the southwest towards Chipping Norton's Scheduled Motte & Bailey and Grade II* Listed Buildings



Plate 6: View to the northeast towards the Site from the rear of Grade II* Listed Buildings within Chipping Norton


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Plate 7: View to the south from Over Norton towards the Site



Plate 8: View to the north from the Site towards Over Norton


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Plate 9: View to the northeast from the Site towards the Scheduled Monument Over Norton Round Barrow



Plate 10: View to the southwest from the Scheduled Monument Over Norton Round Barrow towards the Site


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Plate 11: Eastern half of the Site



Plate 12: Western half of the Site



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Plate 13: Example of concrete slab from 20th century depot looking to the south of the Site

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