



JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ON

MOUNT HILL FARM,

TETSWORTH, OXFORDSHIRE

NGR SP 6894 0150

On behalf of

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JUNE 2014

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SUMMARY

This document represents an investigation of the potential for archaeological remains on land adjacent to Mount Hill Farm, Tetsworth, Oxfordshire (NGR SP 6894 0150). The site lies on the edge of a historic village located historically in the Hundred of Thame and the County of Oxford. Though the village obtained its own parish, this was not always the case and for much of its history this was part of the parish of Thame.

The historical assessment notes that Mount Hill Farm was the seat of a medieval knight's fee associated in the 13th century with the Talemach family. The site passed to the Templars and later the Hospitallers. This land after the reformation came into the hands of the Petty family who were responsible for the construction of a mansion on the site in the early 16th century, and which is shown on Plot's map of 1677.

This mansion is believed to be located under the present Mount Hill Farm, but parts of the associated complex may spread into the proposal site. Aerial photographs show a series of enclosures of an unknown date spreading towards the southeast and northeast. These are bounded by ridge and furrow, suggesting that this area was enclosed at an early date within the village layout. Old maps show buildings located to the southeast of the farmhouse complex and thus extending onto the proposal site.

Though there is a potential for archaeology it is not known to what extent this would survive under the modern buildings and concrete surfaces.

Tetsworth does not contain a conservation area, and the only two listed structures or heritage assets that this development will affect lie on the south side of the A40. There will thus be a visual impact to these structures.

1 INTRODUCTION

1.1 Origins of the Report

Michael Holland has commissioned this archaeological desk-based assessment on land adjacent to Mount Hill Farm. The report has been prepared and is intended to inform any proposal under consideration within the defined area.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

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.

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.

The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

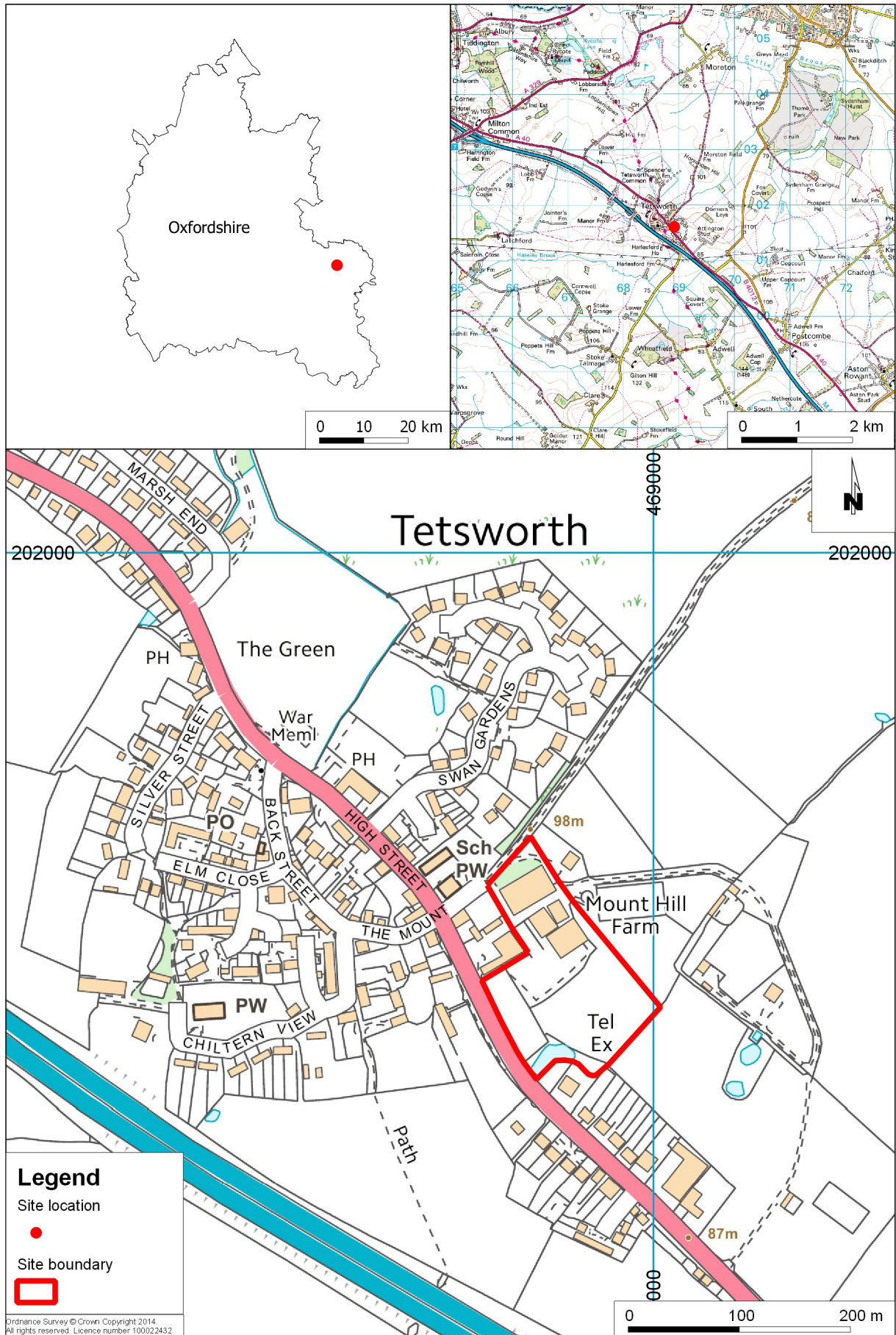


Figure 1: Site location

1.3 Desk-Based Assessment Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2012). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Institute for Archaeologists *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Desk-Based Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2012). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute for Archaeologists *Standard Guidance* paper (IFA 2012).

In summary, the work has involved:

- Identifying the client's objectives

- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Oxfordshire County Historic Environment Record
- The National Monuments Record, Swindon
- The Oxfordshire History Centre

The National Monuments Record, Swindon and Oxfordshire County Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

The heritage values of the site will be assessed using English Heritage Conservation principles (2008) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site, although three geo-technical pits were dug 1.8m x 1.3m. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within 500 metres of the centre of the site (from a central grid reference of NGR SP 6895 0150, shown on figure 1). The information about standing historical and listed buildings within the same radius of the proposal area has also been collated.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made

during the site walkover, which provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the shire Historic Environment Record belongs to Oxfordshire County Council (Figures 1).

2 THE SITE

2.1 Location (Figure 1)

The site is located on the north side of the A40 in Oxfordshire (NGR SP 6895 0140), which dissects the village of Tetsworth 12 miles to the west of Oxford. The village or hamlet was located in the historic Hundred of Thame and the historic County of Oxfordshire. Now the village is located in South Oxfordshire District Council.

The M40 now bounds the village to the south lying parallel to the more ancient route (A40) between Oxford and London. Tetsworth was on the main London to Aberystwyth coaching road, one of only a few places mentioned on Ogilvy's 1675 map, known as the first road map of Britain. It also appears on the earlier 1355-65 map.

2.2 Description (Figure 1)

The site is bounded to the north by Mount Hill Farm bungalow and a surviving part of Mount Hill Farm, consisting of a slurry tank and an equine menage. To the east is open land, except for the Telephone Exchange at the southern end. The southern boundary is entirely formed by the High Street (A40). The dog-legged western boundary skirts the remaining farm buildings and then the lane known as Judd's Lane. The land of the proposed site slopes down to the south from east, north and west, forming a 'cup' of land entirely used as pasture.

2.3 Geology and Topography

Topographically the ground slopes towards the south and southeast, and lies between 90m to 100m Ordnance Datum.

The geology is predominantly Gault Clay a sedimentary mudstone formed 100 to 112 million years ago in the Cretaceous period (mapapps.bgs.ac.uk/geologyofbritain/home.html). In places to the east there are Younger Head Deposits, glacial deposits of clay, silt, sand and gravel mix, which were deposited 3 million years ago in the Quaternary.

3 PROPOSED SCHEME (Figure 1)

The proposal is for the development of the site with the construction of 39 new dwellings with roads, parking and landscaping. Mount Hill Farmhouse is not included in the site of the development scheme, though several outbuildings of light industrial type associated with the farm will be demolished as part of the scheme. Access will be from the A40 with none from Judd's Lane.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figures 3 to 10)

4.1 The Historical Development of Tetsworth

At the time of Domesday, Thame Hundred consisted of two to three groups of manors. The manors were detached from each other rather than being a connected group of villages, but all belonged to the Bishop of Lincoln (VCH 1963). Tetsworth is not mentioned specifically in the 1086 book of Winchester, but there are two references to Thame (Morris 1978, 6.2, 10). The larger of these holdings held by the Bishop of Lincoln is for 60 hides, while there is a lesser holding of 10 hides. The VCH (1962, 147-60) suspected that the majority of the land at Tetsworth was part of the 10 hide holding of Robert. This is associated with 16 villagers, 21 smallholders and 8 slaves (Morris 1978, 6.10).

The name of the village of Tetsworth is not recorded until the early part of the 12th century. In *c.* 1146 the name is referenced to Tetteswrd', but there are also further references from 1148-55 to Tetleswrthe (Gelling 1953, 143-44). Thus the etymology of the name is given as *Tætēl's worþ*, with the later word being an Old English word referring to an enclosure of an unspecified date and location in the village.

The association with Robert in 1086 is made through Aucher Chevauchesul, a son of Robert, and of Robert Chevauchesul, a grandson of Robert Chevauchesul (VCH 1962, 147-60). The grandson is associated with Tetsworth *c.* 1146. They were holding Tetsworth as a knights fee from the Bishop of Lincoln. Other medieval fee holders included the Talemash and Danvers. In 1209-12 Peter Talemash and Robert Danvers were returned as joint lords of Tetsworth. In 1316 Simon Danvers and the Abbot of Thame were the joint lords of Tetsworth.

The estate of Tetsworth was first designated as a manor in 1365 (VCH 1962, 147-60), which had been achieved by the granting of piecemeal portions of land from the fees. In 1542 Thame Abbey's manor was granted to Robert King, the last abbot of Thame and the Bishop of Oxford. In 1558-60 Tetsworth Manor was listed as for sale. In 1589 the manor was in the Crown's land, who granted it to Christopher Petty, who was already in possession of an estate left him by his father John Petty. John had received arms in 1570.

The other estate that the Petty family had acquired originated as part of the medieval fee of the Talemash family (VCH 1962, 147-60). Peter Talemash in the 13th century granted a hide of land at Tetsworth to the Templars. In 1210 Avice sued the Templars over this grant and after her death the virgate returned to the Templars. In the 14th century the estate passed to the Hospitallers. At the dissolution of the monasteries in 1540 the land came into the possession of the Pettys' of Tetsworth.

Mount Hill or Manor Farm was the site of an important manor house built in the early 16th century by Maximilian Petty (VCH 1962, 147-60). The manor house is shown on Plot's map of 1677 with four chimneys. For this manor to be associated with the Petty family at such an early date it is likely that this was the location of the seat of the Talemash fee. The Pettys sold Tetsworth manor to Walter Jones of Chastleton. The manor was returned to the Petty family in a later settlement. In 1756 Tetsworth was sold with land in Ickford to the Earl of Abingdon.

The church of Saint Giles at Tetsworth was a chapel in the peculiar jurisdiction of Thame (VCH 1962, 147-60). The earliest surviving components of the church date to the 11th to 12th century. The early status of the church has been questioned as in the late 12th century there is a presbyter or persona; in the mid-13th century the position of a chapel was first stated. In the late 12th century reference is made to a clerk named Alan, whose wife Clarisa was a niece of Robert Chevauchésul. In 1447 a chapel of Saint Christopher was constructed in the parish.

4.2 Known Archaeological Sites (Figure 2)

Excavations to the south of Tetsworth village uncovered the remains of a Roman period ditch (**JMHS 1**, Oxfordshire Historic Environment Record PRN 5350-MOX5895: SP 6840 0155).

The remains of an early *straet* were mentioned in AD 956; it is believed to be the location of an early Weye (**JMHS 2**, PRN 8865-MOX10040: SP 68831 01335). Parts of this route were replaced by a turnpike in 1719, which was in 1824 replaced by the route of the A40.

Earthworks to the south of the village represent part of a shrunken medieval village (**JMHS 3**, PRN 4095-MOX5893: SP 685 015). Excavations uncovered material and features dated to the 11th to 13th centuries. Excavations in Gilson's Close identified ditches and house platforms of the 11th to 13th centuries (**JMHS 4**, PRN 15830-MOX5916: SP 68660 01630). In Elms Close the remains of six 12th to 13th century ditches were identified (**JMHS 5**, EOX292: SP 6852 0166).

No. 80 the High Street is a house dated to 1600 or earlier (**JMHS 6**, PRN 21465-MOX23380: SP 68813 01618). The structure has 18th, 19th and 20th century alterations. The Swan Hotel is at least of the 17th century, but undoubtedly contains earlier material (**JMHS 7**, PRN 15598-MOX5915: SP 6873 0179). The front of the building is dated to the early 18th century. No. 9

Chiltern View is an early 17th century structure which is listed (**JMHS 8**, PRN 21459-MOX16482: SP 68692 01565), while No. 42 High Street is a probable late 17th century building (**JMHS 9**, PRN 21463-MOX17001: SP 68587 01887). Redevelopment of Gilson Close occurred in the 17th to 19th centuries (**JMHS 10**, PRN 15830-MOX5916: SP 6866 0163). A single sherd of a post-medieval pot was recovered in alluvial deposits (**JMHS 11**, EOX290: SP 688 018).

The Limes in Back Street is a listed building of the early 18th century (**JMHS 12**, PRN 21458-MOX17354: SP 68633 01750). Greenwood Cottage in Silver Street is a listed building of the early 18th century (**JMHS 13**, PRN 21464-MOX17920: SP 68524 01713). Emerton House was a listed building of the mid-18th century (**JMHS 14**, PRN 21462-MOX16312: SP 68744 01732). No. 76 High Street is a structure of the mid-18th century (**JMHS 15**, PRN 21461-MOX17522: SP 68799 01653).

The Old Forge at 54 High Street is a probable early 19th century building with 20th century alterations (**JMHS 16**, PRN 327-MOX5883: SP 6866 0178). In 1823 an Independent Chapel was built, and a new chapel was built in 1890 (**JMHS 17**, PRN 329-MOX5884: SP 688 015). The old chapel continued to be used as a Sunday School. The Old Vicarage in Chiltern View was constructed in *c.* 1846 (**JMHS 18**, PRN 21460-MOX17233: SP 68538 01570). The church of Saint Giles was designed by J Billing of Reading and was rebuilt in *c.* 1855 (**JMHS 19**, PRN 4934-MOX5894: SP 6859 0158). The remains of a former Congregational Chapel was built *c.* 1886 in Judd's Lane (**JMHS 20**, PRN 10366-MOX5906: SP 6881 0169). The Tetsworth County Primary School was built *c.* 1881 (**JMHS 21**, PRN 12679-MOX5910: SP 6879 0171). In Elms Close the remains of two 19th century walls were identified (**JMHS 22**, EOX292: SP 6852 0166).

Excavations at 58 High Street detected areas of land reclamation, which was undated (**JMHS 23**, EOX1290: SP 6870 0174). Three geo-technical pits were dug at the proposal site, which due to their limited size failed to find any archaeology.

4.3 Cartographic Research (Figures 3-10)

A number of maps have been identified of the village of Tetsworth that range from the 14th century through to the early 20th century. The earliest map is that of 14th century and is of 1355-1365, and known as Gough's Map. Tetsworth is shown on this map but there is no detail of what is where in the village. The village is also shown without a great deal of detail on Saxton's Map of 1574. Ogilvy's plate 1 of 1675 shows the roads from London to Islip, the staging posts Acton, Uxbridge, Beaconsfield, High Wycombe, Tetsworth, Oxford and Islip. Plot's Map of 1677 shows the remains of a 16th century Mansion with four chimneys located adjacent to the site and under the location of Mount Hill or Manor Farm (**JMHS 24**, SP 68840 01669).

Jefferys' Map of 1766-7 (Fig. 3) shows the village of Tetsworth with an L-shaped feature fronting onto the road junction between Judd's Lane and the

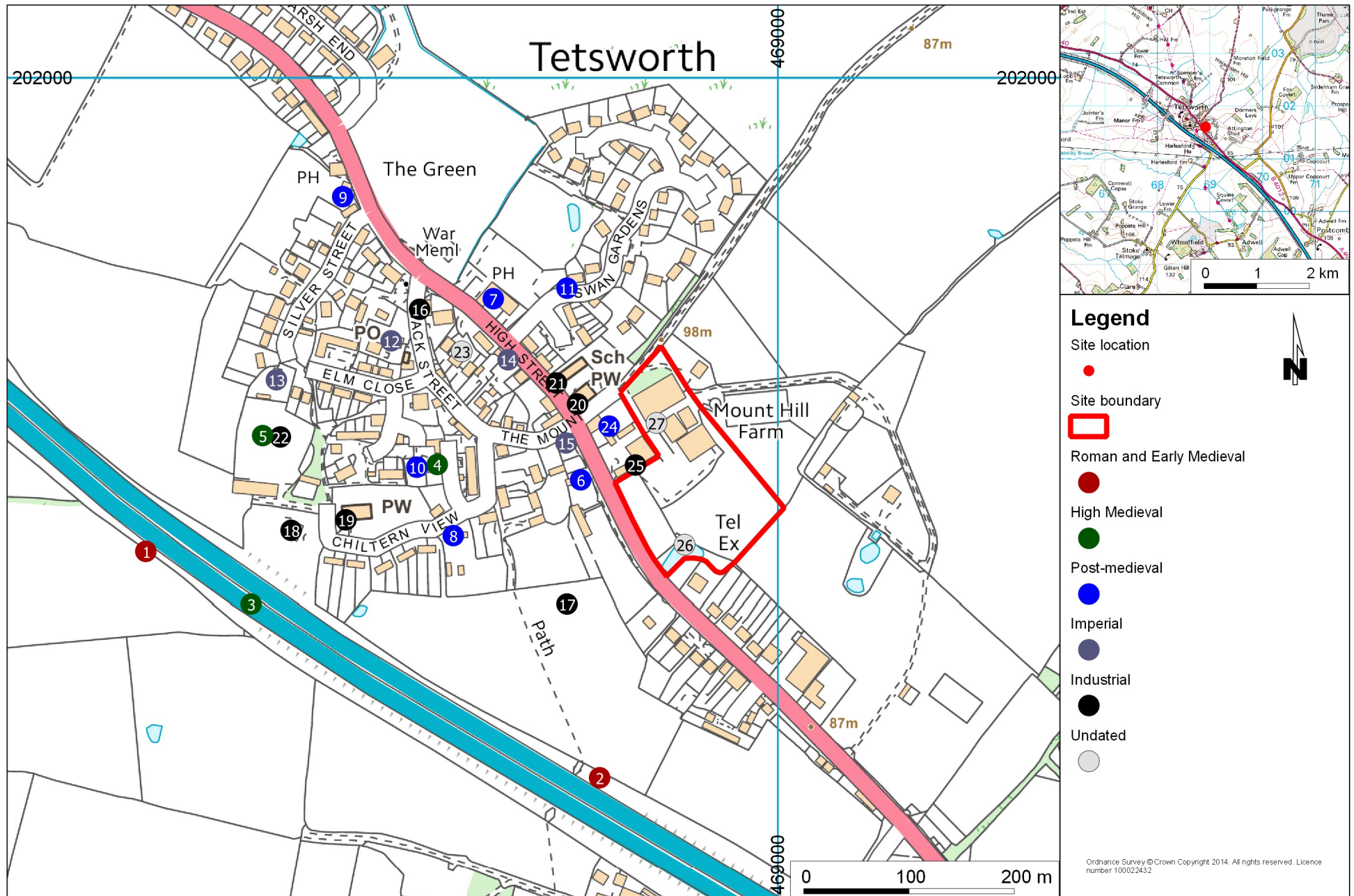


Figure 2: Historic Environment Record Sites

High Street or later A40. The exact form of the buildings is difficult to ascertain due to the detail of the buildings.



Figure 3 Jefferys' Map of 1767



Figure 4 Bryant's Map of 1824

Bryant's Map of 1824 (Fig. 4) shows a group of five buildings located near the junction of Judd's Lane and the A40. There is a further trackway shown

on the map leading to Barn Piece. It is likely that the detail is also not accurate enough to give a true representation, but does suggest that there were earlier buildings under the current yard on which the application is located.



Figure 5 Ordnance Survey Map of 1834



Figure 6 Tithe Map of 1842

The Ordnance Survey map of 1834 (Fig. 5) shows two structures on the corner of Judd's Lane and the A40. The southeast one is presumably an outbuilding

and the other the farm building. The Tite Map of 1842 (Fig. 6) shows the earliest detailed representation with the farmhouse in the corner and a group of outbuildings to the east that extend onto the proposal site. These outbuildings were at least of an early 19th century date (**JMHS 25**, SP 68865 01632), and there is also a pond (**JMHS 26**, SP 68912 01550) in existence in the early 19th century but of an unknown date.

The Ordnance Survey map of 1850 (Fig. 7) shows the farmhouse and presumably outbuildings to the east.



Figure 7 Ordnance Survey Map of 1850

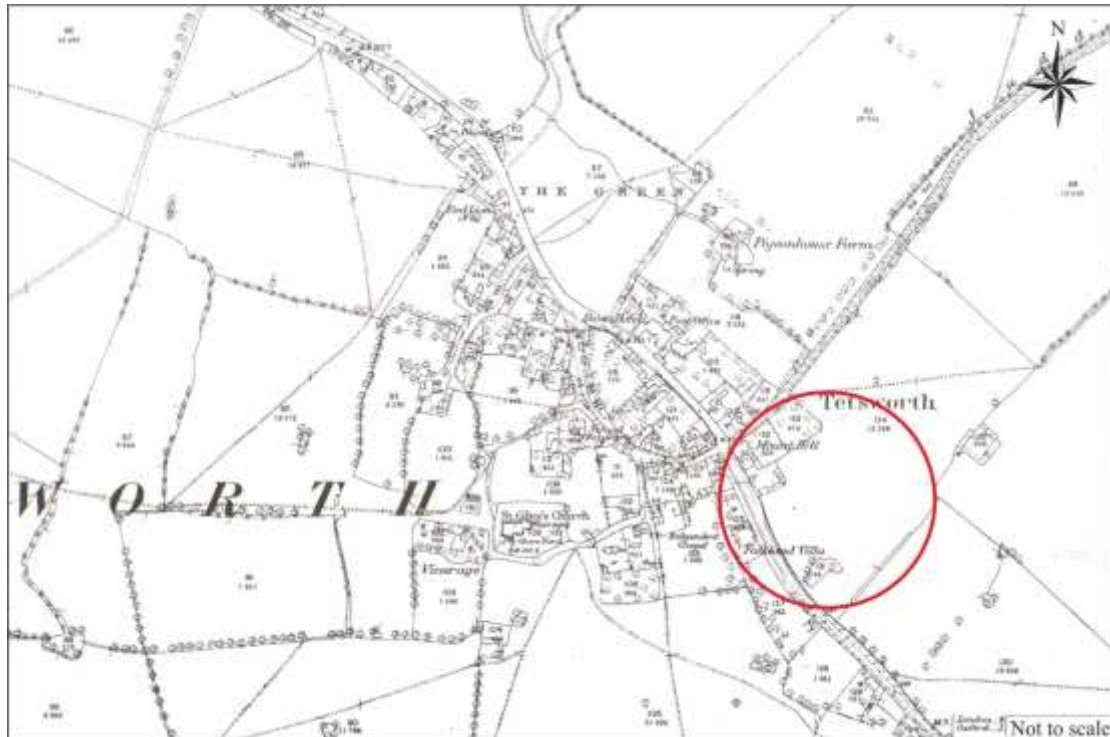


Figure 8 First Edition Ordnance Survey Map of 1881

The Ordnance Survey map of 1881 (Fig. 8) shows a farmyard to the southeast of the present farm building. There are two paddocks to the northeast of the farm. The Second Edition of this scale map dated 1898 (Fig. 9) shows a similar arrangement of buildings.

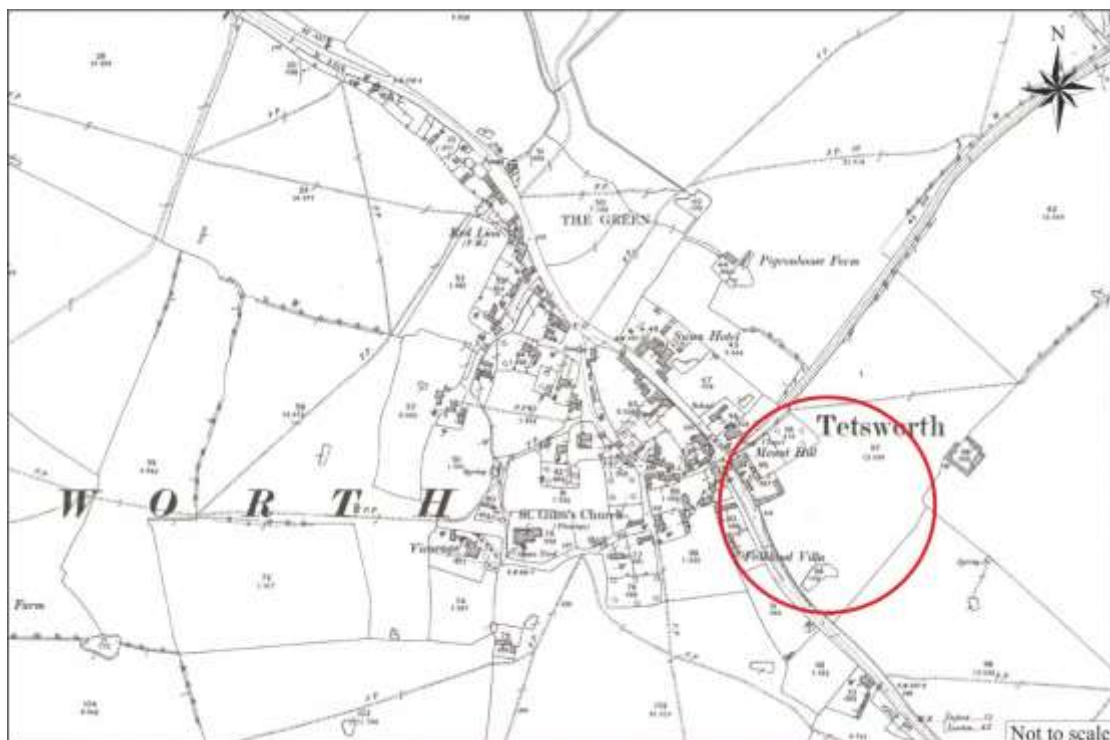


Figure 9 Second Edition Ordnance Survey Map of 1898

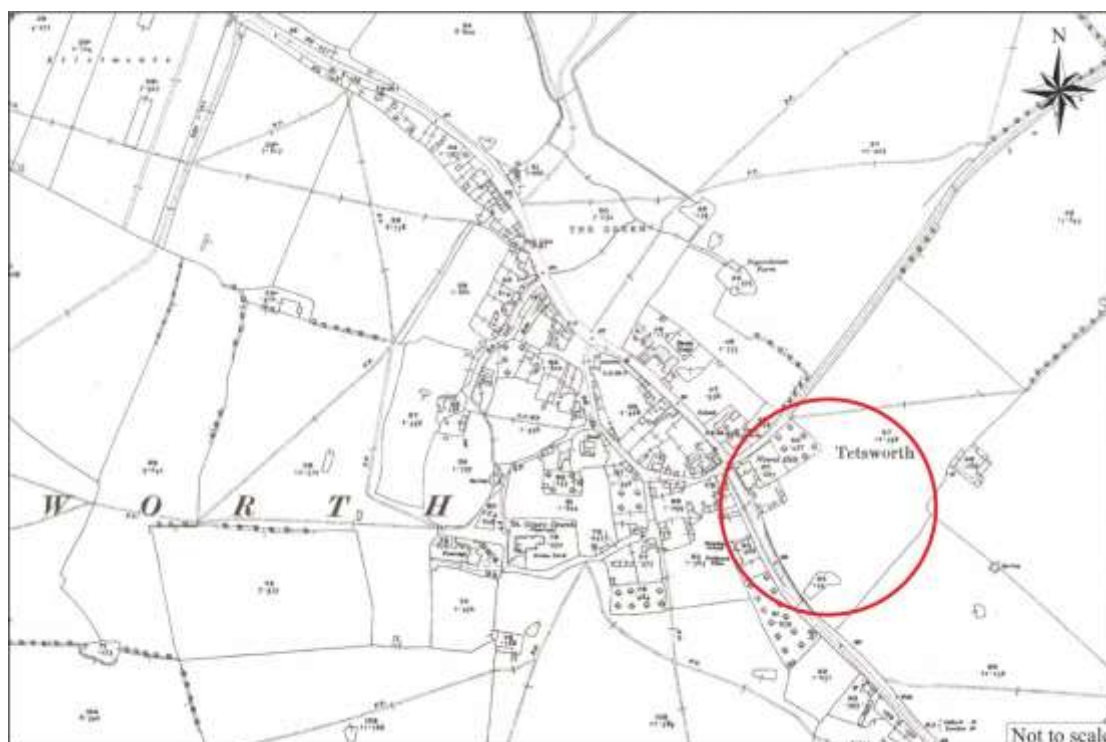


Figure 10 Third Edition Ordnance Survey Map of 1921

The Ordnance Survey map of 1921 (Fig. 10) shows a similar arrangement of buildings to the 1881 and 1898 maps.

4.4 Air Photographs and Site Visit

A search of the aerial photographic database at the NMR identified 37 vertical photographs of the search area and 8 oblique photographs.

The earliest photograph was taken in 1937 (Index No SP 6801/2) and was an oblique photograph that showed a series of earthworks to the southeast of Tetsworth and immediately to the south of the site. These field systems and enclosures are shown on the aerial photographs of 1947 (RAF/CPE/UK/1936-4073), 1961 (FSL/6125-2106) and 1971 (Index No SP 6801/1 430-435).

The 1946 aerial photographs show much part of the proposal site and surrounding area covered in ridge and furrow or cultivation lynchets (RAF/106G/UK/1379-3179, 4135, 4136). In the group of fields southeast of the proposal site the agricultural plots are orientated northeast to southwest. In the northeast part of the proposal site and beyond, the agricultural plots are orientated northwest to southeast. These photographs show a walled enclosure around the Mount Hill farm complex and a further enclosure to the northeast of the proposal site, located along the line of a field boundary, and two sheds located to the southeast of the proposal site. The area immediately around Mount Farm shows up as an area without lynchets on these particular photographs.

Some of the aerial photographs of 1946 show an area way to the north of the proposal site and west of Judd's Lane (beyond the proposal site: SP 6910

0215) as patchy features of a geological nature (RAF/106G/UK/1379-3180). There are linear features running across this area, but their nature cannot be satisfactorily defined. They may most probably be ice wedges, but could possibly be of an anthropogenic origin.

Aerial photographs of 1947 (RAF/CPE/UK/1936-4072) show a curving feature located in the Harlesford area (SP 6880 0115). Besides this, it shows the walled enclosure around Mount Hill Farm, and the other enclosures and buildings of a more recent agricultural origin to the southeast and northwest.

One of the 1947 photographs (RAF/CPE/UK/1936-4073) shows that in the field surrounding Mount Hill Farm, under the present area of large barns, that there are a series of older archaeological enclosures, three long and rectangular features orientated northeast to southwest lying to the southeast and northeast of the current Mount Hill Farm complex (**JMHS 27**, SP 68885 01672). These are probably paddocks or farm enclosures associated with the earlier manorial or farm complex. These enclosures are respected by the agricultural lynchets of a presumed medieval date. They fill the void not covered with lynchets noted on earlier photographs. As such they represent earlier archaeology on the proposal site.

Photographs taken in 1965 (MAL/65035-138, 181) show a series of rectangular features across the southeast, east and northeast of the Mount Hill Farm, across the centre of the proposal site. At present these are considered to be of an agricultural origin, but there is a slight possibility that they are not and may be archaeological in origin. On the second of these aerial photographs there are linear features in the southeast field to the site, but again the feature is suspect and not fully explainable.

The site visit noted that the northwest part of the site is covered with concrete with recent agricultural buildings and dumping of material to the southeast of the buildings from levelling operations. The southeast part of the site is still pasture land, and there are no standing monuments to note on this area.

5 DISCUSSION

5.1 The Archaeological Potential of the Site

The area under Mount Hill Farm and adjacent to it were the probable location of the medieval seat associated with the knights fee held by the Talemash family. This was later associated with the Templars and then the Hospitallers. What exactly was constructed on and around the site at that time is not known. The Petty family obtained the site as part of the Dissolution of the monasteries, and they built a mansion on the site at this time. Plot's map of 1677 shows the mansion associated with this site. There is the likelihood that the adjacent site and part of the proposal site still contains remnants of the 16th century manor house and associated buildings and enclosures. The manor house was built on this site from building materials acquired from the Petty

family's stable block in Thame according to the local historian Anthony Wood, an in-law of the family.

Aerial photographs show a series of enclosures adjacent to this property that extends to the southeast and to the northeast of Mount Hill Farm. These enclosures or field boundaries were bordered on the southeast side by ridge and furrow running northeast to southwest. On the north side the ridge and furrow ran northwest to southeast. A series of rectangular features can be seen across this area on certain aerial photographs, but it is not known if these are archaeological. The suspicion is that they are probably agricultural in origin.

The maps show the area to the southeast of Mount Hill Farm as being the location of agricultural outbuildings that have previously been demolished and replaced elsewhere.

5.2 The Impact of Previous Development on Potential Archaeological Remains

From documentary and map evidence archaeological remains can be noted in and around Mount Hill Farm, which may extend back into the medieval period, but at least into the 16th century. It is unclear, however, how far the significant features will extend out from this site and onto the proposal area. The northwest part of the site contains modern agricultural buildings of little merit, which probably have limited foundations for stanchions and service runs. Some ground reduction will have taken place for levelling and the concrete surfaces, but the depth of this is unknown. This at the very least would have removed the topsoil. A topsoil and subsoil depth recorded in the geo-technical pits came to approximately 0.4m but this is to the southeast of the modern buildings.

The southeast part of the site remains pastoral and if archaeology did extend into this area, then it is likely that the only damage done to it would have been carried out through past ploughing.

5.3 The Impact of the Proposal Area on Potential Heritage Assets

The adjacent area of Mount Hill Farm could be the site of a medieval structure. The site was certainly developed in the early 16th century with material brought from Thame. How far this archaeology extended out onto the proposal site is not known precisely. The exact nature of the damage to this archaeology is not known in the northwest where the reduction level for levelling and laying concrete is not known. Assuming that some of the archaeological potential survives on the site then any further development could damage it further.

The proposed development will have an impact on two buildings classed as being heritage assets. These are JMHS 6 and JMHS 15, two listed buildings; one dated 1600 or earlier and the other to the mid-18th century. The impact that the development will have on these buildings is on their visual environment only.

6 CONCLUSIONS

An investigation of the archaeological potential and heritage impact of the site have been considered in this report.

There is a potential for archaeology in certain parts of the site as indicated from various sources. The seat of the Talemash knights' fee was presumably located on the site. This was later awarded to the Templars and then to the Hospitallers. This land came to the Petty family at the time of the Dissolution of the Monasteries, which is when the Manor or Mansion was built. The Petty estate and manor expanded in the later part of the 16th century.

Aerial photographs show the potential for enclosures extending out beyond the immediate enclosures of Mount Hill Farm, but do not provide any real dating. It can be noticed that these boundaries are respected by ridge and furrow, which thus means that the origins of this space were defined in the medieval period, prior to the laying out of ridge and furrow. Further aerial photographs show potential features in this area. Map evidence shows the remains of outbuildings extending into the area of the proposal site.

There is thus the potential for archaeology in the area; however, we do not know where the boundaries of these features occur on the ground. In the northwest part of the site it is the case that modern buildings have been constructed and this will compromise any archaeological remains.

Tetsworth does not have a conservation area, and the only impact that this development will have on any listed heritage asset is that of a visual impact on two listed buildings to the south of the A40.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

English Heritage 2008 Conservation principles: policies and guidance for the sustainable management of the historic environment, London: English Heritage

Gelling, M 1953 The Place-names of Oxfordshire, part I, Cambridge: Cambridge University Press

IfA 2012 Standard and guidance for historic environment desk-based assessment, Reading: IfA

Morris, J 1978 The Domesday Book

Victoria County History 1963 A History of the County of Oxford, volume 7: Thame Hundred, Oxford: Oxford University Press

7.2 Historic Maps

The Gough Map c 1360
Saxton 1574
John Ogilby's Britannia 1675
Jeffrys 1767
Davis 1797
Bryant 1823
OS 6" to 1 mile 1881
OS 6" to 1 mile 1898
OS 6" to 1 mile 1921

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Roman	PRN 5350-MOX5895	468400	201550	Tetworth: Roman ditches
2	Roman / Early Med	PRN 8865-MOX10040	468831	201335	Early streat or route way, which became the route of a later Turnpike road
3	High Medieval	PRN 4095-MOX5893	468500	201500	Tetsworth: Shrunken medieval village. Medieval features excavated to the south of the village
4	High Medieval	PRN 15830-MOX5916	468660	201630	Gilson's Close: Medieval features of an 11th to 13th century
5	High Medieval	EOX292	468520	201660	Elms Close: Medieval ditches of a 12th to 13th century
6	Post-medieval	PRN 21465-MOX23380	468813	201618	80 High Street: A building dated to 1600 or earlier. The structure has 18th, 19th and 20th century alterations
7	Post-medieval	PRN 15598-MOX5915	468730	201790	Swan Hotel: Listed building of at least the 17th century
8	Post-medieval	PRN 21459-MOX16482	468692	201565	9 Chiltern View: An early 17th century listed building
9	Post-medieval	PRN 21463-MOX17001	468587	201887	42 High Street: Listed late 17th century building
10	Post-medieval	PRN 15830-MOX5916	468660	201630	Gilson Close: Redevelopment of this area of the village occurred from the 17th to the 19th century
11	Post-medieval	EOX290	468800	201800	58 High Street: Alluvial deposits containing a post-medieval sherd
12	Imperial	PRN 21458-MOX17354	468633	201750	Limes: A listed 18th century building
13	Imperial	PRN 21464-MOX17920	468524	201713	Greenwood Cottage: A listed 18th century building
14	Imperial	PRN 21462-MOX16312	468744	201732	Emerton House: A listed building of the mid-18th century
15	Imperial	PRN 21461-MOX17522	468799	201653	76 High Street: A listed structure of the mid-18th century
16	Industrial	PRN 327-MOX5883	468660	201780	Old Forge: A 19th century building with 20th century alterations
17	Industrial	PRN 329-MOX5884	468800	201500	Independent Chapel of 1823, and a later chapel of 1890
18	Industrial	PRN 21460-MOX17233	468538	201570	Old Vicarage constructed c 1846
19	Industrial	PRN 4934-MOX5894	468590	201580	Saint Giles: Medieval church rebuilt c 1855
20	Industrial	PRN 10366-MOX5906	468810	201690	Congregational Chapel built c 1886
21	Industrial	PRN 12679-MOX5910	468790	201710	Tetsworth County Primary School built c 1881
22	Industrial	EOX292	468520	201660	Elms Close: Two 19th century walls
23	Undated	EOX1290	468700	201740	58 High Street: Areas of land reclamation that are undated
24	Post-medieval		468840	201669	Mount Hill Farm: Location of a 16th century mansion, probably on an earlier medieval site
25	Industrial		468865	201632	Mount Hill Farm: Location of outbuildings of at least an early 19th century date
26	Undated		468912	201550	Pond located on the edge of the proposed development. On a 19th

					century map, but of an unknown date
27	Undated		468885	201672	Undated enclosures or field boundaries show up on aerial photographs. They could be of a medieval or a post-medieval origin