

JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

GOMS YARD, ODDINGTON,

OXFORDSHIRE

NGR SP 55179 14856

On behalf of

Matthew Jones

c/o

JPPC

AUGUST 2015

REPORT FOR Matthew Jones
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SUMMARY

This document represents an investigation of the potential for archaeological remains on Goms Yard, Oddington, Oxfordshire (NGR SP 55179 14856). Goms Yard consists of a collection of modern farm buildings, with dwellings on the north, east and south side and open fields on the west.

Activity within the Oddington area during the Prehistoric and Roman period is sparse, with few recorded finds of Prehistoric and Roman date. The majority of activity is dated from the early medieval period onwards, with the establishment of an Anglo-Saxon cemetery to the north of the village. In addition to the cemetery a number of archaeological features have been recorded during ground works within the village, indicating the presence of a medieval shrunken village.

The records from the medieval period to the Industrial period are mostly concerning Listed Buildings within the village and the surrounding area. Included within these records are three Listed Buildings that are within the immediate area surrounding the proposal site. During the investigation Manor Farm was identified to the north of the proposal site and appears to be of early 18th century date. However, due to a series of more modern buildings surrounding the proposal site, any impact on the Listed Buildings and Manor Farm would be limited.

1 INTRODUCTION

1.1 Origins of the Report

This report was commissioned by Henry Venners of JPPC on behalf of Mathew Jones, as part of a planning application to replace modern farm buildings with new dwellings.

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 protecting the 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 25th March 2013 under the Regional Strategy for the South East (Partial Revocation) Order of 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 authority (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.

Cherwell District Council formerly adopted the Cherwell Local Plan 2011-2031 on 20th July 2015. The Local Plan is a designed to guide the changing use of land in the district and define its future purpose. The current Local Plan



Figure 1: Site location

documents only cover areas within Cherwell that have a conservation area. Therefore, as Oddington is not set within a conservation area, it is not listed within the Local Plan.

1.3 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the Historic Environment Impact Assessment is to provide a professional appraisal of the archaeological potential of the site and its setting. 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 Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). 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 Chartered 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 historic environment impact 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 Historic Environment Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for desk-based assessments (CIfA 2014). 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 a Chartered Institute for Archaeologists *Standard Guidance* paper (CIfA 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic 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 Historic Environment Record (HER)
- The Oxfordshire Record Office
- National Monuments Record photographic collection

The Oxfordshire 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 (2008b) 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. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within an irregular polygonal shape located around the site (that is centred on NGR SP 55179 14856). The information about heritage assets both designated (scheduled ancient monuments and listed buildings) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in

the search area. 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 Oxfordshire Historic Environment Record belongs to Oxfordshire County Council (Figure 1).

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

2 THE SITE

2.1 Location (Figure 1)

Goms Yard (NGR SP 55179 14856) is located in the historical parish of Oddington. The Parish is historically placed within the Hundred of Ploughley in the county of Oxfordshire. The site is now located in Cherwell District and modern Oxfordshire.

2.2 Description (Figure 1)

The proposal site consists of a four farm buildings set within an L-shape piece of ground on the north side and northwest corner of Goms Yard. On the northeast and south side of the proposal site there are dwellings, with the main road leading into Oddington from the south of the east side. On the opposite side of the road is St. Andrews Church and dwellings continuing to the north. On the west side of the proposal site are small fields and Oddington village is surrounded by agricultural fields.

2.3 Geology and Topography

Topographically the site is located on a plateau with the village running to the north and fields on the east, south and west. The height of the proposal site is between 62m and 63m Ordnance Datum.

The underlying geology is a Forest Marble Formation: mudstone sedimentary bedrock formed approximately 165 to 168 million years ago in the Jurassic Period.

3 PROPOSED SCHEME

The proposed scheme is to demolish the four farm buildings on the site with the building of four new dwellings.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIfA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this process.

4.1 The Historical Development of Oddington *(By S Yeates and K Dowding)*

An early medieval cemetery was identified in Oddington in 1815 (VCH 1959, 276-85). This is considered to indicate that Oddington was the location of early settlement.

In 1065 the estate at Oddington was granted together with Islip to Westminster Abbey (VCH 1959, 276-85). The estate at this time is considered to have contained 3 hides and ½ virgate. William I granted it to Hugh de Grantmesnil at a date after the Conquest, which is considered to mean that the formal grant to Westminster Abbey had not formerly been ratified.

In the Domesday Book of 1086 the manor is listed under the land of Roger of Ivry's wife (Morris 1978, 55.1-2), who held the estate from the king along with Islip. The estate of Oddington at this time is listed as containing 3 hides and ½ virgate. The estate had 10 villagers, 4 smallholders, 2 slaves, 40 acres, and pasture 3 furlongs by 2 furlongs. The estate holder in 1066 is listed as Alfwy.

The name *Otendone* is first recorded in the Domesday Book for 1086 (Gelling 1953, 233-4). The etymology of the name is given as Ot(t)a's dūn or hill. The same personal-name has been interpreted as the source of Otley, which is now known as Oddington Grange, and Ot Moor.

In the 12th century the claims of Westminster Abbey were recognised on the manor (VCH 1959, 276-85). The area appears to have been part of the Liberty of Islip. The manor was rented to the Poure family as tenant and they continued to occupy the manor into the 17th century.

A further manor is known to have existed at Otley or Oddington Grange by the 12th century, which belonged to Thame Abbey (VCH 1959, 276-85). In 1146 it was noted that Thame Abbey was exempt from paying tithes on their land in Oddington and this has led to the speculation that there was a church

there at this time. However, the church is first mentioned only in 1223. There was a chapel at Oddington Grange in 1235-6, and various claims on tithes.

Oddington would appear to be associated with Islip in 1065, when they were both given to Westminster Abbey (VCH 1959, 205-19). This appears to also incorporate Noke. In 1843 there was 7 acres of Noke Glebe land in Islip parish and 64 acres in Islip titheable to Noke. It was also noted at this time that £16 yearly was given to the rector of Noke from Islip. In 1882 detached parts of Noke were added to Islip. In the 11th century it was also noted that Bletchington formed part of Alfwy's estate (VCH 1959, 56-71). This implies that the parishes of Islip, Oddington, Noke and Bletchington formed part of a larger whole. The manor of Kirtlington is associated with Westminster Abbey in the Domesday Book, and the estates at Fencott and Murcott were also associated with Islip Manor. This indicates that Oddington was part of a large estate in the 7th to 11th centuries AD.

4.2 Known Archaeological Sites (Figure 2)

As part of the research into the development of the proposal site and Oddington a search of the Oxfordshire Historic Environment Record (HER) was conducted. The search was centred at NGR SP55179 14856 and covered a radius of 1km.

Prehistoric

Activity within the Oddington area appears to be very sparse during the Prehistoric period (Fig. 2) with the earliest evidence of activity dated to the Neolithic period. The Neolithic finds included the recovery of the Greenstone Celt and a sandstone whetstone (JMHS 1: 5270-MOX5103: SP 55 15). Also recorded as being of the prehistoric period was a collection of Middle Bronze Age pottery and human remains recovered in 1824 (JMHS 2: 1811-MOX5092: SP 5551 1536).

Roman

Activity within the Roman period also appears to have been sparse in Oddington (Fig. 2), with three of the records indicating that Roman roads passed by the area. The first is the Alcester to Dorchester road (JMHS 3: 8923-MOX304: SP 5665 0739, not illustrated), which has been revealed in sections along the route, with a section in Otmoor that is a Schedule Ancient Monument. The second Roman road recorded is Akeman Street, which crosses the Cherwell some miles to the north at Tackley (JMHS 4: 8921-MOX1703: SP 3923 1441, not illustrated), which lies outside the search area. The third road is located to the south of the River Ray and was identified during groundworks (JMHS 5: 12726-MOX7088: SP 5476 1409).

Also recorded was a Roman coin of Constantine found between Oddington and Charlton in 1889 (JMHS 6: 1809-MOX5090: SP 55 15). In addition to the coin a pair of Roman mill stones were found along the road to Charlton (JMHS 7: 16783-MOX12545: SP 544 152).

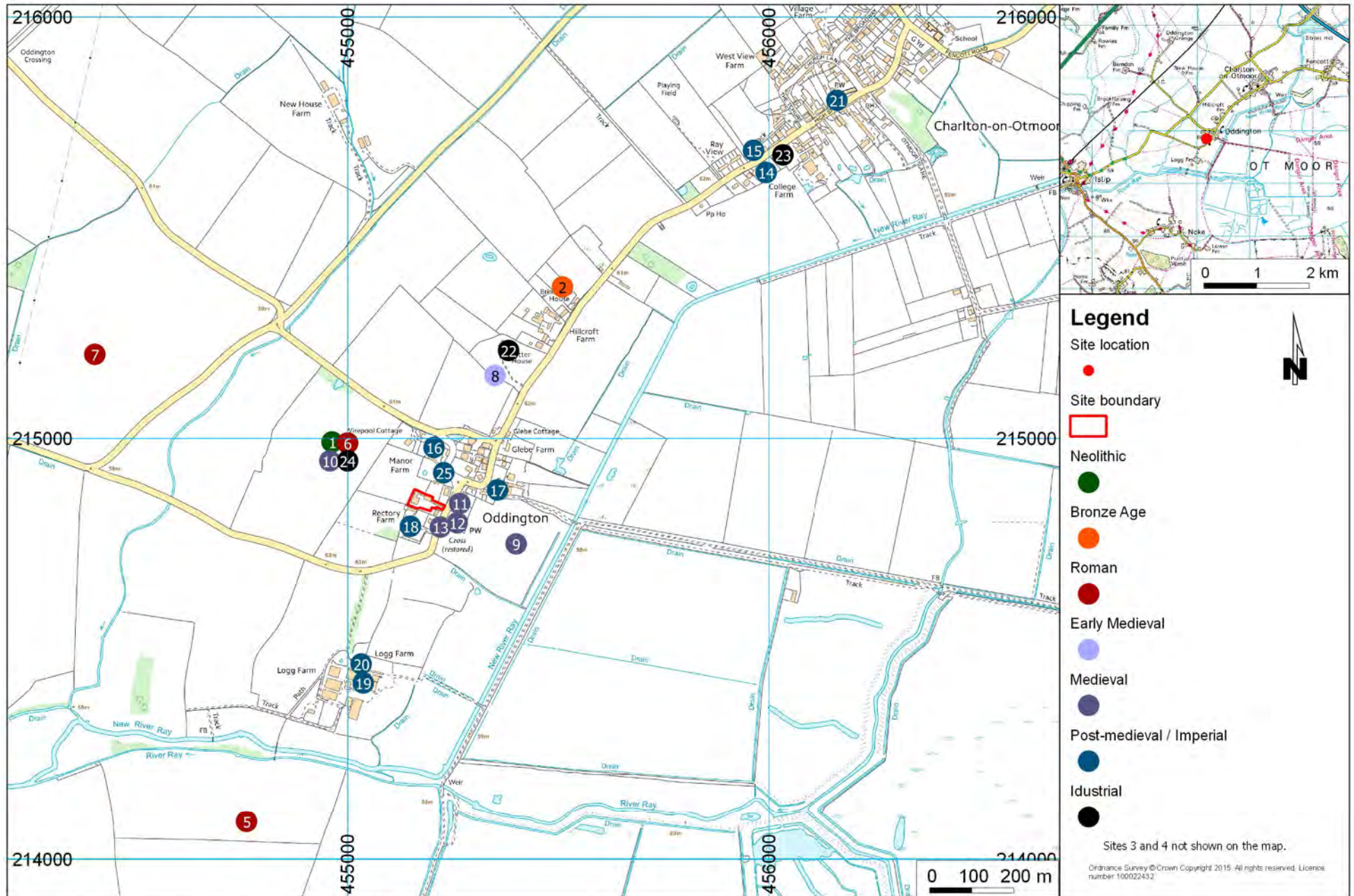


Figure 2: Historic Environment Record Sites

Medieval

There is continued activity within Oddington village during the medieval period (Fig. 2). An early medieval cemetery was identified to the north of the village and consisted of groups of burials orientated in different directions with weapons (**JMHS 8**: 1810-MOX5091: SP 5535 1515).

It is possible that the current village of Oddington is located on the same site as an early medieval village. This is supported by the earthworks and features recorded during a watching brief for the laying of new power cables (Event EOX2090) and aerial photograph surveys, which indicate the presence of a medieval shrunken village (**JMHS 9**: 5847-MOX5346: SP 5540 1475). It is suggested that one of the ditches found during the watching brief was of an early medieval date, which would indicate that there was a village connected to the cemetery found in Oddington. The earthworks that have been identified in the Oddington area also probably contain a possible Camera of the Knights Templar (**JMHS 10**: 5386-MOX5104: SP 55 15) that was located on the margins of the village.

Additional evidence of a medieval activity with Oddington is in the form of three pits and possible trackway (**JMHS 11**: 26177-MOX23583: SP 55266 14846). The features were recorded during an evaluation and subsequent watching brief at 1 Moorsights (Event EOX2297).

The only medieval standing structure is the Church of St. Andrew (**JMHS 12**: 5285-MOX5326: SP 5526 1480), which is located on the east side of the south road into Oddington, adjacent to the site. The church is a Grade II* Listed Building, consisting of limestone rubble with ashlar dressing dated to the 13th century with 14th to 15th century additions. However, there is little of the medieval church left standing as the chancel was rebuilt in 1821 and the nave heavily restored in 1889 (Sherwood and Pevsner 1974, 730). Associated with the church is a Grade II listed 14th to 15th century limestone churchyard cross that was restored in 1950 (**JMHS 13**: 5883-MOX5348: SP 5522 1479).

Post-medieval/ Imperial

With the exception of the Church of St. Andrew the oldest standing building within Oddington village is Woodbine Cottage and attached outbuilding, High Street (**JMHS 14**: 17998-MOX13937: SP 55981 15647). The Grade II buildings have been dated to the late 17th century and early 18th century and are of limestone rubble with wooden lintels. An additional building that could be dated to the 17th century is Grebe Cottage, High Street (**JMHS 15**: 17997-MOX14088: SP 55966 15671). However, it is more likely the building is of an 18th century date and was extended in the 20th century.

There are additional Listed Buildings within Oddington that have been dated to the 18th century, these include the barn at Manor Farmhouse (**JMHS 16**: 18078-MOX14005: SP 55205 14979). The Grade II limestone rubble building is date to the early 18th century and appears to have been a threshing barn. Manor Farm is noted in the Victoria County History (1959, 276-285) where it is considered to be a structure dated to *c.* 1700 (**JMHS 25**: SP 55228 14919). Other early 18th century buildings are the Grade II limestone rubble Medcraft

Farmhouse (**JMHS 17**: 18079-MOX14396: SP 55356 14878) and Rectory Farmhouse (**JMHS 18**: 18081-MOX14146: SP 55149 14792).

To the south of the proposal site is Logg Farm which has a limestone rubble Grade II barn (**JMHS 19**: 18077-MOX14309: SP 55037 14420) dated to the early to mid 18th century and a limestone Grade II mid 18th century farmhouse (**JMHS 20**: 18076-MOX14395: SP 55032 14465). The VCH (1959) dates Logg Farm to *c.* 1700.

Within Oddington, there are several buildings with date stones. These buildings include the Grade II limestone Botrell House, High Street, which has a date stone of 1751 (**JMHS 21**: 17996-MOX13320: SP 56163 15803).

Industrial

There are three buildings dated to the 19th century, including Otter House that was built 1821 which has 20th century additions (**JMHS 22**: 18080-MOX14310: SP 55382 15209). The structure is a Grade II Listed Building of limestone rubble with ashlar dressing and was originally a vicarage before being converted into a house.

The two other buildings dated to the 19th century are mid century buildings that replaced early 19th century buildings. The first is the Particular Baptist Church that was built in 1835 and replaced the 1810 building (**JMHS 23**: 747-MOX8085: SP 5602 1567). The second building is the former Methodist Chapel that was built in 1840 to replace the 1829 building (**JMHS 24**: 12624-MOX5129: SP 55 15).

4.3 Cartographic Research (Figures 3 to 11)

A series of historical maps from the 18th century to the 20th century was examined in order to establish the development of the proposal site and the surrounding area. The earliest map examined is Jefferys Map of Oxfordshire dated 1767 (CP/103/M/1). The map depicts the present day layout of the village roads, with a few buildings located along the roadside in the south part of the village (Fig. 3). The map also clearly identifies St. Andrews church with no structures opposite in the location of the proposal site. The next map examined was the Magdalen College Map of 1768 (Photo54), which depicts that there are rectangular buildings, orientated northeast to southwest on the northwest side of the road (Fig. 4). One of these rectangular buildings set back from the road edge could be partially within the proposal site.



Figure 3: Jeffery's map from 1767

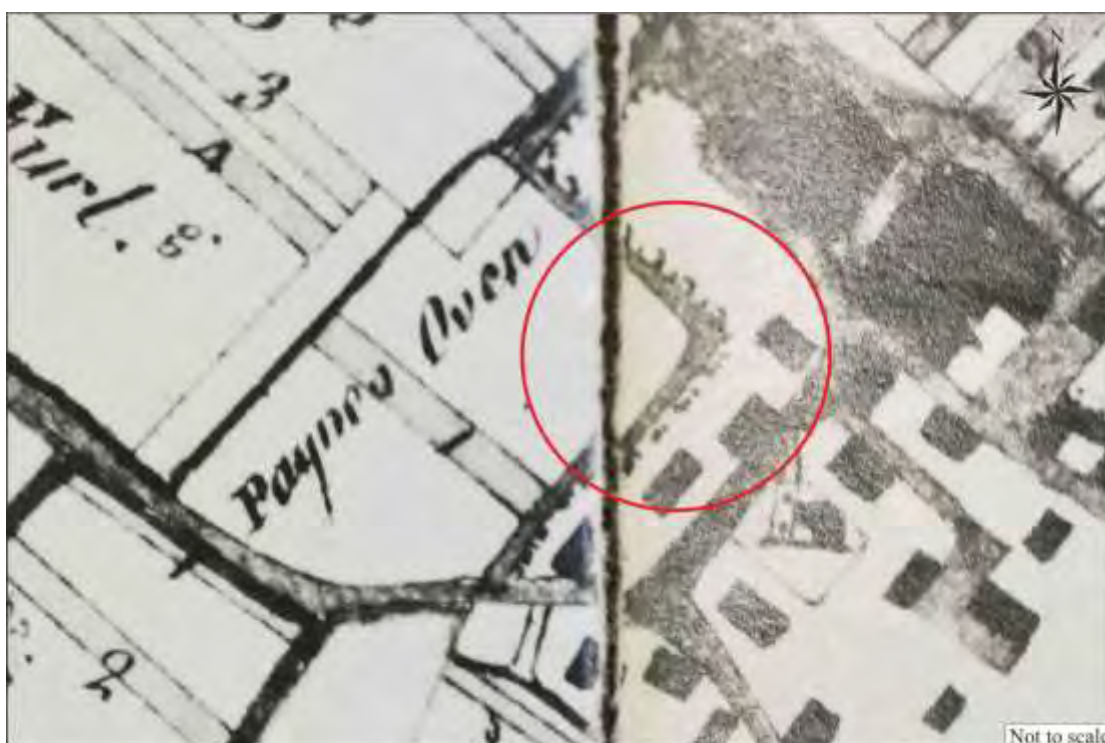


Figure 4: Magdalen College Map 1768

Davies of Lewknor's map of Oxfordshire dated 1797 (CH.XX/2) indicates that there were no buildings within the proposal site and that buildings were located to the northeast (Fig. 5), in the vicinity of Manor Farm. A map from the late 18th century of Oddington (E/200/M/1) was also examined and shows buildings along the edge of the south access road into the village (Fig. 6).

However, it is not very clear as to whether any of the buildings were located on the proposal site.



Figure 5: Davies map from 1797



Figure 6: Late 18th century map of Oddington

The first 19th century map was Bryant's map of Oxfordshire from 1824 (P345/M/1). The map shows that there are several buildings located on the west side of the road, including the area of the proposal site (Fig. 7). A

composite Ordnance Survey map from c.1850 (CH.XXIV/4 c1850) indicates that there were up to three buildings on the proposal site (Fig. 8).



Figure 7: Bryant's map from 1824



Figure 8: c. 1850 Ordnance Survey map

The latest series of maps examined were the Ordnance Survey maps. The 1876 First Edition Ordnance Survey Map (Oxon 27.12) depicts buildings on the proposal site in the same location as the existing farm buildings (Fig. 9).

The buildings appear to be of a different shape to the existing buildings with the west building continuing into the north field. The Second Edition Ordnance Survey map of 1899 (Oxon 27.12) and the Third Edition Ordnance Survey map (Oxon 27.12) shows the same as the First Edition (Fig. 10-11).



Figure 9: First Edition Ordnance Survey map



Figure 10: Second Edition Ordnance Survey map

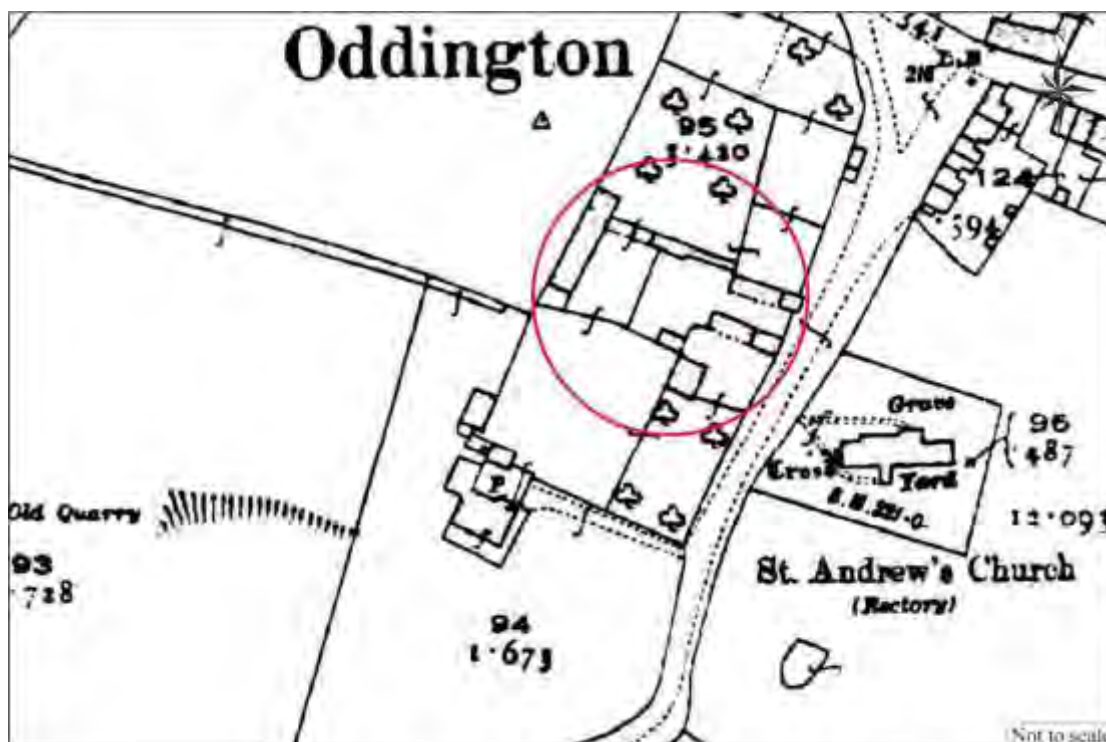


Figure 11: Third Edition Ordnance Survey map

4.4 Aerial Photographs

Due to the proposal site being located within a village there is limited information that could be gained from examining aerial photographs.

4.4 Site Visit

A site visit was conducted on the 23rd July in order to establish the age of the current buildings. Three Listed Buildings were identified as being within the immediate area surrounding the proposal site, and could possibly be impacted visually by any development.

The entrance to the site is via a gate on the south side of the eastern building and is visible from the north side of the graveyard at the Church of St Andrew. All the buildings are of modern date and constructed mainly with cinder blocks and corrugated sheeting (plate 1-2). The only structure to demonstrate any older construction was the eastern building, with the east end of the open fronted shed consisting of limestone rubble (plate 3). Although the stone walling appears to be of an older date, it has been built up internally at the top with cinder blocks (plate 4).



Plate 1: Corrugated sheet building



Plate 2: Corrugated sheet and cinder block building



Plate 3: East end of eastern building



Plate 4: Interior of east end of eastern building

The Church of St. Andrew is located opposite the entrance to the proposal site. The only aspect of the proposal site that is visible from the church is the entrance and east end of the eastern building.

The second Listed Building taken into consideration was Rectory Farm, which is located to the south of the proposal site. There are buildings located between the proposal site and Rectory Farm that limit the view of the majority of the structures at the proposal site. There is an area immediately north of Rectory Farm that has no buildings blocking the view of the structures. However, it is fenced in with an additional stone wall blocking the view of the proposal site (plate 5).



Plate 5: View of Rectory Farm from proposal site

The third Listed Building within the immediate area is the barn at Manor Farm, located to the north of the proposal site. Due to the angle of the building it is not possible to see the proposal site from the Listed Building. However, Manor Farm, which was likely to have been associated with the barn, is dated by the VCH to *c.* 1700 (plate 6-7). The building has a similar design and plan as Logg Farm. The only difference between the buildings externally from the front and sides is that the windows in Manor Farm are of the mullion design rather than sash windows.



Plate 6: Front of Manor Farm



Plate 7: View of Manor Farm from proposal site

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, and 4.5 Site Visit). Section 5.1 offers a simplified over view in a chronological overview.

5.1 The Landscape of the Search Area

The historic landscape located within the search area shows a limited amount of activity until the medieval period. There is evidence of activity within the Prehistoric and Roman period, but this is very limited and based in the fields surrounding Oddington.

The establishment of the village appears to be dated to the early medieval period with the establishment of a cemetery of that date on the north side of the village. However, this is the only record indicating activity within Oddington during the early medieval period.

The main development of the village appears to be from the high medieval period onwards with the establishment of the Church of St. Andrew in the 13th century. The development of the village is also indicated by the medieval features that have been recorded during various archaeological works within the village.

The majority of records were of Listed Buildings in Oddington and the surrounding area, which are dated to the end of the post-medieval and the Imperial period. This demonstrates the limited development of the village from the post-medieval period. There has been an increase in activity in the village in the modern period.

5.2 The Archaeological Potential of the Proposal Area

The surrounding archaeological assessment of the village indicates that there is a possibility of activity from the Neolithic, Bronze Age or Roman period. However, the probability that material of this date will be identified is low.

The medieval village was far larger as there are indications of a shrunken medieval village. This may mean that the area opposite the church may have previously contained tofts.

The cartographic evidence indicates that there is a potential for post-medieval activity on the site, and that certainly by the 19th century there were a range of agricultural buildings around a yard. These agricultural buildings appear to have been replaced, reference the site visit, with modern structures.

5.3 The Impact of Previous Development on Potential Archaeological Remains

The structures that are currently on the proposal site are modern replacements for older buildings that are marked on the First Edition Ordnance Survey maps. This means that any 19th century or earlier archaeological remains were likely to have been disturbed during the construction of the modern yard and buildings.

5.4 The Impact of the Proposal on non-designated heritage assets

The impact of the proposal on non-designated assets is likely to be limited. A number of buildings in the village are listed; however, Manor Farm is not listed and is also not incorporated as a non-listed asset on the HER. Considering the age of the building given by the VCH and the similarities to Logg Farm it should be considered as a possible omission from the HER. This asset could be affected by the development, but the impact would be based on the aspect of visibility, the proposal site visible from the house. However, the position of the building in relation to the proposal site means that only the west side of the proposal site is visible. In addition to this there is an area of trees between the proposal site and Manor Farm, which also limits the view of the proposal site.

5.5 The Impact of the Proposal on scheduled heritage assets

There are no scheduled ancient monuments (SAM) located in the search area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed by legal sanction by the proper authorities (in this case Historic England). This legal protection is provided under the “Ancient Monuments and Archaeological Areas Act of 1979”.

5.6 The Impact of the Proposal on listed heritage assets

A listed designation means that a building is considered to be of nationally or internationally important. There are three ranks of designation that are I, II*

and II. The legal back-ground for designation is provided by the “*Planning (Listed Buildings and Conservation Areas) Act 1990*”. Any alteration or destruction has to be legally sanctioned by the proper authorities with a listed building consent.

Four listed heritage assets were identified during the investigation; however, the impact on all is negligible. The only Listed Building that could be impacted upon is the Church of St. Andrew as it looks onto the entrance into the proposal site. However, as most of the proposed development is likely to be separated from the church by a series of current buildings the visibility aspect is extremely limited.

5.7 The Impact of the Proposal on known burial sites

‘The *Burial Act 1857* makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained’ (HO 2004).

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

The only known burial sites are the graveyard at the Church of St. Andrew and the early medieval cemetery to the north of the village. The early medieval cemetery should not be impacted by the development. The impact on the graveyard at the church could be impacted visually by the development; however, this would be limited due to the site being mostly obscured from the main road.

6 CONCLUSIONS

A Heritage Impact Assessment was carried out on Goms Yard located on the south entrance road into Oddington, Oxfordshire. The report consists of a Historic Environment Record search, cartographic analysis and a site visit.

The search reveals that there was sparse activity within the Oddington area until the medieval period, during which time the village appears to have been established. Several of the buildings within the village are of medieval or post-medieval date, with three Listed Buildings within view of the proposal site. Manor Farm was also identified as a building of c. 1700 that was not on

the Historic Environment Record (HER) or Listed. Although the proposal site was visible from the buildings mentioned the level of impact is likely to be limited due to additional buildings and trees limiting the visibility.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

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7.2 Historic Maps

CP/103/M/1 1767 Jefferys Map of Oxfordshire

Photo54 1768 Magdalene College Map

CH.XX/2 1797 Davies Map of Oxfordshire

E/200/M/1 L18C Map of Oxfordshire

P345/M/1 1824 Bryant's Map of Oxfordshire

CH.XXIV/4 c.1850 Ordnance Survey Composite Map

Oxon 27.12 1876 First Edition Ordnance Survey Map

Oxon 27.12 1899 Second Edition Ordnance Survey Map

Oxon 27.12 1922 Third Edition Ordnance Survey Map

Gazetteer: On Historic Environment Record

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Neolithic	5270-MOX5103	455000	215000	Neolithic Greenstone Celt and sandstone whetstone
2	Bronze Age	1811-MOX5092	455510	215360	Bronze Age Pottery. Pottery and human remains found in 1824
3	Roman	8923-MOX304	456650	207390	Two Sections of a Roman Road on Otmoor. Sections of the N-S road from Alchester to Donchester
4	Roman	8921-MOX1703	439230	214410	Akeman Street (west section). Section of road from Alchester to Circenchester
5	Roman	12726-MOX7088	454760	214090	Possible Roman Road (Upper Log, NE of Noke). NW-SE line across Upper Log field
6	Roman	1809-MOX5090	455000	215000	Roman Coin. Coin of Constantine found in 1889 between Oddington and Charlton
7	Roman	16783-MOX12545	454400	215200	Roman Mill Stones. Pair of Roman Mill stones pulled out of the soil beside the Islip-Charlton road
8	Early Medieval	1810-MOX5091	455350	215150	Anglo Saxon Inhumation Cemetery in Oddington. Group of burials, orientated in different directions with weapons. Originally thought to be Roman but later regarded as Saxon
9	Medieval	5847-MOX5346	455400	214750	Oddington Shrunken Medieval Village. A watching brief revealed ditches, one of which may have enclosed a platform containing an earlier section of the village
10	Medieval	5386-MOX5104	455000	215000	Possible Medieval Camera of Knights Templars. A complex of earthworks of apparent medieval homestead sites
11	Medieval	26177-MOX23583	455266	214846	Medieval pits and cobbled surface at Moorsights. Three pits containing animal bone and pottery dated to the C11-C12 were recorded in an evaluation and watching brief, as well as traces of a thin cobbled surface
12	Medieval	5285-MOX5326	455260	214800	Church of St Andrew. Listed Building: Grade II*. 13th century church with 14th and 15th century features. The church was heavily rebuilt and restored in 1821 and 1889
13	Medieval	5883-MOX5348	455220	214790	Medieval Churchyard Cross, Church of St Andrew. Listed Building: Grade II. 14th/15th century churchyard cross, restored in 1950
14	Post-medieval/Imperial	17998-MOX13937	455981	215647	Woodbine Cottage and Attached Outbuilding, High Street. Listed Building: Grade II. 17th/18th century building of limestone rubble with wooden lintels
15	Post-medieval/Imperial	17997-MOX14088	455966	215671	Grebe Cottage, High Street. Listed Building: Grade II. 18th, possibly 17th century building of limestone rubble with wooden lintels
16	Post-	18078-	455205	214979	Manor Farmhouse, Barn approximately 50 metres to north. Listed Building: Grade II. 18th century

Gazetteer: On Historic Environment Record

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
	medieval/Imperial	MOX14005			building of limestone rubble
17	Post-medieval/Imperial	18079-MOX14396	455356	214878	Medcraft Farmhouse. Listed Building: Grade II. 18th century building of limestone rubble with some ashlar dressings
18	Post-medieval/Imperial	18081-MOX14146	455149	214792	Rectory Farmhouse. Listed Building: Grade II. 18th century building of limestone rubble
19	Post-medieval/Imperial	18077-MOX14309	455037	214420	Logg Farmhouse, Barn approximately 30m south. Listed Building: Grade II. 18th century building of limestone rubble
20	Post-medieval/Imperial	18076-MOX14395	455032	214465	Logg Farmhouse. Listed Building: Grade II. 18th century building of limestone rubble
21	Post-medieval/Imperial	17996-MOX13320	456163	215803	Botrell House, High Street. Listed Building: Grade II. 18th century building of limestone rubble
22	Industrial	18080-MOX14310	455382	215209	Otter House. Listed Building: Grade II. 19th century building of limestone rubble
23	Industrial	747-MOX8085	456020	215670	Particular Baptist Chapel. 1835 replacement of an 1810 building
24	Industrial	12624-MOX5129	455000	215000	Former Methodist Chapel. 1840 replacement of an 1829 building
25	Post-medieval/Imperial		455228	214919	Manor Farmhouse. Early 18th century building of limestone rubble