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Oxfordshire Cotswolds Garden Village and West Eynsham Development Area Historic Environment Assessment

Prepared by LUC
July 2019

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Non-technical Summary

Introduction

This section provides a short non-technical summary of the process and outcomes of a strategic historic environment assessment of two sites allocated within the West Oxfordshire Local Plan 2031 (2018), near Eynsham. The Sites assessed are: 1) the 'West Eynsham Site' and 2) the 'Garden Village Site'. It should be read in conjunction with the full historic environment assessment. This non-technical summary sets out:

- the significance of heritage assets within the Sites, and those with the potential to experience effects as a consequence of setting change;
- the risk of harm to heritage assets from development on Site (assuming a precautionary maximum-case scenario, as detailed proposals for the sites are not available); and,
- the opportunities that are available to avoid or minimise adverse effects and deliver positive enhancement.

West Eynsham Site – designated assets

In a worst-case scenario, it cannot be assumed that the grade II listed Chil Bridge will be retained. If it is, there remains the potential for change to its setting through the loss or alteration of its relationship with the Chil Brook and the Chil Bridge Road. To avoid the potential for harm, it is recommended that the bridge and the key features of its setting that contribute to its heritage significance are retained.

There is also the potential for the physical loss of part of a scheduled multi-period cropmark site that is overlapped by the Site, as well as of related archaeological features that extend northwards beyond the scheduled boundary. Scheduled Monuments are legally protected from disturbance and there is, accordingly, a policy presumption in favour of their preservation in situ unless there are substantive public benefits to a proposed development that outweigh any harm that would be caused. This policy presumption also applies to non-designated heritage assets with archaeological interest which are of demonstrably equivalent importance to Scheduled Monuments and it is possible that the archaeological features that continue northwards from the scheduled area may be of such significance. Development proposals coming forward for the site are, therefore, to seek to avoid harm to the Scheduled Monument and any non-designated heritage assets of equivalent importance in design development and optioneering. Avoiding harm could be achieved through retaining the relevant areas of the site as open space within the development. It is recognised, however, that there may be reasons, such as connection to existing infrastructure, why elements of a development proposal may need to consider some direct interaction with the scheduled area. In such scenarios, optioneering will need to be carried out in close consultation with the relevant consultee (Historic England) so that all realistic options for the avoidance and minimisation of harm are explored and any direct effects outweighed by an appropriate level of public benefit and appropriately mitigated¹. Scheduled monument consent would be required for any proposals having a direct impact on the scheduled area. Setting change occasioned by development of the site would, at worst, have only a minor effect on the heritage significance of the scheduled monument.

¹ Such an approach is in line with that set out in the site-specific Local Plan Policy EW2.

Eynsham Conservation Area lies to the east of the West Eynsham Site and contains a number of designated and non-designated heritage assets which derive some of their significance from their setting. In order to preserve the significance of the Conservation Area and heritage assets within it, it is recommended that any further built development at the eastern edge of this site be subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.

No effects are anticipated to any further designated heritage assets in the vicinity of the Site as result of setting change that would be caused by development of the site along the principles outlined above.

Garden Village Site – designated assets

In the Garden Village Site, there are four grade II listed buildings, all related to City Farm. These would be at risk of physical and setting change. To avoid harm to these assets, it is recommended that the listed buildings and their spatial relationship be retained along with other key elements of their setting that relate to their heritage significance (e.g. the surrounding agricultural land and the network of pathways). Very little meaningful setting change is anticipated in relation to other designated assets in the wider area of the Garden Village Site.

West Eynsham Site and the Garden Village Site – non-designated assets

In both sites a number of historic pathways/ tracks/ roads and hedgerows that are 'historically important'² have been identified and it is recommended that these are retained as far as possible within any future development. This would contribute to fostering a sense of place by providing some time depth in the development, and may also be beneficial in terms of ecology and healthy living.

Similarly both Sites have been found to contain a number of non-designated archaeological assets. In the event of development, a programme of archaeological work will therefore be needed to further evaluate the significance of these assets and inform a mitigation strategy. This is likely to include the monitoring of geotechnical works, geophysical survey and trial trenching.

In terms of mitigation, typically only archaeological assets of high or very high significance require preservation in situ. In the West Eynsham Site, this would include the nationally important multi-period cropmark site, already protected by scheduling. Any features extending beyond the scheduled area into the Site that are found to be of high value would also require preservation in-situ. Similarly, in the Garden Village Site the hollow way and earthwork remains of the medieval deserted settlement of Tilgarsley, could potentially be of high value, although not currently designated³, and may require preservation in-situ.

Remains of lesser value may be 'preserved by record'. Depending on their value this could entail full excavation and recording or an archaeological watching brief. Any programme of work would also be designed to clarify the potential for any hitherto unknown heritage assets and the evidence of the past environments of the Sites, which may be high given the recorded presence of alluvial deposits and river terrace gravels. The Oxfordshire County Council Planning Archaeologist has advised that such evaluative field work would be required in advance of the determination of any planning applications.

Opportunities for enhancement

In addition to any potential harm, opportunities for positive enhancement and wider public benefits have also been identified in relation to both Sites. These may be summarised as follows:

² In accordance with the criteria set out in the 1997 Hedgerow Regulations.

³ As per the NPPF paragraph 194 footnote 63: 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets'.

West Eynsham Site opportunities

- Development presents an opportunity to improve public awareness and understanding of the scheduled multi-period cropmark site through the extension of the Eynsham Heritage Trail or similar. However, increased public awareness of the site may also cause issues in relation to illegal metal detecting.
- The Chil Bridge is in a state of disrepair and its restoration as part of the development of the Site could potentially result in a beneficial effect to the heritage significance of the asset.
- There is the potential to draw upon the vernacular historic landscape character of the Site and immediate area (e.g. Eynsham) to inform the masterplanning process and to shape the scale, form and character of new development.
- There is the potential for a Conservation Management Plan (CMP) for Eynsham Conservation Area to be secured condition/obligation on any eventual planning permission. However, this would not preclude the requirement for a Conservation Area Appraisal, which is strongly recommended to be prepared at the earliest opportunity.

The Garden Village Site opportunities

- The manor and village of Tilgarsley sets a historical precedent for a settlement adjacent to Eynsham and offers a focus that can be used to help create a separate and distinct sense of place. The vernacular historic landscape and features therein can also be used to inform the masterplanning process to create a sense of place and deliver other benefits.
- There is an opportunity for increasing public understanding of the history of Tilgarsley, and other heritage assets in the east of the site not just through their further investigation but also via the creation of an outdoor education/heritage facility, heritage trail, open days during any archaeological investigation etc.

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1 Introduction and methodology

Introduction

1.1 This report comprises an historic environment assessment of two sites allocated within the West Oxfordshire Local Plan 2031 (2018). These, hereafter 'the Sites', lie to the west and north of Eynsham and comprise:

- Land north of the A40 near Eynsham is allocated in the West Oxfordshire Local Plan 2031 as a 'Strategic Location for Growth' (SLG) to accommodate a Garden Village (Policy EW1). The proposal - referred to as the 'Oxfordshire Cotswolds Garden Village' - is based on a working assumption of around 2,200 homes together with about 40 hectares of business land (B-class) in the form of a 'campus-style' science park. Other supporting facilities including community facilities, education, transport and green infrastructure will also be required. The Garden Village is envisaged as a stand-alone, self-contained settlement, though it is recognised that the relationship with adjoining Eynsham, and impacts of and on the A40 corridor will need to be addressed. The development will adopt Garden Village principles (see Appendix 4), including a commitment to a comprehensive green infrastructure network, net biodiversity gains, high quality open spaces and an accessible network of walking and cycling routes.

The Garden Village will be taken forward in more detail through a separate 'Area Action Plan' (AAP) which the District Council is aiming to submit for independent examination in 2019. Once adopted, the AAP will sit alongside the Local Plan and form part of the statutory development plan for West Oxfordshire. The historic environment assessment will form part of the supporting evidence base for the AAP.

- Land to the west of Eynsham is allocated as a 'Strategic Development Area' (SDA) intended to accommodate an urban extension of Eynsham of around 1,000 homes together with supporting facilities including a new western spine road and primary school. Two schemes have already come forward within the SDA area underlining the importance of defining a framework to secure co-ordinated development, including the provision of an enhanced green infrastructure network, to guide development.

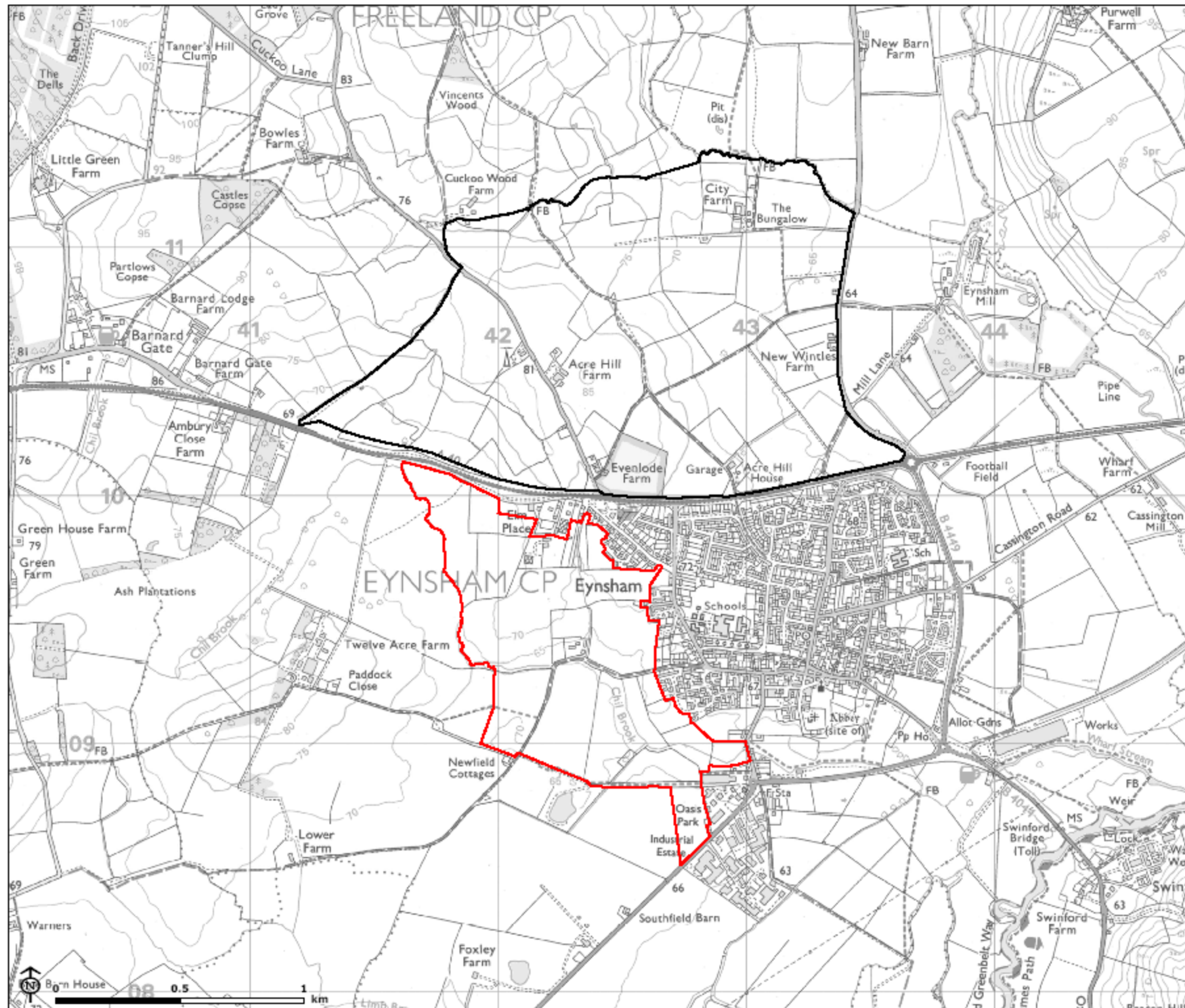
The West Eynsham SDA will be taken forward through a Supplementary Planning Document (SPD) in the form of a Development Framework which will set out a number of key principles and parameters. Whilst the SPD will not form part of the statutory development plan, it will be an important material consideration for any planning applications that subsequently come forward in this location. The historic environment assessment will form part of the supporting evidence base for the SDA.

1.2 These development areas are shown on **Figure 1.1**, though it should be noted that the boundary of the Garden Village is indicative only and the intention is to more clearly define it through the AAP process.

Aim and objectives

1.3 The purpose of this study is to provide evidence to West Oxfordshire District Council on:

- the significance of heritage assets within the Sites, and those with the potential to experience effects as a consequence of setting change;
- the risk of harm to heritage assets from development on site; and,
- options that may be available to avoid or minimise adverse effects and deliver enhancement.



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Advice**

Figure 1.1: Development Areas

- Garden Village Site Boundary
- West Eynsham Site Boundary

Map Scale @A3: 1:15,000



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CB:LA BB:Stenson_K LUC FIG_1_1_10493_Development_Area_A3L 10/05/2019

Source: TVERC

1.4 The study objectives are to:

- Undertake a desk-based assessment, to accepted industry standards⁴, to:
 - Identify heritage assets with the potential to be affected by the site allocations;
 - Understand their significance, including any contribution made by setting;
 - Identify the potential effects which may arise to known and potential heritage assets– including those arising from setting change and cumulative/in-combination effects;
 - Undertake site visits to confirm and, if necessary, amend assessment results;
- Provide commentary on the wider relationships between heritage assets and the historic landscape character, including potential for effects as a consequence of development; and
- Provide advice on options for sustainable development, where appropriate. In this context, 'sustainable development' is intended to mean that which avoids/minimises effects to the significance of heritage assets⁵. This includes information relating to:
 - The suitability of the Garden Village Site boundary (which is indicative only in the Local Plan – to be confirmed through the AAP process),
 - Specific advice on the distribution and type of land uses,
 - The form of development in certain parts of the Sites and
 - The nature/extent of any specific mitigation that is required.

Methodology

Geographical study area

- 1.5 For context and heritage asset identification a 1km study area was established around each Site. High value (e.g. designated) assets beyond this area were also reviewed in relation to potential setting change and, where appropriate, have been included within the assessment baseline.

Data Collation

- 1.6 Supporting data and information was collected and collated for the study area. Sources consulted comprise:
- GIS data for the proposed Sites.
 - Historic England (HE) designated heritage asset data.
 - Data from the Oxfordshire Historic Environment Record (HER), including GIS and report data for all assets in the study areas, as well as primary and secondary HER sources for selected assets within the Sites.
 - Conservation areas – GIS data only⁶.
 - Modern Ordnance Survey (OS) base mapping (1:25,000, MasterMap and OpenMap Background).
 - Historic OS mapping comprising 1: 2,500 and 1: 10,560 dating from the mid-19th century to 1990s⁷.
 - National Mapping Programme (NMP) data.
 - DSM 1m Lidar data⁸.

⁴ (Chartered Institute for Archaeologists , 2017).

⁵ Additional studies covering, for example, landscape and visual effects, green infrastructure and ecology have been commissioned to address wider sustainability issues.

⁶ There is no conservation area appraisal for the Eynsham Conservation Area.

⁷ Made available online by the National Library of Scotland <http://maps.nls.uk/> and <https://www.oldmapsonline.org/> and <https://www.old-maps.co.uk/#/>

⁸ Made available via <https://houseprices.io/lab/lidar/map> and <https://data.gov.uk/data/map-preview?e=1.8&n=55.8&s=50.0&url=http%3A%2F%2Fenvironment.data.gov.uk%2Fds%2Fwms%3FSERVICE%3DWMS%26INTERFACE>

- British Geological Survey (BGS) Geological mapping.⁹
- Digital aerial photos¹⁰ and Google 'Streetview' imagery¹¹.
- Historic Landscape Characterisation (HLC) data¹², obtained from the Archaeology Data Service (ADS).
- Estate maps held by the Bodleian Library.
- Grey literature reports and publications available online and held by University College London.

Desk-based Assessment

- 1.7 A desk-based assessment (DBA) was undertaken focusing on the Sites. Work was carried out following the Chartered Institute for Archaeologists (CifA) *Standard and Guidance for Historic Environment Desk Based Assessment*¹³. Due to the nature of the study, namely responding to development plan allocations, rather than a specific development proposal, the study omits some aspects to be expected in a full CifA S&G¹⁴-compliant DBA.
- 1.8 In addition, Historic England's guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁵ ('GPA3') has been followed in understanding the contribution of setting to the significance of assets and impacts thereon.
- 1.9 Using GIS datasets as a starting point, both of the Sites were examined identifying:
- The historic landscape context and known heritage assets (including historic hedgerows) with the potential to experience effects as a consequence of development;
 - The significance of those assets, including the contribution of setting;
 - The susceptibility of that significance to change as a consequence of development arising due to:
 - Physical change, for assets within potential development boundaries; and
 - Setting change for assets outside potential development boundaries.
 - Likely risk of harm to significance as a consequence of development on the Sites.
- 1.10 Initial findings on potential effects were then assessed during a site visit undertaken on January 11th 2019, in fair weather conditions. The visit included assessing how the development Sites appear in the context of key assets. It also included photography to illustrate any key points.
- 1.11 Judgements on archaeological potential¹⁶ are provided, based on available HER data and review of historic mapping and available digital aerial imagery.

Asset Significance

- 1.12 Following identification of the heritage assets susceptible to development of the Sites, an appraisal of their heritage significance was prepared. This is articulated in accordance with the heritage values set out in Historic England's (2008) Conservation Principles¹⁷ (e.g. evidential, historical, aesthetic and communal) and includes a consideration of the role of setting in this significance. Assets are ascribed a level of significance, in line with Environmental Impact Assessment (EIA) practice. The levels are as follows:

%3DENVIROMENT--6f51a299-351f-4e30-a5a3-2511da9688f7%26request%3DGetCapabilities&w=-5.7. Both of these datasets are composite maps created from Environment Agency data.

⁹ Made available by <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

¹⁰ Made available by Google Earth Pro.

¹¹ Made available by Google maps.

¹² OCC and HE, 2017. Oxfordshire Historic Landscape Characterisation. Available online at: https://archaeologydataservice.ac.uk/archives/view/oxfordshire_hlc_2017/

¹³ CifA (2014; 2017) *Standard and guidance for historic environment desk-based assessment*. Reading: CifA

¹⁴ Standard and Guidance.

¹⁵ Historic England (2017 2nd Ed). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

¹⁶ i.e. the potential for the existence of hitherto unknown archaeological heritage assets within an defined area such as a development site.

¹⁷ English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment.

- **High** – assets of national or international importance or demonstrable equivalence;
- **Medium** – assets of importance to regional understanding;
- **Low** – assets of importance to local understanding;
- **Negligible** – assets of less than local or no heritage importance.

Initial Risk Appraisal

- 1.13 The risk of harm to the significance of heritage assets was then appraised. This focused on potential effects to the significance of the asset in line with the NPPF and considers:
- a. The significance of the asset.
 - b. The likely effect of the potential development upon the asset.
- 1.14 Assessment of effects related to setting change follows the stages set out in HE guidance (GPA3).
- 1.15 A summary of how risk is defined is provided in **Table 1.1** below. Professional judgement has been used to inform the final decision regarding the degree of harm.

Table 1.1 - Definition of Potential Effect

| Potential Effect | Definition |
|--------------------|---|
| High | Asset is of high or medium significance and the magnitude of the impact is likely to be of such a scale that the heritage asset would be totally lost or its significance substantially harmed. |
| Medium-high | Asset is of high or medium significance and the magnitude of the potential impact will be of such a scale that the significance of the asset would be harmed but not in a way that equates to substantial harm. |
| Medium | Asset is of low significance and the impact will be of such a scale that the significance of the heritage asset would be totally lost or its significance substantially harmed. |
| Low | Asset is of low significance but the scale of the impact will be of such a scale that the significance of the asset would be harmed but not in a way that equates to substantial harm. |
| Negligible | Asset is of high, medium or low significance and the potential effect will be of such a minimal scale that the significance of the asset will not be harmed. It will, nevertheless, be perceptible as a change. |
| None | Asset of high, medium or low significance; no material effect to significance or perceptible change. |

Initial Cumulative Effect Appraisal

- 1.16 In addition to assessing the potential effect to individual heritage assets, an assessment has also been undertaken of the potential cumulative effect of proposed development on the local historic environment. This considers:
- Combined impact of individual effects from one proposed development on a particular asset.
 - Effects from several developments – including committed development – which when considered together could give rise to significant cumulative effects.

- 1.17 The potential cumulative effects are reported using a similar scale as per **Table 1.1**. This judgement is based on professional opinion.

Reporting

- 1.18 The outputs of this process were recorded in tabular form with a summary description of each heritage asset, their significance, and potential for harm – either physically and/ or as a result of setting change. An overall judgement on the risk of harm is provided using the scoring framework illustrated in Table 1.1 above.
- 1.19 For each Site there is then a summary of sustainable development options that would help reduce the effects identified.
- 1.20 The findings of the report should be considered in relation to the NPPF, the West Oxfordshire Local Plan, and the submission draft Eynsham Neighbourhood Plan. The relevant historic environment policies from these are set out in **Appendix 1**.

Assumptions and Limitations

Assumptions

- 1.21 The following assumptions were applied to translate effects on heritage significance/harm in NPPF terminology into the above framework:
- Archaeological potential has been considered in relation to the pattern and significance of known assets (drawn from the Oxfordshire HER) in the vicinity and site land use history to understand level of potential and likely effects.
 - Assessments are policy neutral and make no assumptions with regard to the application of local or national policy, as it is for the decision-maker to understand the likely level of harm to heritage assets and balance this accordingly. (Where there are interactions with other legislative regimes – e.g. the need for scheduled monument consent – this is highlighted.)

Limitations

- 1.22 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and grey literature reports). It has been assumed that this information is reasonably accurate unless otherwise stated.
- 1.23 West Oxfordshire District Council has not produced a conservation area appraisal for the Eynsham Conservation Area. Understanding of the special architectural or historic interest and character or appearance of the area has therefore been established based upon review of the area's history, and likely sources of 'special architectural or historic interest' via available relevant resources and from the site visits.
- 1.24 West Oxfordshire District Council does not maintain a local list of non-designated historic structures. As such, the HER has been consulted with regard to the identification of these. The site visit also provided an opportunity to identify potential local heritage assets based upon professional judgement.
- 1.25 The Sites have been surveyed by experienced archaeological air-photo interpreters as part of the National Mapping Programme reviewed as part of this assessment. Therefore – the review of 1m DSM Lidar data from the Environmental Agency withstanding¹⁸ - further analysis of aerial imagery of the Sites has not been undertaken for this strategic level review. DBAs undertaken ahead of development should include a full review of available of these materials.
- 1.26 Targeted site visits were undertaken to assess potential setting and physical impacts. These were conducted from publicly accessible land and public rights of way, but only via public access. Due

¹⁸ Made available via <https://houseprices.io/lab/lidar/map> and <https://data.gov.uk/data/map-preview?e=1.8&n=55.8&s=50.0&url=http%3A%2F%2Fenvironment.data.gov.uk%2Fds%2Fwms%3FSERVICE%3DOWMS%26INTERFACE%3DENVIRONMENT--6f51a299-351f-4e30-a5a3-2511da9688f7%26request%3DGetCapabilities&w=-5.7>. Both of these datasets are composite maps of the Environmental Agency data.

to the large size of the Sites and strategic nature of this work a full archaeological walkover has not been undertaken, however, key archaeological assets were visited via public access.

- 1.27 The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study area. As detailed proposals for the Sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts, definitive levels of harm, or mitigation.
- 1.28 The assessment of potential effects was based upon a series of assumptions to provide a 'maximum case' scenario, in line with the required precautionary approach.
- 1.29 This assessment does not preclude the need for detailed assessments that would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments.

2 Baseline

- 2.1 This chapter sets out the baseline conditions for the Sites.

Site context

Location and topography

- 2.2 Eynsham is located in the Upper Thames Valley, approximately five miles east of Witney and six miles north-west of Oxford. It lies a short distance to the northeast of the River Thames and between two of its tributaries – the River Evenlode to the east and the Chil Brook to the west. Historically, these waterways have made the area attractive for settlement providing food, communications and transport. In the latter respect, it should be noted that there is a natural fording point on the upper Thames, just southeast of Eynsham at what is now Swinford Bridge. This provided a land route between the Cotswolds and Oxford, the importance of which is suggested by the discovery of prehistoric shields at Swinford Bridge.¹⁹
- 2.3 Although much of the southern half of the parish is low-lying and flat (c. 65 m.), the land rises to 84m at Twelve Acre Farm to the west, and in the north, near Freeland, to 105m and at Eynsham Hall park to 120m.²⁰

Geological conditions

- 2.4 The British Geological Survey Geology of Britain viewer²¹ indicates that the solid geology of the West Eynsham Site is Oxford Clay Formation and West Walton Formation (undifferentiated) mudstone. This sedimentary bedrock formed approximately 157 to 166 million years ago in the Jurassic Period when the local environment comprised of shallow seas. This bedrock also extends into the southern half of the Garden Village Site but the northern half is comprised of a mix of Kellaways Clay Member comprised of mudstone and Kellaways Sand Member comprised of sandstone and siltstone. These deposits were both formed approximately 164 to 166 million years ago in the Jurassic Period when the local environment previously dominated by shallow seas.
- 2.5 The BGS does not record superficial deposits across the whole of the two Sites, but in parts of both Summertown-Radley sand and gravel member are recorded. These deposits formed up to 3 million years ago in the Quaternary Period when the local environment was previously dominated by rivers. Additionally, the Garden Village Site also includes an area of Hanborough Gravel Member comprised of alluvial sand and gravel.
- 2.6 A narrow band of alluvial deposits comprised of clay, silt, sand and gravel is also present in both Sites – along the Chil Brook at the western edge of the West Eynsham Site, and along a tributary to the Evenlode that runs along the northern boundary of the Garden Village Site. It is also potentially of note, that the 1782 Manor of Eynsham Map by Thomas Pride, records a field to the southeast of the Chil Bridge in the West Eynsham Site as 'Peat-Pits Fur'. Whilst 'peat' could be a corruption of another word, this name may indicate the presence of peat deposits in the Site. If present, this may have been disturbed by the extractive activity indicated by the 'pits' element of the name.
- 2.7 It is important to note that the BGS mapping may not be entirely accurate and that the gravels and alluvium may be more extensive than indicated.

¹⁹ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

²⁰ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

²¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Site description

The West Eynsham Site

- 2.8 The West Eynsham Site abuts the eastern edge of Eynsham, an area comprising modern development. It is bounded to the north by the A40 and Eynsham Nursery Garden Centre, part of which extends into the Site. To the west the site is bounded in part by the Chil Brook, although this later flows under the Chil Bridge/ Chilbridge Road and through the southern part of the Site towards station Road, which forms the eastern boundary of the Site. The southern half of the Site's western boundary follows a hedgerow, and to the south it is bounded by a lane and footpath that follow the route of a former railway. Immediate to the southeast corner of the Site is the Oasis Industrial Park.
- 2.9 The West Eynsham Site itself comprises agricultural fields lying to the north and south of the Chilbridge Road, which carries the Chil Bridge and connects the historic core of Eynsham to Sutton and South Leigh. These fields contain a network of footpaths and Corlan Farm, the latter located just north of Chilbridge Road. New development is currently under construction within the Site between Corlan Farm and Eynsham, and at the Oasis Park Industrial Estate.
- 2.10 According to the Historic Landscape Characterisation (HLC) (**Figure 2.1**) data²² the south-eastern corner of the Site comprises piecemeal enclosure²³ of late 18th -19th century date, which remains relatively intact. The fields adjacent to this comprise re-organised enclosure of 20th century date and modern amalgamated enclosure, which implies a potential for former field boundaries to survive as archaeology in this area. These reorganised and amalgamated fields surround a modern farm (Corlan Farm) located at the centre of the Site and partially surround the post-medieval Derrymerrye Farm, the buildings of which are sited just beyond the northern edge of the Site. To the east of Derrymerrye Farm is Eynsham Nursery, an area of modern detached properties that partially fall within the Site. East of these is an area of modern woodland plantation and sports playing fields, formed from former fields or, in the case of the playing fields, allotments.

The Garden Village Site

- 2.11 The Garden Village Site lies to the north of Eynsham. The Site is bounded to the south by the A40 and to the east by Lower Road, to the north the Site boundary follows a wetland corridor and to the west, a bridle path. A road – Cuckoo Lane – that runs on a northwest to southeast alignment runs through the Site. The Site itself is mainly agricultural land enclosed by hedgerows, within which there are four farmsteads: City Farm in the northeast corner, New Wintles Farm along the eastern edge, and Evenlode Farm and Acre Hill Farm, both to the east of Cuckoo Lane, as well as a garage at Acre Hill House on the southern edge of the Site. The Site also features a network of bridleways/ footpaths.
- 2.12 The HLC data (**Figure 2.1**) shows that the western half of this Site comprises late 18th to 19th century piecemeal enclosure and 19th century reorganised enclosures, which are common types within Oxfordshire. These two types of enclosure surround Acre Hill Farm and Evenlode Farm, both of which date to the 20th century. There is an area of modern woodland plantation (Eynsham Millenium Wood planted in 2000) to the south of Evenlode Farm.
- 2.13 Most of the eastern half of the Site comprises fields created as a result of 19th century Inclosure Acts. These partially enclose two farmsteads – the 19th century City Farm (sited along the northern perimeter) and the 20th century New Wintles Farm (sited along the eastern perimeter). Between the two is a former minerals extraction area, which the Environment Agency's authorised landfill data suggests is in fact much larger than is visible on the ground.²⁴ The eastern part of this area is currently occupied by an aggregates recycling facility and the rest has been restored to agricultural use.

²² OCC and HE, 2017. Oxfordshire Historic Landscape Characterisation. Available online at: https://archaeologydataservice.ac.uk/archives/view/oxfordshire_hlc_2017/

²³ Enclosure undertaken on an ad-hoc basis as opposed to formal enclosure as a result of the Parliamentary enclosure acts.

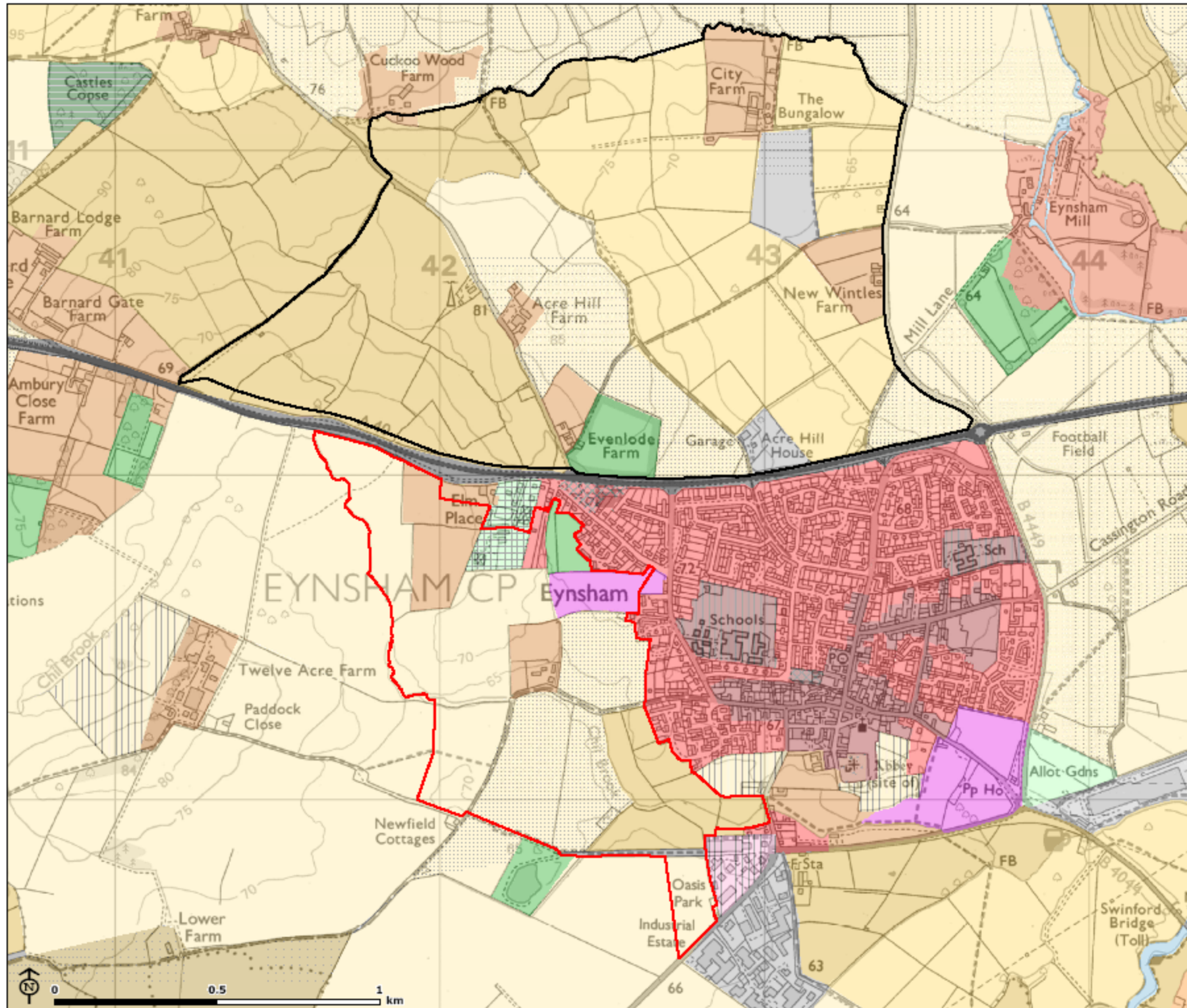
²⁴ <https://data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permited-waste-sites-authorized-landfill-site-boundaries>

2.14 The planned and reorganised enclosure implies a high degree of modern agricultural adaptation, but much of the earlier historic landscape still remains legible, as is typical of the Oxfordshire area.²⁵

²⁵ Tompkins, A. 2017. Oxfordshire Historic Landscape Characterisation Project, pp. 292

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Figure 2.1: Historic Landscape Character



- Garden Village Site Boundary
- West Eynsham Site Boundary
- Historic Landscape Character**
- Ancient Enclosure
- Civil Provision - Educational Facility
- Civil Provision - Health Care Facility
- Civil Provision - Religious and Funerary
- Commercial - Business Park
- Communication - Main Road
- Communication - Rail transport sites
- Enclosure - Paddocks and Stables
- Industry - Processing Industry
- Industry - Extractive Works
- Industry - Industrial Estate
- Orchard and Hort - Allotment
- Orchard and Hort - Nursery/ Garden Centre
- Piecemeal Enclosure
- Planned Enclosure
- Prairie / Amalgamated Enclosure
- Recreation - Sports Facilities
- Reorganised Enclosures
- Rural - Country House
- Rural - Hamlet
- Rural - Farmstead
- Urban - Historic Urban Core
- Urban - Public House
- Urban - Town
- Water - River
- Woodland - Ancient Woodland
- Woodland - Plantation

Map Scale @A3: 1:11,500

LUC



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Source: OCC

Previous Investigations

The West Eynsham Site

- 2.15 The southern part of the Site lies immediately adjacent to and includes part of a scheduled multi-period cropmark site. The Scheduled monument has been partially investigated via geophysical survey and trial trench evaluation (EOX6334; **Figure 2.2**), ahead of the development of Land on Stanton Harcourt Road Old Station Way by Polar Technology. This work recorded a series of archaeological features, including significant features that were not previously identified from cropmarks or geophysical survey results. It was found that further archaeological remains extended to the north and east, beyond the scheduled area in to the Site. However, the presence and concentration of these features decreases over distance to the north of the scheduled monument and contain few finds, suggesting that they form part of an agricultural landscape beyond the main area of settlement.
- 2.16 There has also been another large-scale evaluation in the central eastern part of the Site (Land west of Thornbury Road, Eynsham - EOX6333; **Figure 2.2**). This proved negative for archaeological features and finds. There have also been investigations (EOX5986; **Figure 2.2**) at the Eynsham Nursery and Plant Centre (undertaken by MoLA in 2015) along the northern edge of the Site and an excavation (EOX916; **Figure 2.2**) focused on an area of cropmarks identified along the western edge of the Site (undertaken as part of the North West Oxfordshire Supply Improvements (Scheme No 7VVB) Programme of Archaeological Recording by Cotswold Archaeology in 2000).

The Garden Village Site

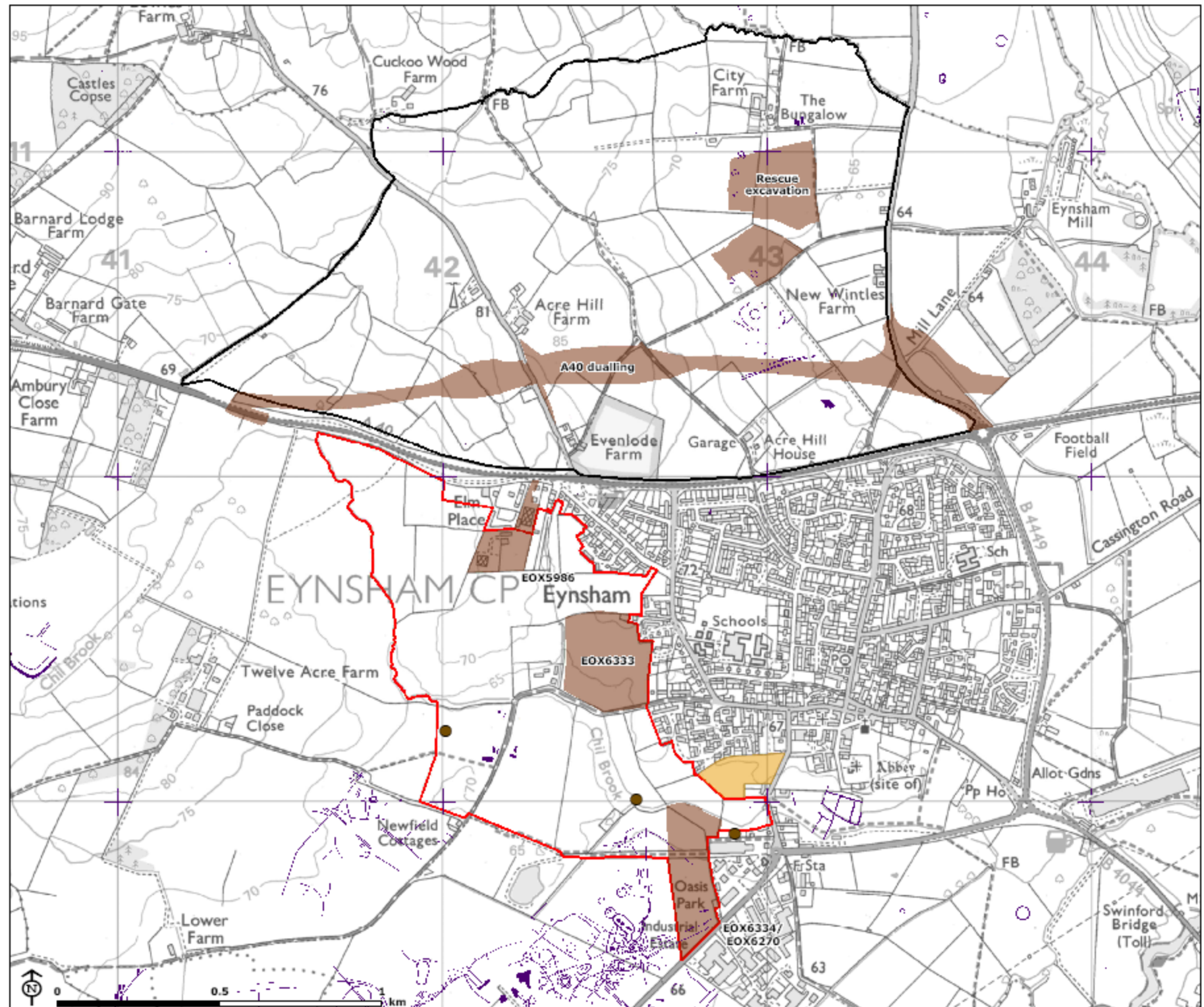
- 2.17 A Neolithic cremation enclosure, Bronze Age barrow complex, series of Iron Age pits and an early medieval settlement have already been excavated within the eastern part of the Site, in an area concentrated on the natural gravels between New Wintles and City Farm (**Figure 2.2**). Investigation of these sites was largely the result of rescue excavations undertaken ahead of gravel extraction, which took place from the 1930s onwards. The quarried area is now authorised for land fill (**Figure 2.2**).
- 2.18 In addition to the rescue excavations in the east of the Site, there have been archaeological evaluations in the southeast and southwest of the Site, undertaken ahead of the proposed A40 Witney to Cassington dualling works (**Figure 2.2**).

Archaeological and historical background

- 2.19 The following section sets out the archaeological and historical context of the two Sites. Throughout, National Heritage List of England (NHLE) or HER record numbers are provided in brackets. These numbers can be cross-referenced to the gazetteers in **Appendices 2 and 3**, which provide the LUC ID for **Figure 2.3 a/b** and **Figure 2.4a/b**, on which all the heritage assets within the study areas are mapped. Heritage assets identified from sources other than the NHLE or HER (e.g. Lidar data or historic mapping) have only LUC ID's. For the West Eynsham Site the LUCID is pre-fixed with 'WE' and for the Garden Village Site they are pre-fixed with 'GV'.

Palaeolithic (c. 700,000 to 10,000 BC) and Mesolithic (10,000 to 4,000 BC)

- 2.20 There is some residual evidence for early prehistoric activity in the area with the HER recording the findspots of a Palaeolithic handaxes and two Mesolithic flint cores (HER 10922, 3360 and 7800; **Figure 2.3a and 2.4a**), around City Farm, as well as two more Palaeolithic handaxes (HER 12887 and 8073; **Figure 2.3a**) to the east and south of Eynsham. The Palaeolithic finds are mainly derived from within the gravel deposits, but the Mesolithic finds were recovered on the gravels following stripping of the area. This fits with the broader pattern of evidence in the area,



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Figure 2.2: Previous Investigations

- Garden Village Site Boundary
- West Eynsham Site Boundary
- Areas of previous investigation (EOX916)
- Areas of previous investigation
- Appeal site
- National Mapping Programme (NMP) data

Map Scale @A3: 1:11,500



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CB:LA BB-Stenson_K LUC FIG_2_2_10493_Previua_Inv_A3L 13/05/2019

Source: HE, LUC

as the gravels upstream from Oxford have yielded few palaeoliths and do not seem to have attracted Mesolithic settlement to any degree.²⁶

Neolithic (4,000 to 2,500 BC)

- 2.21 The earliest evidence for human settlement activity in the area dates to the Neolithic period, and is attested within both of the Sites. In the West Eynsham Site the focus of this settlement is towards the south, where an area of multi-period cropmarks, designated as a scheduled monument (NHLE 1006333; **Figure 2.3a**), have been found to contain Neolithic pits and graves. The pits have produced sherds of pottery, animal remains and charcoal, representative of domestic activity, comparable to sites at Cassington and Stanton Harcourt. Such pits often occur in concentrations and there is a high potential for more in the area.²⁷
- 2.22 To the east of Eynsham a very large number of Neolithic flint tools (HER 4923; **Figure 2.3a**) have been recovered as surface finds, and it is possible that these too may represent an area of settlement activity.
- 2.23 In the Garden Village Site pits, postholes, and ditches containing Neolithic pottery and worked flint have been recorded (HER D3334; **Figure 2.4a/b**). These included cremated remains suggesting that they form part of a funerary enclosure analogous to the Dorchester henge monuments and other middle to late Neolithic non-megalithic burial sites.
- 2.24 Further in-situ Neolithic activity is demonstrated in close proximity to the Garden Village Site by the recovery of a Neolithic pot (HER D15095.02; **Figure 2.4a**) near Purwell Farm. It contained traces of charcoal, burnt clay and there were two small burnt areas in the surrounding area. The HER record describes the site as both that of a funerary urn and a hearth, however, based on the available information it is unclear as to which interpretation is correct.

Bronze Age (2,500 – 800 BC)

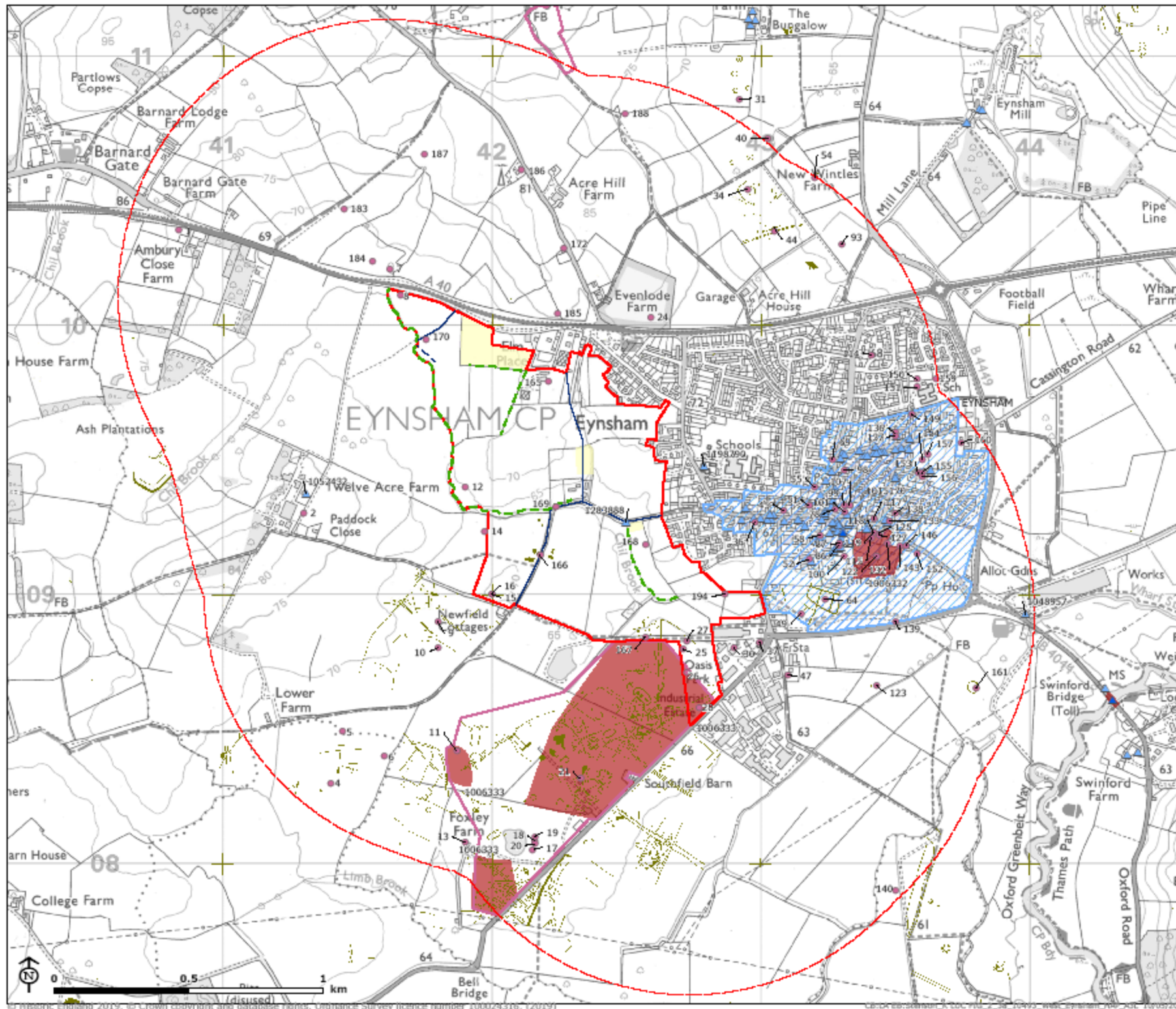
- 2.25 Evidence of activity in the study area during the Bronze Age is largely limited to funerary monuments, although settlement must also have existed nearby. At Foxley Farm, to the immediate southwest of the Site, an extensive Beaker cemetery (HER 3715; **Figure 2.3a**) was partially excavated in the 1930s ahead of gravel extraction, and further burials (HER 16490; **Figure 2.3a**) were found during a watching brief in 2001. The scheduled multi-period cropmark site (NHLE 1006333) appears to include an extension of this cemetery as it contains features interpreted as ring ditches (potentially ploughed out round barrows). A crouched inhumation and cremation remains (HER 8027; **Figure 2.3a**) have also been excavated to the west of the West Eynsham Site at Twelve Acre Farm.
- 2.26 The eastern side of the Garden Village Site also contains cropmarks of ring ditches located near New Wintles Farm. Three of these ring ditches (HER 15055; **Figure 2.4a/b**) were excavated ahead of gravel extraction during the 1960s-70s and found to contain human as well as animal burials, along with finds dating to the Bronze Age. However, to the south of these further ring ditch cropmarks (HER 5151 and 15093; **Figure 2.4a/b**) remain in-situ. A third Bronze Age cemetery consisting of a barrows and urnfields (HER 14272; **Figure 2.4a**), has also been excavated just north of the Garden Village Site, near City Farm.

Iron Age (800BC – 43AD)

- 2.27 Evidence of Iron Age activity in the area is not extensive, but there is a univallate hillfort and attached annexe (HER 5133; **Figure 2.4a**) in Eynsham Hall Park, to the northwest of Eynsham, and evidence of activity has been found in both the Sites. The most substantive evidence is within the West Eynsham Site, where the scheduled multi-period cropmark (NHLE 1006333; **Figure 2.3a**) is believed to include an Iron Age enclosure and settlement.
- 2.28 In the Garden Village Site evidence is limited to a series of Iron Age pits (HER 15056; **Figure 2.4a/b**) identified during the excavations by New Wintles Farm. However, these may be associated with the two settlements (HER 4012 and 3316; **Figure 2.4a**) to the north of the Site,

²⁶ Case, H. (et al.) 1964-5. Excavations at City Farm, Hanborough, Oxon, p. 53 in Oxoniensia vol. XXIX-XXX

²⁷ Historic England Letter P00518555 August 2016.



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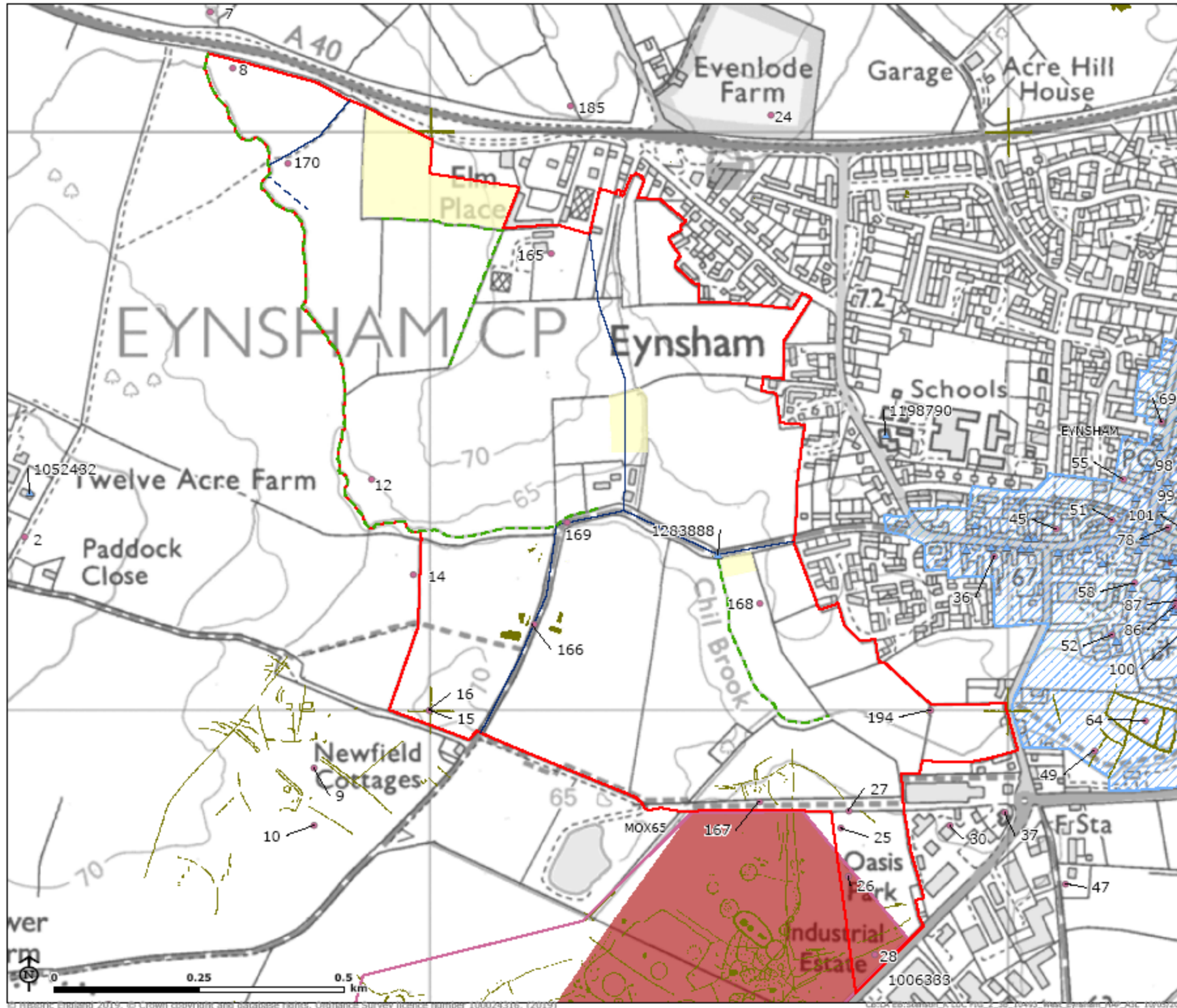
**Figure 2.3a: West Eynsham
Heritage Assets**

- West Eynsham Site Boundary
- 1km Study Area
- Designated Assets**
- Listed buildings**
- ▲ Grade II*
- ▲ Grade II
- Scheduled Monuments
- Conservation Areas
- Non-designated Assets**
- Non-designated asset (point)
- Non-designated asset (polygon)
- National Mapping Programme (NMP) data
- Ridge and furrow (WE164)
- Potential Historic Hedgerows (WE171)**
- Pre-enclosure boundary
- Routes (WE195)**
- Extant routes
- Not extant routes

Map Scale @A3: 1:13,750



Source: HE, OCC



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**Figure 2.3b: West Eynsham
Heritage Assets**

- West Eynsham Site Boundary
- 1km Study Area
- Designated Assets**
- Listed buildings**
- ▲ Grade II*
- ▲ Grade II
- Scheduled Monuments
- Conservation Areas
- Non-designated Assets**
- Non-designated asset (point)
- Non-designated asset (polygon)
- National Mapping Programme (NMP) data
- Ridge and furrow (WE164)
- Potential Historic Hedgerows (WE171)**
- Pre-enclosure boundary
- Routes (WE195)**
- Extant routes
- Not extant routes

Map Scale @A3: 1:6,402



Source: HE, OCC

just past City Farm. Both of these were excavated ahead of gravel extraction and are thought to be farmsteads, one dating to the Early Iron Age and the other to the Middle Iron Age.

Roman (43 – 410AD)

- 2.29 During the Roman period the nearest urban settlement was the small town of Alchester (near Bicester), which lies 20km northeast of Eynsham. Elsewhere the Upper Thames Valley demonstrates a general pattern of agricultural intensification until the mid-2nd century with more grazing on wetter areas of the floodplain and cultivation extended on to the higher areas of the floodplain.²⁸ From the late 3rd century onwards these areas were increasingly abandoned as a result of increasing seasonal flooding and alluviation.²⁹
- 2.30 To the immediate south of the West Eynsham Site, the scheduled multi-period cropmark site is believed to include a Roman farmstead (possibly a small villa) and associated field system, elements of which extend beyond the scheduled area into the Site. Features of Roman date have been confirmed by archaeological investigations within the scheduled monument (HER 3712; **Figure 2.3a**), including one in part of the Site (HER 28874; **Figure 2.3a**).
- 2.31 The HER indicates that a 4th century coin hoard (HER 1777; **Figure 2.3a**) and bust of Minerva (16297; **Figure 2.3a**) were both found near Twelve Acre Farm. Although the findspot of the coin hoard is mapped within the West Eynsham Site, the exact location of discovery is unknown and may lie beyond the Site.³⁰ A considerable amount of evidence including features (e.g. HER 28509, 28586; **Figure 2.3a**) and finds of pottery and coins (e.g. HER 1655, 1687, 17291, 3075, 9788 and 5936; **Figure 2.3a**) have also been recorded from around Eynsham, suggesting the possibility of another small Roman farmstead in the region of the later abbey fishponds³¹. A further area of Roman settlement (HER 13186; **Figure 2.3a**) was attested during the construction of the Eynsham by-pass to the east of the settlement.
- 2.32 There is less evidence for Roman activity moving north from these sites. Excavations at New Wintles Farm in the Garden Village Site yielded a few finds of Roman pottery and the HER records a single findspot of a sherd of pottery near Evenlode Farm, in the south of the Site; although this may be inaccurate³². Pottery finds, such as these, may be the result of manuring as opposed to domestic activity.

Early Medieval (410 – 1065)

- 2.33 Archaeological evidence for this period is focused around the site of the abbey, which was founded in 1005, albeit purportedly on the site of an earlier 7th or 8th century Minster church. Excavations of the abbey site have revealed sunken floored building and quantities of early medieval pottery (HER 16831; **Figure 2.3a**). Similar evidence of early medieval activity has been found along the High Street and near Tanner's Lane³³, and a second area of smaller settlement exists in the vicinity of Newland Street (HER 1687; **Figure 2.3a**).³⁴ North of this, at Wytham View, there is evidence of a cemetery comprising inhumations accompanied by grave goods (HER 1649; **Figure 2.3a**).³⁵ Another burial has been found in the garden of the adjacent Wytham Close in 2010, and a series of pits have also been attested in the vicinity.
- 2.34 Save for a feature containing pottery of 5th – 7th century date (HER 28872; **Figure 2.3a/b**) found during excavations at the Polar Technology site (within the West Eynsham Site), there is no evidence for early medieval activity extending west beyond the historic core of Eynsham. However to the north of Eynsham, a 6th - 8th century settlement (HER 15056; **Figure 2.4a/b**), most likely a farmstead, has been partially excavated in eastern side of the Garden Village Site,

²⁸ Beckley, R and Radford D. 2011. Oxford Archaeological Resource Assessment: Roman, p. 5

²⁹ Beckley, R and Radford D. 2011. Oxford Archaeological Resource Assessment: Roman, p. 5

³⁰ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

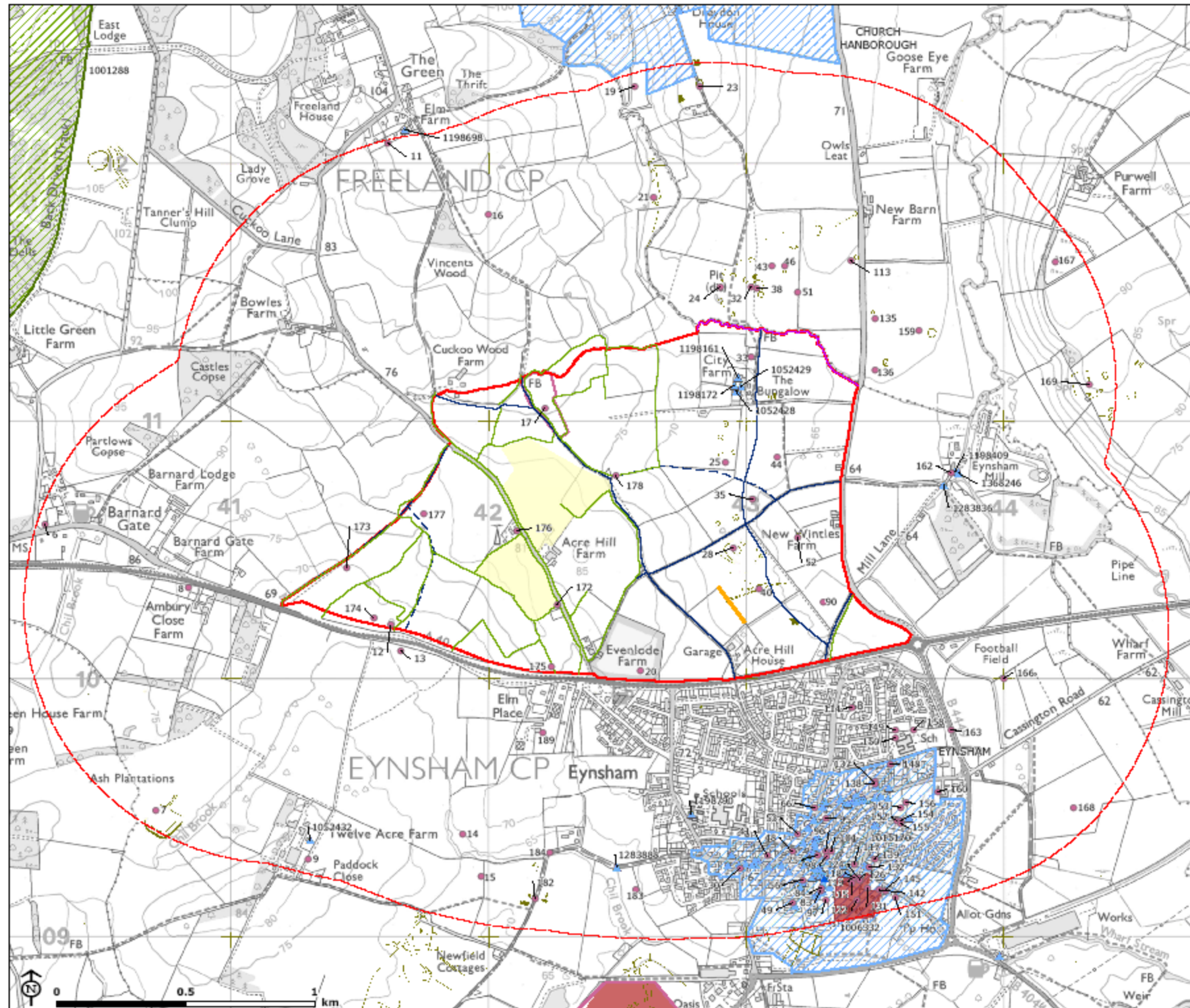
³¹ Hardy, A. 2007. Eynsham a Village and its Abbey pp. 2

³² The HER record suggests that the location may be incorrect as the find is purported to have been discovered along Cassington Road, which lies to the east of Eynsham.

³³ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110#anchorn4>

³⁴ Sunken floored buildings with a considerable quantity of pottery and one bone needle were found at Newland Street during gravel extraction in 1938.

³⁵ Gray, M. 1973. The Saxon Settlement at New Wintles, Eynsham, Oxfordshire. In Rowley, T. (ed.) 'Anglo-Saxon Settlement and Landscape: Papers presented to a Symposium: British Archaeological Report 6, pp. 53.



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Figure 2.4a: Garden Village Heritage Assets

- Garden Village Site Boundary
- 1km Study Area
- Designated Assets**
- Listed buildings
 - ▲ Grade II*
 - ▲ Grade II
- Registered Parks and Gardens
- Scheduled Monuments
- Conservation Areas
- Non-designated Assets**
- Non-designated asset (point)
- Non-designated asset (polygon)
- National Mapping Programme (NMP) data
- Ridge and furrow (GV180)
- Potential Historic Hedgerows (GV179)**
- Contains arch feature (linear cropmark)
- Parish boundary
- Predates Inclosure Act
- Routes (GV190)**
- Extant routes
- Not extant routes

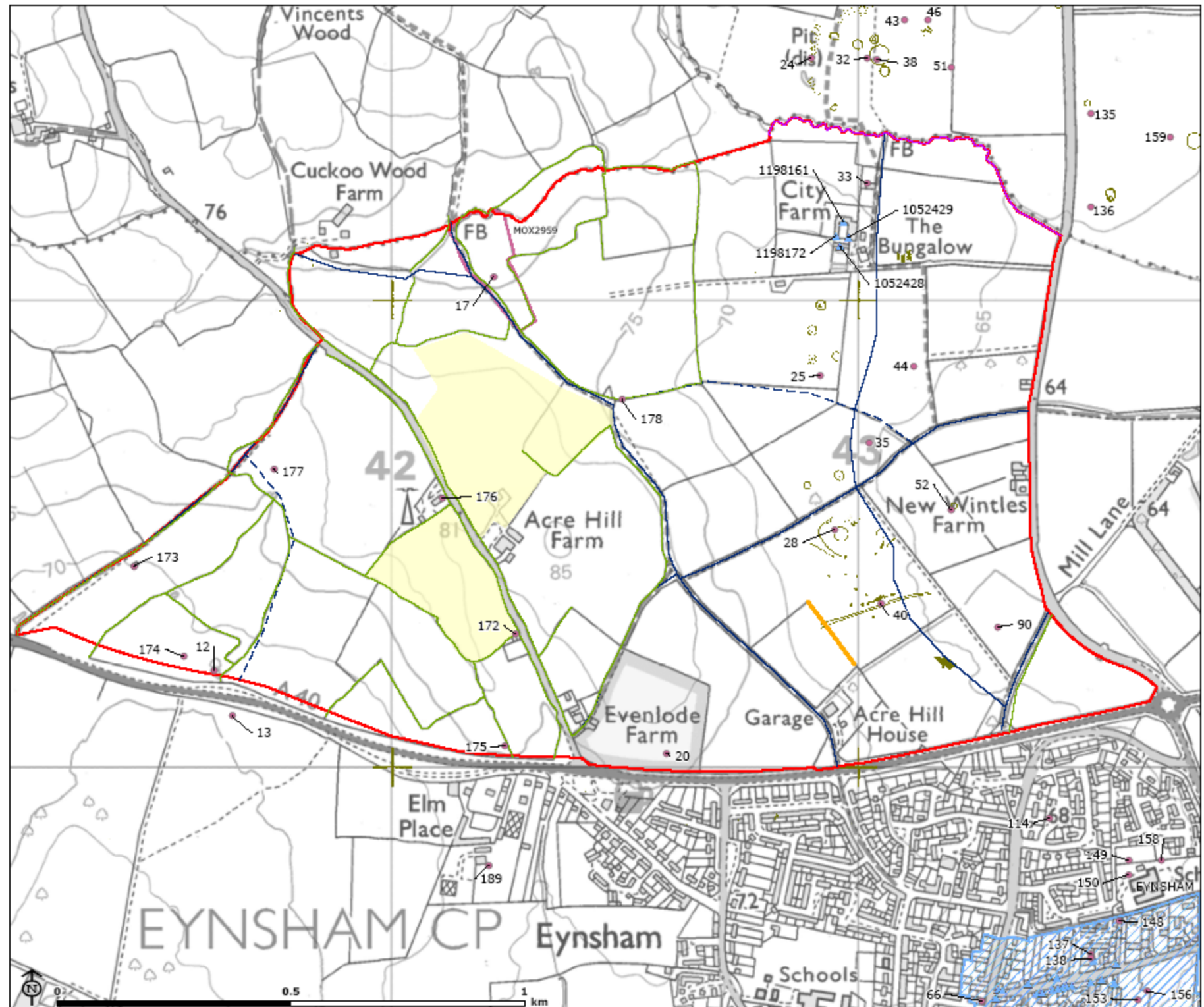
Map Scale @A3: 1:14,500



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Source: HE, OCC



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Figure 2.4b: Garden Village Heritage Assets

- Garden Village Site Boundary
- 1km Study Area
- Designated Assets**
- Listed buildings
- ▲ Grade II
- Scheduled Monuments
- Conservation Areas
- Non-designated Assets**
- Non-designated asset (point)
- Non-designated asset (polygon)
- National Mapping Programme (NMP) data
- Ridge and furrow (GV180)
- Potential Historic Hedgerows (GV179)
- Contains arch feature (linear cropmark)
- Parish boundary
- Predates Inclosure Act
- Routes (GV190)**
- Extant routes
- Not extant routes

Map Scale @A3: 1:8,000



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CB:LA EB:Stenson_K LUC FIG_2_4b_10493_Garden_Village_MAP_A3L 10/05/2019 Source: HE, OCC

just west of New Wintles Farm. In addition, six early medieval inhumation and cremation burials (HER 28917; **Figure 2.4a**) were excavated just to the north of the Garden Village Site, not far from City Farm.

Medieval (1066 – 1539)

- 2.35 During this period Eynsham Abbey grew in size and power, owning land throughout Oxfordshire and beyond.³⁶ In c.1150, a licence was granted by King Stephen for a regular Sunday market at Eynsham, controlled by the abbot. This was followed later in the 12th century by the granting of two annual fairs at Eynsham by Henry II.³⁷ As the abbey's power grew, the settlement around it expanded and the original thoroughfares - the Acre End Street-to High Street route and the Mill Street to Abbey Street route - appear to date to at least the 12th century. Behind these main routes are a number of early back lanes, and there is some evidence of burgage plots.³⁸ In the 13th century the abbot provided for more traders by laying out Newland and by the beginning of the 14th century a wharf had been established on the Thames at Eynsham, providing an important local river connection to Oxford and London.
- 2.36 Following the dissolution of the abbey in 1538, its buildings were plundered for their stone, and today a number of houses in Eynsham include carved stonework from the abbey.³⁹ The only extant remnants are the Abbey Fishponds, although Abbey Farm, which (as its name suggests) was once associated with the abbey, includes a grade II listed barn (NHLE 1048973; **Figure 2.3a**) that may include medieval fabric.
- 2.37 Within the Sites there is evidence of ridge and furrow, past field boundaries, and medieval plough soil, suggesting that they were largely in agricultural use during this period. Whilst the majority of land within the Sites was part of the manor of Eynsham, the remainder belonged to the manor of Tilgarsley. At this date, the Sites would have been part of the open field systems that supported Eynsham and Tilgarsley. The boundary between these manors was, in part, defined by an ancient boundary known as 'Tilgar's ditch', later corrupted as 'Tar's grave' and 'Torres way/ mere'⁴⁰. The line of this boundary appears to be preserved within extant hedgerows, banks, ditches and footpaths, and appears to run from Eynsham Mill to Evenlode Farm from this point, it turns south and continues down towards the Chil brook before continuing on towards the ancient parish boundary near Hamstall.⁴¹ This means it crosses the middle of the Garden Village Site and runs through the eastern part of the West Eynsham Site (**Figure 2.3a/b** and **Figure 2.4a/b**). Based on cartographic and place-name evidence it has been estimated that the open fields of Tilgarsley occupied a broad swathe to the west of this boundary, extending from Freeland in the north to (and probably including) Twelve Acre Farm. East and south of this lay the fields of Eynsham, and to the west and north a large tract of heath and woodland⁴² later enclosed in the 18th century, as fields and Eynsham Park.
- 2.38 Documentary sources indicate that the manor of Tilgarsley is known to have included a village (HER 5424; **Figure 2.4a/b**), depopulated and deserted as a result of the Black Death. The site of this deserted medieval village (DMV) is thought to be to the northwest of Eynsham, potentially within the Garden Village Site, adjacent to Cuckoo Wood Farm. Here a series of earthworks (see Plate 1) have been interpreted as a village green with houses on all sides. The DMV is connected to the Tilgarsley manor boundary by a hollow way that adjoins an old road, much of which is now used as a footpath (GV190; **Figure 2.4a/b**). In addition to these features, an evaluation in the southwestern part of the Garden Village Site identified a medieval moated farmhouse (HER 15371; **Figure 2.3a/b** and **Figure 2.4a/b**) that may also form part of the Tilgarsley settlement.

³⁶ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 4

³⁷ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 5

³⁸ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 5-6

³⁹ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 5

⁴⁰ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁴¹ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁴² <https://www.british-history.ac.uk/vch/oxon/vol12/pp127-142>

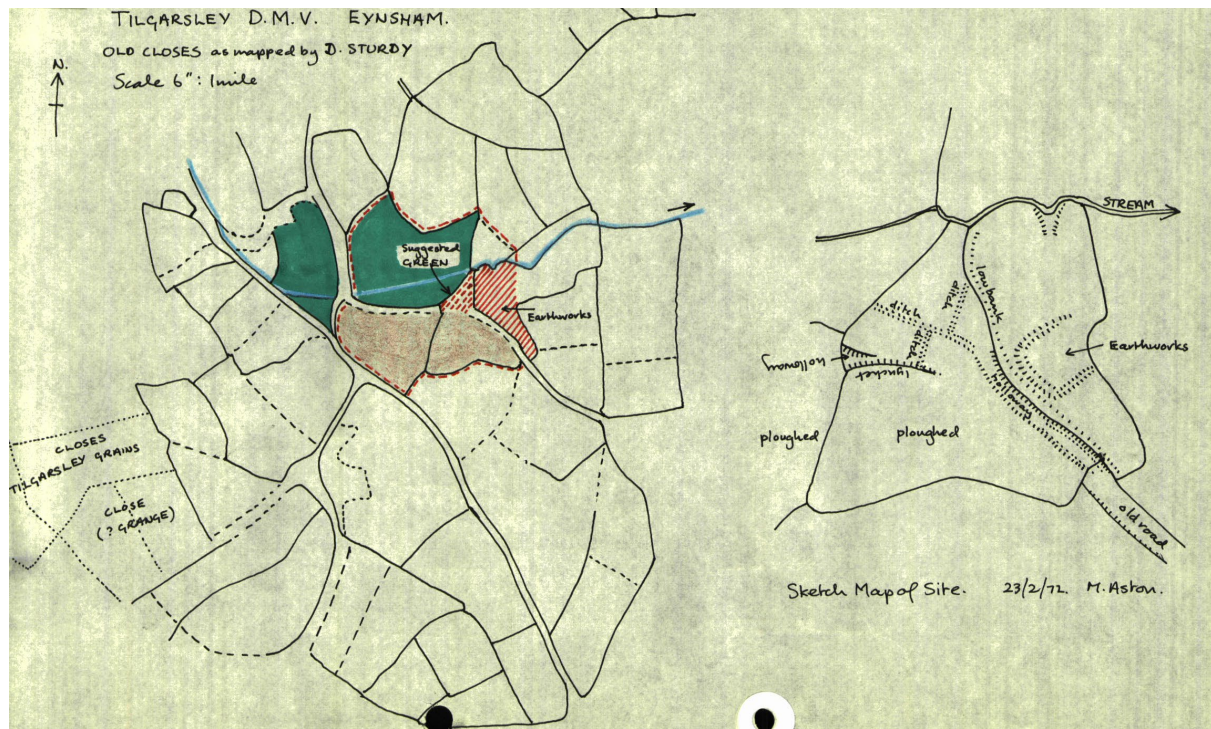


Plate 1: HER 5424 - Plan of earthworks and hollow way near Cuckoo Farm interpreted as the deserted medieval village of Tilgarsley reproduced with permission of Oxfordshire HER

Post-medieval and modern (1540 – present)

- 2.39 In the post-medieval period Eynsham retained its market and a small trading community but ceased to grow, probably due as a result of its proximity to other market towns such as Oxford. By the mid-17th century there were probably fewer than 150 households in Eynsham with c. 115 village tenements, some of them perhaps in multiple occupation, and a half dozen outlying heathside cottages and farmhouses within the surrounding land. Farmsteads known to date from this period include the now grade II listed Twelve Acre Farm (NHLE 1052432; **Figure 2.3a**), which had been established by the later medieval period,⁴³ as well as Home Farm, Blankstones Farm⁴⁴ and Lord's Farm.
- 2.40 Although met with local resistance, the process of parliamentary enclosure was started in the late 18th century. The earliest enclosure was that of heath. This which was used to create parkland for Eynsham Hall, which was constructed in the 1770s. The hall (NHLE 1368259; **Figure 2.4a**) and many of its associated buildings are grade II listed buildings and the accompanying park (NHLE 1001288; not illustrated) is a grade II registered park and garden with designed elements by Owen Jones and Ernest George. The West Oxfordshire area features several such country estates, the most famous being Blenheim Palace – which lies, at its closest 3.2km to the northeast of the Garden Village Site. Blenheim was designated a World Heritage Site in 1987 as a result of its architectural importance – for representing the beginnings of the English Romantic movement – and landscaped Park – designed by 'England's greatest gardener' Lancelot 'Capability' Brown.
- 2.41 Further enclosure in the early 19th century led to the establishment of further outlying farms – such as the now grade II listed City Farm (NHLE 1052428; **Figure 2.4a/b**) in the Garden Village Site – and the development of a substantial hamlet at Freeland.
- 2.42 Although the economy of the Eynsham remained largely agricultural the HER indicates that there was small-scale industry, recording the location of several clay pits and kilns, a tannery and brewery. In the 18th century a paper mill was also opened to the north of Eynsham on the River Evenlode. It became a key non-agricultural enterprise and was one of the largest single

⁴³ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁴⁴ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp.6

employers within Eynsham until its closure in the 1920s. Today, only the mill house and an associated bridge and weir survive – both as grade II listed structures (NHLE 1198409 and NHLE 1368246; **Figure 2.4a**).

- 2.43 By 1790 the recently-completed Oxford Canal was trading with Eynsham Wharf, although this was affected by the arrival of the Witney Railway Co.'s Oxford-Worcester line in the mid-19th century (LUCID 167; **Figure 2.3a**), and the opening of Eynsham station, adjacent to the West Eynsham Site, on that line in 1861.⁴⁵ The line, which runs through the south of the West Eynsham Site, was closed to passenger traffic in 1962, and ceased operation in 1970.⁴⁶ The site of the station has since been built over, but the line of the railway remains legible in the landscape and is in use as a footpath.
- 2.44 The expansion began in the 1920s, when the settlement became something of a satellite to Oxford. It saw further rapid growth in the 1950s-60s, and during this period the industrial centre to the southwest of the settlement also developed.
- 2.45 Eynsham Conservation Area (WE163 and GV171; **Figure 2.3a** and **Figure 2.4a**) was designated in 1975, the boundary encompassing the historic core of the settlement (including the now scheduled abbey site and 74 listed buildings), as well as substantial areas of adjoining agricultural land to the south and south-east. To the north and west of the old village centre is an extensive area of inter-war and post-war development.
- 2.46 Amendments were made to the conservation area in 1980, when the boundary was extended south to the line of the former railway, and east to the B4449. A further amendment was made in 1982, when the northern part of the eastern boundary was also extended to the B4449. Both amendments were made to include surrounding areas of agricultural land.⁴⁷ Today there is a heritage trail linking the scheduled Abbey site, the fishponds and Abbey Farm, this runs along Station Road just west of the West Eynsham Site.

Historic Map Regression

West Eynsham Site

- 2.47 The earliest maps reviewed were copies of a series of maps, dated to 1615, prepared to depict certain arable lands belonging to Corpus Christi College in Oxford⁴⁸ and surveyed by Henry Wilcocke and Thomas Langdon. These show the Site to be comprised of two open arable fields: Conduit Field to the north of the Chil Brook and, to the south of it, South Field. Within these fields separate furlongs⁴⁹ are demarcated and labelled with information including the person holding that furlong.
- 2.48 The next map reviewed was a copy of the 1762 map of Eynsham.⁵⁰ This again depicts the Site as two open arable fields, although detail of piecemeal enclosure surrounding them is also shown. This enclosed land includes a small area of the Site opposite the Abbey fish ponds, as well as the very northwest corner of the Site. This map also shows within the Site the now grade II listed Chil Bridge (NHLE 1283888; **Figure 2.4a/b**), as well as a network of paths and trackways (WE195) – most of which are extant - connecting Eynsham to Stanton Harcourt, Sutton and Witney (WE195; **Figure 2.3a/b**). The 1782 'Plan of the Manor of Eynsham' surveyed by Thomas Pride⁵¹ depicts little change to the Site save for some reorganisation and renaming of the furlongs demarcated in the two open fields. It is of note that one furlong, to the north of the Chil Bridge, is labelled as 'Clay Pit Furl' and another, to the south of the bridge, as 'Peat Pits Fur'. This suggests that there may have been some extractive activity in these areas that would affect their archaeological potential.

⁴⁵ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁴⁶ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁴⁷ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 5

⁴⁸ The Bodleian Library ref: (E) C17:49 (131-6)

⁴⁹ i.e. strips within the open fields

⁵⁰ Blenheim Mun., Eynsham map(1762) as illustrated at <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁵¹ The Bodleian Library ref: MS C17:49 (100)

- 2.49 The first edition OS map of 1876 shows the Site had been subject to enclosure and was occupied by fields at that date. Ledmore Kilns and clay pits (WE12; **Figure 2.3a/b**) are shown halfway down the western perimeter of the Site and a short distance west of them a sheepwash (WE180; **Figure 2.3a/b**) and guidepost are denoted, all of these assets cease to be extant prior to the publication of the 1899 OS map.
- 2.50 Shown running along the southern boundary of the Site is the Oxford to Worcester rail line, which opened in the mid-19th century and closed in the 1970's (WE169; **Figure 2.3a/b**). This has since been partially built over by the B4449 road and buildings.
- 2.51 The 1876 OS map also shows two rectangular buildings – possibly field barns. The first of these is located in a field off of Station Road south of the Chil Bridge (WE170) and the second (WE194; **Figure 2.3a/b**) is depicted to the north of the railway station and to the west of Chilmore Bridge. Both buildings continue to be shown on the subsequent OS maps until the early 1970s.
- 2.52 Subsequent OS maps show little change to the Site. The only exceptions are that by 1913 allotment gardens have been created in the north-eastern part of the Site. These are not indicated on any subsequent mapping.

The Garden Village Site

- 2.53 The earliest maps reviewed were from the same series of maps, dated to 1615, prepared for Corpus Christi College⁵² that covers the West Eynsham Site. The series of maps does not cover the whole Site, but shows the eastern half as 'North Field', which appears to extend from Cuckoo Lane (not illustrated) to Mill Lane. Crossing the North field is 'Tilgar's ditch'; later corrupted as 'Tar's grave' and 'Torres way/ mere' a former boundary now marked by a pathway, which runs from 'Eake Hill' eastwards to 'Woodstocke Waye', the northern continuation of 'Milne Lane'.
- 2.54 The 1762 map of Eynsham similarly shows the Site as the North Field, but also details the area beyond it. This indicates that the western half of the Site (beyond Cuckoo Lane and around Turners Green) had been subject to piecemeal enclosure. A network of pathways (GV190; **Figure 2.4a/b**) is shown, some of which correspond to extant routes whilst others have since fallen from use and are no longer present. Those no longer extant include a lane that ran southwest off of Cuckoo Lane (along what is the boundary of the Site) to the line of what is now the A40. A branch off this route runs south past the site of the moated farmstead before joining the A40.
- 2.55 The 1782 map shows very little change – save for some reorganisation and renaming of the furlongs demarcated in the North Field. It is possibly of note that one furlong, in the area now forming City Farm and New Wintles authorised landfill, is labelled as 'White Pitts Furlong' potentially indicating extractive activity that will have damaged removed any potential archaeological deposits.
- 2.56 The first edition OS map of 1876 shows the Site had been subject to enclosure and was occupied by fields at that date. It also shows a network of lanes and footpaths crossing these, interspersed among which there are a series of buildings – probably agricultural outbuildings e.g. field barns. These include:
- A rectangular building depicted in the southwest corner of the Site adjacent to a footpath running along the western boundary (GV172; **Figure 2.4a/b**). A building continues to be shown in this location on all the subsequent OS maps reviewed and the ruins of a building are evident on Google Earth.
 - A rectangular building in a field in the southwest corner of the Site along the southern boundary (A40) (GV173; **Figure 2.4a/b**). This field has since been converted to use as a moto-track suggesting that remains are not likely to survive.
 - A small rectangular building is depicted to the west of Cuckoo Lane, not far north from the junction with what is now the A40 and where there is now an electrical substation (GV174; **Figure 2.4a/b**). A building continues to be depicted at this location until the 1950s.

⁵² The Bodleian Library ref: (E) C17:49 (131-6)

- 2.57 City Farmhouse and its associated outbuildings, which all remain extant today and are grade II listed (NHLE 1052428, 1052429, 1198161 and 1198172; **Figure 2.4a/b**), are shown in the north-eastern part of the Site. Two cottages that are also extant today, are shown a short distance to the northeast on the subsequent 1899 OS map. This map also depicts further probable agricultural buildings, these include:
- A rectangular building a in a field immediately north of what is now the A40, just to the west of the junction with Cuckoo Lane (GV175; **Figure 2.4a/b**). A building continues to be shown in this location until the 1920s.
 - A building in a field located between Cuckoo Lane and the western boundary of the Site (GV176; **Figure 2.4a/b**). The building is adjacent to Cuckoo Lane, and the Site of it has subsequently been built over by large modern outbuildings.
 - A building in the same field to the west of Cuckoo Lane near the western boundary of the Site (GV177; **Figure 2.4a/b**). A building is shown to be located at this site until the 1950s.
 - A building located along a footpath towards the centre of the Site (GV178; **Figure 2.4a/b**). A building is shown to be located at this site until the 1950s.
- 2.58 The other main farmsteads in the Site – New Wintles Farm, Evenlode Farm and Acre Hill Farm - do not appear to have been established until the latter part of the 20th century. Their development appears to have followed the construction of the A40.
- 2.59 Although gravel working is known to have taken place within the Site between City Farm and New Wintles Farm from the 1930s onwards the extent of this extraction does not appear to have been mapped until the 1970s. Two separate gravel pits are then depicted; the area of both these pits correlates with an area now used for authorised landfill at New Wintles Farm (**Figure 2.2**).

3 West Eynsham Assessment

Designated assets within the West Eynsham Site

- 3.1 Two designated assets lie within the West Eynsham Site: a scheduled monument at the southern edge of the Site (both within and beyond the Site) and a listed structure (grade II), located towards the centre of the Site, along the eastern side. The table below includes a description of these assets, their heritage significance, and the contribution that setting makes to that significance. It should be noted that throughout the assessment all designated assets are treated as being of high importance, although this is mediated by their susceptibility to change.

Table 3.1 - Multi-period scheduled crop marks

| NHLE Ref/ LUCID | Asset Name |
|---|--|
| 1006333/ WE22 | Sites discovered by aerial photography, near Foxley Farm |
| Asset Description | |
| <p>This scheduled monument covers a 23 ha multi-period cropmark complex, comprising a Neolithic settlement consisting of findspots, storage pits (HER 28873 and 1668) and Beaker graves (including a cemetery) (HER 15027); extensive Bronze Age ring ditches and barrows; and an Iron Age-Roman settlement and field system (HER 28874).</p> <p>The NMP data indicates that many of the cropmark features extend beyond the Scheduled monument in all directions, including to the north and east within the West Eynsham Site. Archaeological work has identified further features - not of all which were apparent as cropmarks - in the same area with the Site. These features include a series of possible isolated pits identified during the geophysical survey of a pipeline (HER 15027; see Figure 4), and a possible early medieval sunken floored building (HER 28872) and series of undated ditches (HER 28871) identified during an evaluation. Whilst archaeological remains extend beyond the scheduled monument in to the Site, the presence and concentration of these features decreases over distance to the north of the scheduled monument and contain few finds, suggesting that they form part of an agricultural landscape beyond the main area of settlement.⁵³ The asset has a predominantly open setting as it lies in area of agricultural land that continues to the north, west and south. Stanton Harcourt Road runs immediately along the assets south-eastern boundary and to the east of it is the Oasis Industrial Park - where development is currently underway. Beyond, to the northeast, lies Eynsham.</p> | |



⁵³ Oxford Archaeology. 2016. Polar Technology Eynsham, Oxfordshire: Archaeology Evaluation Report.

Plate 2: Field containing the Scheduled cropmarks (facing southeast) with new development at Oasis Industrial Park visible to the far left.



Plate 3: Field containing the scheduled cropmarks (facing south).

Heritage significance (including contribution made by setting)

The significance of this archaeological site is principally evidential, and in these terms it is of high (national) value – as reflected by its designation as a scheduled monument. The below-ground archaeological remains contain extensive evidence from the prehistoric period through, potentially, to the early medieval period. This multi-period site thus has the potential to provide detailed information on life in the area across more than four millennia. Remains extending beyond its boundary may also be of high evidential value, although the recent development to the east has indicated that over distance the main settlement gives way to agricultural features of lower value. The cropmarks within the scheduled monument form part of a wider complex, most of which lies to the south. Due to their sub-surface nature and based on current understanding, they have little legible relationship with the surrounding agricultural landscape. At best this can be said to make a small contribution to the significance of the asset as it serves to very roughly illustrate the open countryside which would likely have existed around the monument historically.

Risk of harm

The southern projection of the site overlaps the scheduled monument and also abuts its northern and eastern boundary. Cropmark features are known to extend beyond these boundaries into the site. The overlapped area of the scheduled monument and the area to the east and northeast of it has already been investigated. However, only part of this investigated area appears to be being developed⁵⁴, meaning that some features will have only partially removed. The remaining undeveloped areas - the overlapped part of the scheduled monument and any features extending beyond to the north and northeast - remain highly susceptible to physical change in the event of development. This change would result in the partial rather than the total loss of the scheduled monument and features extending beyond it. The effect of this on remains of high significance would be high, but may be lower if the remains extending beyond the scheduled area are of lower significance.

The setting of the scheduled monument has little meaningful relationship with the land within the Site. Development along its northern edge would alter its open surroundings its location in the landscape in relation to the topography would still be understood. The undeveloped setting will be changed in part, resulting in some harm, but the majority of its setting would remain undeveloped.

Options for sustainable development

⁵⁴ Planning application ref: 16/02369/FUL

Scheduled Monuments are legally protected from disturbance and there is, accordingly, a policy presumption in favour of their preservation in situ unless there are substantive public benefits to a proposed development that outweigh any harm that would be caused. This policy presumption also applies to non-designated heritage assets with archaeological interest which are of demonstrably equivalent importance to Scheduled Monuments and it is possible that the archaeological features that continue northwards from the scheduled area may be of such significance. Development proposals coming forward for the site are, therefore, to seek to avoid harm to the Scheduled Monument and any non-designated heritage assets of equivalent importance in design development and optioneering. Avoiding harm could be achieved through retaining the relevant areas of the site as open space within the development. It is recognised, however, that there may be reasons, such as connection to existing infrastructure, why elements of a development proposal may need to consider some direct interaction with the scheduled area. In such scenarios, optioneering will need to be carried out in close consultation with the relevant consultee (Historic England) so that all realistic options for the avoidance and minimisation of harm are explored and any direct effects outweighed by an appropriate level of public benefit and appropriately mitigated (an approach is in line with that set out in the site-specific Local Plan Policy EW2). Scheduled monument consent would be required for any proposals having a direct impact on the scheduled area. Setting change occasioned by development of the site would, at worst, have only a minor effect on the heritage significance of the scheduled monument.

Development presents an opportunity to improve public awareness and understanding of the site through the extension of the Eynsham Heritage Trail or similar. However, increased public awareness of the site may also cause issues in relation to illegal metal detecting.

Table 3.2 - The Chil Bridge

| NHLE Ref/ LUCID | Asset Name |
|-----------------|----------------------|
| 1283888/ WE23 | Chil Bridge - LB GII |

Asset Description



Plate 4: The grade II Chil Bridge (facing northeast with new development under construction in the background)

This late 18th/ early 19th century bridge is of rendered limestone rubble, with dressed stone voussoirs. It

has a central arch flanked by cutwaters and smaller round arches. It is one of a number of historic bridges in the Eynsham area and in an earlier form is possibly the "Hugh's Bridge" referred to in 13th century documentation⁵⁵. It is now a grade II Listed structure.

The bridge carries Chilbridge Road, which once ran all the way to South Leigh and beyond, but which now becomes a footpath, rather than a road after a couple of kilometres. There are other historic and still very much used footpaths here, running west from Station Road, near the former site of the railway station, and extending around a kilometre across the flood plain, before returning north and east via Chilbridge Road (a narrow single track, little used by vehicles), to Acre End Street.⁵⁶ There are also two further footpaths running west from this route to South Leigh⁵⁷.

The bridge has an immediate context that remains predominantly rural, although this is changing as residential development is under construction almost immediately to the northeast of the bridge and an industrial building, under construction at Oasis Industrial Park the time of the site visit, is visible in the distance to the southeast.



Plate 5: Top of the grade II Chil Bridge (facing southeast) with new development underway at the Oasis Industrial Park visible in the back centre

Heritage Significance (including contribution made by setting)

The heritage significance of the bridge is derived from a combination of its aesthetic, historic illustrative and evidential values, as a well-preserved bridge that evidences a locally important historic crossing point. In terms of setting, it has key historical and functional relationships with the Chil Brook and the road and pathways which lead to and from it.

Risk of harm

Adopting a precautionary approach it cannot be assumed that the bridge would be retained; as such it is considered to be susceptible to physical change, potentially total loss, as a result of development. As a designated asset the effect of such loss would be high.

If retained, development could also potentially result in the loss of the road/ footpaths with which it is historically and functionally associated, as well as change to the Chil Brook (e.g. it could be culverted). The effect of such setting change would be of medium-high effect.

⁵⁵ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁵⁶ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 6

⁵⁷ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 6

Options for sustainable development

In line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, special regard is required to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. To accord with this, the bridge should be retained and its relationships with the Chil Brook and associated historic road/pathways preserved via the retention of these features in their historic form. Consideration will also need to be given to its protection during construction activities e.g. avoiding heavy vehicles crossing or turning/ reversing nearby.

During the site visit the bridge was noted to be in poor condition, particularly its northern elevation. Careful repair/ restoration as part of the development of the Site could potentially result in a beneficial effect to the heritage significance of the asset.

Designated assets susceptible to setting change

- 3.2 In the 1km study area, Eynsham Conservation Area lies to the east of the Site. Whilst the greater part to the north is separated from the Site by intervening development the boundary of the southernmost section runs along the west side of Station Road, at one point directly opposite the Site. The conservation area contains 74 listed buildings, which are all are grade II listed with the exception of the grade II* listed church of St Leonards (NHLE 1048964; **Figure 2.3a**). It also includes the scheduled remains of Eynsham Abbey (NHLE 1006332; **Figure 2.3a**), the site of which is located approximately 357m east of the Site, although the associated fishponds lie directly opposite the Site.
- 3.3 In addition to the conservation area there are two grade II listed buildings east of the Site – The Talbot Public House and attached Stables (1048957; **Figure 2.3a**) and Bartholomew School (1198790; **Figure 2.3a**). Approximately 590m to the west of the Site is the grade II listed Twelve Acre Farm (NHLE 1052432; **Figure 2.3a**).
- 3.4 1.6km to the northwest of the Site is Eynsham Hall, a grade II Registered Park and Garden (NHLE 1001288; **Figure 2.3b**) containing nine listed buildings (NHLE 1001288, 1052430, 1368222, 1283968, 1368259, 1052431, 1048981, 1283970, and 1283937; **Figure 2.3b**).
- 3.5 Of these designated assets, five have been taken through to assessment. These include Eynsham conservation area, the scheduled site of Eynsham Abbey and the following listed buildings: St Leonard’s Church, Abbey Farm Barn and the Chil Bridge. For the other designated assets in the study area no effects are predicted.

Previous planning appeal

- 3.6 It is important to note that just off of Station Road to the north of the Site (Figure 4) and opposite Eynsham conservation area, there is an area of agricultural land that was subject to planning proposals (REF: 14/01863/OUT) that were refused following a planning appeal (REF: APP/01325/W/15/3019438) in 2016. The same area was also removed as an allocated site in the local plan following an inquiry in 2005, and was subject to a planning appeal in 1990 (REF: T/APP/D3125/A/89/143497/P5).
- 3.7 The basis for the refusal of planning permissions for this site has been in large part due to the harm that would arise to the setting of nearby designated and non-designated assets. The full documentation relating to the 2016 appeal – including the proof of evidence documents and appeal decision - can be found online.⁵⁸
- 3.8 The Appeal decision⁵⁹ found that the site was an important part of the setting of Eynsham conservation area, the scheduled site of Eynsham Abbey and its non-designated fish ponds, the following listed buildings: St Leonard’s Church and Abbey Farm Barn (and the rest of the former farmstead which is non-designated). Further to which the proposals were found to fail to preserve the setting of these assets and to result in serious, but less than substantial harm to their significance.⁶⁰ The appeal decision also highlighted that the site was of importance in maintaining

⁵⁸ <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NEZB0QRKFZ200>

⁵⁹ Fabian, W.G. (2016). Appeal Decision Appeal Ref: APP/D3125/W/15/3019438 - Land off Station Road, Eynsham, Oxfordshire.

⁶⁰ Fabian, W.G. (2016). Appeal Decision Appeal Ref: APP/D3125/W/15/3019438 - Land off Station Road, Eynsham, Oxfordshire, p. 9.

a gap/ buffer between the historic centre of Eynsham and the Oasis Industrial Park to the southwest.⁶¹

- 3.9 Historic England’s response to the development proposals also identified that there would be moderate harm to the setting of Eynsham Conservation Area stating that it: ‘preserves the historic context of Eynsham, which can still be read as a small settlement that was closely linked both visually and economically with the surrounding countryside. If the historic core was to be surrounded by modern development in this area (as it has already been to the north and west) it would lose much of its sense of identity and distinctive character.’⁶²

Table 3.3 – Eynsham conservation area

| NHLE Ref/ LUCID | Asset Name |
|-------------------|---------------------------|
| N/A/ WE163 | Eynsham Conservation Area |
| Asset Description | |



Plate 6: View across Station Road towards Eynsham conservation area (and also Abbey fishponds and Abbey Farm) from the edge of the Site.

Eynsham Conservation Area (Appendix 1) was designated in 1975, and extended twice during the 1980s. It takes in the historic core of Eynsham around the scheduled remains of the abbey and its non-designated fishponds and includes 74 listed buildings, all grade II save for the Church of St Leonards (grade II*). The settings of all these heritage assets are varied in size and scope and necessarily overlap or ‘nest’ to a similarly varied extent.

The conservation area is characterised by a number of 16th and 17th century Cotswold stone buildings, a small number of which are thatched and bear traces of earlier timber frame cruck construction. The architectural homogeneity of the Cotswold vernacular construction, with its repetition of coped gable ends, stone mullioned and transformed windows and drip mouldings, creates a strong sense of character and place, against which variations of polite 18th and 19th century architecture are set. These latter buildings maintain consistency of character through the use of architectural motifs and construction materials.⁶³

These domestic scale buildings front directly onto narrow streets; Acre End Street (which connects to the Chil Bridge Road which runs through the Site), the Square, High Street and Mill Street (with Newland Street and Queen Street further to the north east). The intimate layout of buildings as well as their

⁶¹ Fabian, W.G. (2016). Appeal Decision Appeal Ref: APP/D3125/W/15/3019438 - Land off Station Road, Eynsham, Oxfordshire, p. 8

⁶² HE correspondence c.f Fabian, W.G. (2016). Appeal Decision Appeal Ref: APP/D3125/W/15/3019438 - Land off Station Road, Eynsham, Oxfordshire, p. 8.

⁶³ CGMS 2014. Built Heritage Assessment: land off Station Road Eynsham Oxfordshire, pp. 14

differing heights, styles and materials create a recognisable traditional quintessentially English village character.⁶⁴



Plate 7: View south down Station Road towards the Oasis Industrial Park, with the conservation area to the left and the Site to the right.

The setting of the conservation area includes post-war development to the north and northwest with further development, mainly of industrial character, to the southwest at the end of Station Road, near to the former precinct of the scheduled Abbey.⁶⁵ To the southeast, south and southwest of the conservation area are fields in which there are two post-medieval houses that front on to Station Road, a historical route leading to and from Eynsham. The Site includes the majority of fields that lie to the southwest of the conservation area; these were once the open fields (Conduit Field and South Field) that were communally farmed (and exploited for other natural resources) by the inhabitants of Eynsham.

Heritage Significance (including contribution made by setting)

Eynsham Conservation Area has special architectural and historic interest/ character as a result of its age and history and the way in which these are embedded in and have shaped the extant townscape (e.g. in layout and the reuse of abbey building material in many of the houses).

The rural setting of the conservation area is important historically and functionally as the settlement could not have existed without the surrounding agricultural land, and in turn helped shape its character. These relationships may not be readily apparent as a result of the now modified setting, but are easily understood from several local information boards along the Eynsham Abbey Heritage trail a circular route along Station Road, through the Abbey fishponds and the High Street. This is also described in the accompanying leaflet as 'a walk into the past, around the precinct of Eynsham Abbey'.⁶⁶

The conservation area is considered to be an asset of high importance.

Risk of harm

Eynsham Conservation Area lies on the opposite side of Station Road to the Site. The main historic features in the adjacent part of the conservation area are Eynsham Abbey fishponds (which are integral to the scheduled abbey site despite not being included in the scheduling), the listed barn at Abbey Farm, and Station Road which itself is a historic route to and from Eynsham.

Development within the Site would not affect the relationship between any of these features but could – in a maximum case scenario - affect the Chil Brook, which has an important historical/ functional relationship

⁶⁴ Fabian, W.G. 2016 Appeal Decision (Appeal Ref: APP/D3125/W/15/3019438 Land off Station Road, Eynsham, Oxfordshire), pp.5

⁶⁵ CGMS 2014. Built Heritage Assessment: land off Station Road Eynsham Oxfordshire, pp. 14

⁶⁶ Fabian. W.G. 2016 Appeal Decision (Appeal Ref: APP/D3125/W/15/3019438 Land off Station Road, Eynsham, Oxfordshire), pp. 5

with the fishponds as it is their water source. However, it is accepted that this is unlikely.

Development would result in the loss of agricultural land to the southwest of Eynsham Conservation Area, effectively encircling it in modern development from the northeast to southeast and connecting to the industrial estate to the south. This change would affect the legibility of Eynsham’s historic rural character and development. Furthermore, it would do so by removing one of the key areas from which Eynsham’s historic origins can be appreciated given that the Site is adjacent to an area where the setting of a number of different assets within the conservation area (e.g. the scheduled Abbey, its fishponds, barn (GII) and farm as well as the Church of St Leonard) nest/ overlap. The effect of this change is judged to be medium-high.

Options for sustainable development

To minimise the harm to the conservation area (and the mentioned heritage assets within it), it is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.

It is also highly recommended that a Conservation Area Appraisal be prepared for Eynsham Conservation area at the earliest opportunity, in order to ensure its special architectural and historic interest can be clearly understood by all those involved in any future development in the locality. A Conservation Management Plan (CMP) may also be appropriate (it is noted that there is already one for the Abbey Fishponds⁶⁷ but heritage does not feature largely in it), and this could be secured by condition/obligation on any eventual planning permission.

Table 3.4 – Church Of St Leonard

| NHLE Ref/ LUCID | Asset Name |
|-----------------|-------------------------------------|
| 1048964/ WE96 | Church Of St Leonard - LB grade II* |

Asset Description



Plate 8: Grade II* Church of St Leonards (facing southeast)

The chancel and south aisle date from the late 13th century, and are comprised of coursed limestone

⁶⁷ Eynsham Fishpond Committee (2015) Eynsham Abbey Fish Ponds, Proposed Management Plan 2015 – 2025 available at <https://eynsham-pc.gov.uk/org.aspx?n=Fishponds-Committee&id=267>

rubble. The nave, north aisle and tower date from c. 1450. The clerestory is of late 15th century origin, as is the two storey crenelated north porch. The church was restored in 1856 by William Wilkinson and in 1892 by H. Drinkwater, with the addition of a vestry to the north of the chancel, and restoration work to the traceried east window and roofing of the nave, chancel and south aisle.

Internally, the roofing on the north aisle dates from the 15th century, as do a number of the fittings, including the font. The pulpit dates from the 17th century, and other fittings date from the late 19th and 20th centuries.⁶⁸

The church has a cemetery that extends around it to the south and east, while to the north is the historic centre of Eynsham, specifically, the market square and hall and High Street. The tower acts as local landmark and is visible from many places in the surrounding area, including the Site (where it can be viewed from the footpaths in the southern half), highlighting not only the presence of the church but also the historic centre of Eynsham. As such, whilst the church is a high-value heritage asset in its own right, it is also a key component of the conservation area.⁶⁹



Plate 9: Grade II* Church of St Leonards (facing southeast) from a footpath along the southern boundary of the Site

Heritage Significance (including contribution made by setting)

The heritage significance of this asset is derived from a combination of its evidential, aesthetic, historical and communal value as a well-preserved example of a medieval parish church used by the local community. Its historic tower is a prominent and visible local landmark, and as a result contributes to the special historic interest and character of the conservation area where its designed prominence is apparent.

In terms of setting, owing to the degree of development associated with the historic core of Eynsham, the church is best appreciated from its immediate vicinity, including from within its churchyard. The churchyard particularly contributes to the significance of the church by evidencing and illustrating the long-lived and continuing role of the church as a key focus of communal activity in the settlement and adds aesthetic qualities associated with tranquillity. The adjacent historic townscape, particularly the former market area which lies immediately north of the church, also contributes to the value of the asset, as it illustrates the central place of the church, and its precursor the abbey, in the settlement and how the two have developed in tandem. The church's central role as the foci of a historic settlement, owing to the scale of its tower, may also be appreciated from the surrounding countryside, and particularly from historic road and foot approaches to Eynsham. To the south and west of Eynsham, where there has been less suburban expansion from the historic core, the church appears as the centre of a rural village set within the fieldscapes that have historically supported it. This is an aspect appreciable from sections of the Site.

The church is an asset of high importance.

Risk of harm

⁶⁸ CGMS 2014. Built Heritage Assessment: land off Station Road Eynsham Oxfordshire, pp. 12

⁶⁹ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 6

It is possible to perceive the church, though visibility of its tower, from sections of the foot and road routes through the Site. These are places in which the church remains apparent as the centre of a historic village and still connected to its historic landscapes – an aspect of its setting that contributes to its significance. Development of the Site is likely to undermine this quality and harm is likely to arise to the asset as a result. The effect of this is judged to be medium-high, towards the lower end of the scale.

Options for sustainable development

In order to preserve aspects of the church's setting which contribute to its significance it is recommended that any further built development at the eastern edge of this site be subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance. Development proposals within the remainder of the Site should seek to minimise any alteration of perceptibility of the church's tower from historic approaches to Eynsham.

Table 3.5 – Eynsham Abbey

| NHLE Ref/ LUCID | Asset Name |
|--|--|
| 1006332/WE126 | Eynsham Abbey (Site Of) – scheduled monument |
| Asset Description | |
| <p>Site of Benedictine Abbey (1005-1539), with associated fishponds now lies beneath St Leonards and St Peters churchyards. The church is first documented in AD864, but may have been extant for two centuries. It is founded on the site of an important 9th century church, which may have been extant since the mid-7th century.</p> <p>Piecemeal excavations and surveys have taken place since the 1960s. These have identified multi-period occupation including a Bronze Age enclosure, Roman plough soil, early medieval buildings (possibly workshops or weaving sheds, rather than houses to live in) and an 8th century post-built building, which documentary and finds evidence suggests form an earlier church.</p> <p>Known remains of the 11th century abbey, which was built of stone, include the possible south-west corner of the cloister, with a further courtyard to the south associated with a hall, a cellared range and domestic buildings, the whole complex bounded to the south by a perimeter ditch. It was temporarily deserted before being re-founded in 1109 and set out following the conventional Benedictine plan. The excavations exposed the southern half of the Cloisters, the Refectory, a large kitchen and an associated walled courtyard and cellared building, and a domestic block with attached latrine block. In the 13th century the abbey precinct was enlarged to include a moated site (HER 14218) in order to construct a set of large fishponds (HER 4615) fed by the Chil Brook. These earthworks are the only component of the Abbey complex to remain extant above ground, although they are much altered and not included within the scheduled area.</p> <p>Immediately following the Dissolution in 1538 the superstructure of the precinct buildings was demolished, with the exception of the kitchen, which continued in use, serving the new owner of the estate, Lord Stanley.</p> | |
| Heritage Significance (including contribution made by setting) | |
| <p>The heritage significance of the abbey lies primarily in its evidential value.</p> <p>There are extant above-ground features that are important to the setting of the abbey. These include the Abbey's former fishponds, which were important as a food source for the monks on days when meat was forbidden, and the Abbey Farm and the associated grade II Listed barn (approximately 25 Metres South Of Abbey Farmhouse), which also had a historical and functional relationship with the Abbey. These, albeit modified, elements form part of the abbey's setting which contribute to its significance through evidencing the former presence of the Abbey. The agricultural land that surrounds the former site of the Abbey and its fishponds is also important, aiding in the legibility of its rural character and aiding understanding of its likely spatial and functional links to its agricultural hinterland – medieval abbeys being key seats of economic/agricultural, as well as spiritual and political, power. Alterations in the way in which this land was used after the dissolution, including growth of Eynsham and enclosure and modification of fields, have removed much of the tangibility of these relationships. However, they are made publicly legible through the various interpretation panels associated with the Abbey Heritage trail. These relationships are most evident from the routes towards the site of the Abbey, including those from Station Road, particularly the pathways which run from that road past the Abbey fishponds.</p> <p>The asset is of high importance, reflecting its national significance as a scheduled monument.</p> | |
| Risk of harm | |
| <p>Development of the Site would not result in direct physical effects to the Abbey site. However, it would result in the loss of an area of agricultural land that adjoins the known extent of the Abbey precinct, albeit part that lies beyond the scheduled boundary. The introduction of development up to the boundaries of the Site would result in effective coalescence of development, removing the last visual and putative functional</p> | |

and historic link to the Abbey's agricultural hinterland to the west. Nevertheless, a substantial area of adjacent open land will be preserved within the conservation area.

Therefore, the effect of this change is judged to be medium-high.

Options for sustainable development

In order to avoid any harm to the asset it is recommended that agricultural land to the west of the Station Road is retained as such. It is recommended that any further built development at the eastern edge of this site be subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.

It is also recommended that Historic England is contacted in relation to extending the scheduled area of the Abbey to include the fishponds. The Eynsham Fishponds Committee⁷⁰ - a local group responsible for maintain the area - should also be contacted to discuss this option.

Table 3.6 – Abbey Barn

| NHLE Ref/ LUCID | Asset Name |
|-------------------|--|
| 1048973/ WE53 | Barn approximately 25m South of Abbey Farmhouse (Not Included) – LB grade II |
| Asset Description | |



Plate 10: Abbey Farm Barn facing southwest from Abbey Street

This L-plan barn forms part of a larger complex of non-designated outbuildings (that may be considered to be curtilage listed) that belong to the non-designated Abbey Farmhouse.⁷¹ The listed barn is of possible medieval origin, although mainly of 19th century construction with recent alterations. It primarily consists of coursed limestone rubble, with ventilation holes and dressed stones in the mid-19th century right side wall, and a tiled roof. The listing description also states that there is a medieval stone buttress to the rear of the building.

At the Dissolution, the Abbey and its grounds were sold to Sir George Darcy and were then retained by successive lords of the manor until the mid-17th century. The abbey barn and the adjacent four acres (known in 1650 as the Farm Court) were let with the great tithes until sold in 1658. The land was then held

⁷⁰ eynsham-pc.gov.uk/Fishponds-Committee

⁷¹ Martin, B. (WODC) N.D. PROOF OF EVIDENCE 14/01863/OUT, pp. 6

in the ownership of the Dukes of Marlborough from the early 18th century and sold as part of Abbey Farm in 1920. In 2009 the barn was extended and converted to residential use.⁷²



Plate 11: Abbey Farm Barns facing north from the Abbey Fishponds

Heritage Significance (including contribution made by setting)

As a designated asset the barn is an asset of high value. Its heritage significance is derived from a combination of its evidential, historical and aesthetic value as a rare survival of barn of medieval origins which remained in use for agricultural purposes into the later 20th century, including a significant degree of modification in the 19th century. It has historical illustrative value as a result of its considerable age and material manifestation of medieval and later farming and Abbey, and then manorial, administration practices.⁷³ It also has historical associative value as a result of its connection with Eynsham Abbey.

In terms of setting the barn has an important historical and functional relationship with Abbey Farmhouse to the north, the site of the Abbey to the east and south, and the surrounding agricultural landscape which survives to the south and southwest.

Risk of harm

Development of the site would not affect the barn's relationship with the non-designated farmhouse, the other outbuildings, or the site of the abbey. However, it would result in the loss of a small area of agricultural land historically and functionally associated with the barn, pressurising its remaining agricultural setting. The effect of this change is judged to be medium-high.

Options for sustainable development

In order to preserve the setting of the Abbey Farm it is recommended that any further built development at the eastern edge of this site be subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.

Non-designated heritage assets within the West Eynsham site

- 3.10 **Table 3.7** below presents a summary of the non-designated assets in within the Site with the potential to be affected by its development. In addition to these, it should be noted that three findspots are recorded in the Site (WE8, WE15 and WE16) although, as for any findspot, their provenance may not be entirely accurate. As the objects found – a Roman coin hoard (HER 1777; **Figure 2.3**), some Roman coins (HER 15264; **Figure 2.3**) and medieval pottery (HER 13417;

⁷² See <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZULURKTA272> for further information on the buildings recent conversion.

⁷³ CGMS 2014. Built Heritage Assessment: land off Station Road Eynsham Oxfordshire, pp. 15

Figure 2.3) – have been removed and will not be affected by development, they are not treated as assets in the ensuing assessment.

- 3.11 With the exception of features within or related to the scheduled site of multi-period cropmarks (**Table 3.1**), a total of seven archaeological features have been identified within the West Eynsham Site. Four of these (WE25, WE27, WE14 and WE165) have already been excavated, although further related remains may survive – especially in the case of linear features (e.g. WE27 and WE165) which will only have been partially sampled. Where present, these subsurface features will be highly susceptible to physical change – either damage or total loss - as a result of development. The effect of this change on each potential asset is tabulated below.
- 3.12 Setting does not contribute to the heritage significance of the majority of non-designated assets in the site. Further to which most of the non-designated assets will likely be totally lost as a result of development. The exception to this is the historic hedgerows and pathways, which it is recommended be retained. However, any change in significance due to setting change will be negligible since setting only contributes to the significance of these assets in a very minor way and the key facets of their significance are associated with their physical form.

Table 3.7 – Non-designated assets within the West Eynsham Site

| LUC Ref | Asset Description | Date | Value |
|---|--|----------------|----------------------|
| WE25 (HER 28872/EOX6334) | In 2016 Oxford Archaeology undertook a trial trench evaluation of an area including and adjacent to the scheduled multi-period cropmark site (NHLE 1006333). In a trench beyond the scheduled area a flat bottomed pit and a post hole, possibly relating to a sunken floor building, were identified. The pit contained pottery dated to the 5 th to 7 th centuries (but similar fabrics were utilised in the late prehistoric period). | Early Medieval | Medium |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| As an archaeological asset, its heritage significance is primarily evidential. This asset will have been destroyed as a result of excavation but further related features may be present. Settlement evidence for the early medieval period is not particularly common and its probable association with the area of scheduled multi-period cropmarks means that in terms of value it may add another layer of understanding to the evolution of this important site. For these reasons it is judged to be of medium value. As the value of this asset is primarily evidential and it has no surface expression setting does not contribute to its significance. | | | Medium – Medium-High |
| LUC Ref | Asset Description | Date | Value |
| WE27 (HER28871/EOX6334/EOX6270) | Several undated ditches and pits were identified during a trial trench evaluation by Oxford Archaeology within and beyond the area of the Site adjacent to the scheduled multi-period cropmark site. In 2017, a watching brief at the same site recorded another undated pit. Further remains associated with these features may be present within the site. | Unknown | Low-Medium |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| As a buried archaeological heritage asset, the significance of these features is primarily evidential. Being undated their evidential value is low, however, they have added value as they provide context to the scheduled monument to which they are adjacent. As per the other archaeological assets without surface expression, setting makes no contribution to the significance of this asset. | | | Medium – Medium-High |
| LUC Ref | Asset Description | Date | Value |
| WE12 (HER 811) | Site of 'Ledmore Kilns' (immediately south and east of the Chil Brook) shown on 1881 25" OS map. The site comprises an area of clay pits to the south of which are a brick structure attached to which there is a larger iron or wooden building. South of these are two brick kilns. Remains relating to the kilns and other structures may survive as buried remains. | Post-medieval | Low |

| Heritage Significance (including contribution made by setting) | | | Risk of harm |
|--|--|---------------|--------------|
| The clay pits are of negligible evidential value, but any remains relating to the kilns and associated buildings will be of low value as they can provide evidence of the operation and technology of local industrial activity. As per the other archaeological assets without surface expression, setting makes no contribution to the significance of this asset. | | | Low-Medium |
| LUC Ref | Asset Description | Date | Value |
| WE167 | The route of the Witney Railway Co.'s Oxford-Worcester line opened in 1853, and ceased operation in 1970. Remains relating to this asset survive within the Site (although the station lies beyond the Site boundary and has already been built over). | Post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| This asset is of low evidential value, providing evidence of the existence 19 th century transport infrastructure that is no longer extant. Setting does not factor in the significance of the asset. | | | Medium |
| LUC Ref | Asset Description | Date | Value |
| WE168, WE169 and WE194 | Site of building (WE168) south of the Grade II Chil Bridge and another (WE194) west of the Chilmore Bridge. Both buildings, which are probably field barns or similar, are shown on the 1876 OS map and continue to be shown on subsequent OS maps until the early 1970s. A sheepwash (WE169) is also depicted on the 1876 OS map; it is no longer extant by the 1899 edition. Remains relating to these features may survive as sub-surface deposits. | Post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| Any archaeological remains relating to these features will be of low evidential value with the ability to attest local agricultural practices. As per the other archaeological assets without surface expression, setting makes no contribution to the significance of this asset. | | | Medium |
| LUC Ref | Asset Description | Date | Value |
| WE14 (HER 16286) | Six post holes of unknown date were identified, during an archaeological excavation undertaken as part of the North West Oxfordshire Supply Improvements (Scheme No 7VVB) Programme of Archaeological Recording by Cotswold Archaeology in 2000. Finds from the topsoil included six struck flints, and a single sherd of Roman and medieval pottery, respectively. It is possible that further related features are present within the Site. | Unknown | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| The heritage significance of these archaeological features is primarily evidential. Being undated and belonging to a structure of unknown function their evidential value is low. As per the other archaeological assets without surface expression, setting makes no contribution to the significance of this asset. | | | Medium |
| LUC Ref | Asset Description | Date | Value |
| WE165 (EOX5986) | A single undated shallow ditch/ plough scar was identified during a trial trench evaluation at the Eynsham Nursery and Plant Centre undertaken by MoLA in 2015. Further remains relating to this ditch may be present within the Site. | Unknown | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| This asset is of low evidential value. As per the other archaeological assets without surface expression, setting makes no contribution to the significance of this asset. | | | Medium |
| LUC Ref | Asset Description | Date | Value |

| | | | |
|--|--|--------------------------------|---------------------|
| WE166 | <p>A small number of rectangular cropmarks are depicted at within the southern half of the Site, either side of Chilbridge Road. These may represent buildings, although they were not found to correlate to any structures shown on the historic mapping reviewed.</p> <p>Further sub-circular cropmarks have been recorded just south of the Chil Brook and west of Chilbridge Road. It is unclear as to what these features may represent.</p> | Unknown | Unknown |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| These features are of unknown evidential value. As it is not known what they may comprise, the contribution that setting makes to them cannot be outlined, but it is likely to be limited, if at any. | | | Unknown |
| LUC Ref | Asset Description | Date | Value |
| WE171 | Hedgerows were subject to a high-level appraisal, based on map evidence and considering only criteria 1-3 of Part II Schedule I of the Hedgerow Regulations 1997. ⁷⁴ This identified a number of potentially historically 'important' historic hedgerows that are mapped on Figure 1. Those mapped qualify as they appear to relate to pre-parliamentary enclosure. It is possible that some of the hedgerows that relate to the historic footpaths/ tracks (WE195) may also qualify on the grounds that they could be argued to 'contain' an archaeological feature. | Early Medieval – post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | |
| <p>The heritage significance of these assets lies primarily in their evidential and historical illustrative value and the way in which they indicate past land use and ownership). At present, the setting of the hedgerows is comprised of the agricultural fields of which they form boundary elements. Such a setting currently makes the hedgerows' purpose, as historic agricultural boundary features, legible and contributes to their significance to an extent. The extent of this contribution is very minor since the key facets of their heritage significance relate primarily to their physical form and the evidential and historical values embodied within them.</p> <p>The hedgerows also contribute to the overall character of the historic landscape.</p> | | | |
| LUC Ref | Asset Description | Date | Value |
| WE164 | Review of aerial and LiDAR imagery indicates that there are at least three areas of ridge and furrow within the Site (Figure 1), although one of the areas to the east of Corlan Farm is now being developed. It is of note that excavations within the Site have noted evidence of ridge and furrow, although these are not clearly evident on the aerial imagery. | Medieval – post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| Earthworks of ridge and furrow, derived from the operation of medieval open field systems, once covered swathes of lowland Britain. Owing to subsequent agricultural intensification, there are now many fewer examples of ridge and furrow earthworks. Their heritage significance lies primarily in their evidential value as they contribute to our knowledge of the nature, scale and extent of medieval and earlier post-medieval agricultural activity in this area. The setting of these assets, particularly when they remain in land that is in agricultural use, can contribute to their significance by enabling an understanding of the agricultural processes which supersede this method of farming and can allow an appreciation of existence of the asset. | | | Medium |
| LUC Ref | Asset Description | Date | Value |
| WE195 | <p>There is a network of historic pathways/ lanes that run across the site. These are first depicted clearly on the 1762 map of Eynsham and are further detailed on the 1782 map.</p> <p>The Chilbridge Road is a survival of this network and it is of note that part of one it may follow an early medieval</p> | Post-medieval | Low |

| | | | |
|---|--|--|---------------------|
| | boundary of the manor of Tilgarsley. It is possible that some of the lost pathways/ tracks will be detectable as buried features. | | |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| The heritage significance of these pathways is primarily evidential and historical illustrative, and lies in their ability to evidence/ illustrates past land division and connectivity. Some may also have some historical associative value as a result of their association with the boundary of Tilgarsley Manor. Setting does not make a contribution to the understanding of the pathways within this Site. | | | Medium |

Archaeological potential

- 3.13 The Summertown-Radley gravel deposits recorded within the Site are known to have formed a foci for settlement, as indicated by the scheduled multi-period cropmarks recorded over the gravels in and adjacent to the south of the Site. The same gravel formation is also recorded in the northern half of the Site, but no cropmarks are apparent on these and to date, investigations undertaken in this part of the Site have revealed only very limited archaeological features. Indeed, investigations near to the scheduled multi-period cropmarks have indicated that number and density of features and finds decreases over distance, suggesting that the settlement activity gives way to their associated field systems.
- 3.14 The Summertown-Radley gravel deposits also have a good potential for containing residual worked flint of lower and middle Palaeolithic date (e.g. handaxes and Levallois industries).
- 3.15 The alluvium also has significant archaeological potential as it may contain buried archaeological deposits, including (if waterlogged) exceptionally well-preserved organic remains. With regards to alluvial deposits it is important to note that, based on field name evidence, there may be peat deposits to the south of the Chil Bridge – although these may have been partially removed or even totally lost as a result of post-medieval extraction.
- 3.16 Both the alluvium and gravels will be an important environmental resource for understanding the evolution of the landscape⁷⁵, potentially even containing buried land surfaces.
- 3.17 Excepting the alluvium, the archaeological potential of the Site is considered to be moderate to high for the Neolithic to early medieval periods in the area adjacent to the scheduled monument and an area of non-designated cropmarks by Newfield Cottages along the south of the site, and to decrease to moderate - low across the southern half of the Site towards the Chil Bridge. In the northern part of the Site, the archaeological potential for the same periods is considered to be low.
- 3.18 From the medieval period onwards it seems likely that the whole site was in agricultural use. As such, there is a low potential for significant archaeology but low value medieval and post-medieval agricultural/ industrial features are likely across the site, particularly in the areas of reorganised and amalgamated enclosure where former field boundaries may survive.
- 3.19 Any unknown remains within the Site are likely to have been truncated to some extent by medieval and post-medieval ploughing activity, but should otherwise be relatively intact. Exceptions to this are possible in two areas. The first is in the northern half of the Site, along Chilbridge Road. Here the 1782 map labels an area to immediately north of the Chil Bridge as 'Clay Pit Furlong' suggesting extractive activity that would have resulted in the truncation or total loss of any hitherto unknown archaeological remains. The second area is to the west of this, and is the site of Ledmore Kilns and clay pits where again any earlier deposits are likely to have been damaged or removed (although here remains relating to the brick kilns contemporary with the clay extraction may survive (WE12).

⁷⁵ Historic England 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record, p. 7

Non-designated assets – options for sustainable development

- 3.20 It is recommended that the historic hedgerows and pathways/ road within the Site are retained. Retention of these features could contribute to fostering a sense of place, through providing some time depth in the development, and may also have ecological benefits through habitat retention.
- 3.21 In the event of development, an appropriately staged programme of archaeological works will be needed across the Site – not just to evaluate and mitigate effects to known heritage assets but to further clarify the potential for hitherto unknown heritage assets and the palaeoenvironmental/ geoarchaeological potential of the Site.
- 3.22 The programme of archaeological works would need to be undertaken by qualified professionals in accordance with a Written Scheme of Investigation agreed with the local council's archaeological adviser. The staged programme of works is likely to include (but not be limited to) geophysical survey, geoarchaeological bore holing/ test pitting/ trial trenching and archaeological trial trenching. This field work would be used to inform the requirement for/ scope of targeted excavation and/ or watching briefs. It has been advised by the Oxfordshire County Council Planning Archaeologist that field evaluations would need to be undertaken in advance of the determination of any planning application.

Cumulative effects

- 3.23 No cumulative effects have been identified as arising from the development of this Site in combination with the proposed Garden Village Site.

Summary of options for sustainable development

- 3.24 Below is a summary of the options for sustainable development and opportunities for enhancement highlighted throughout the previous assessment.

Assets within the Site

- 3.25 Part of the scheduled multi-period cropmark site is within and directly adjacent to the Site. Scheduled Monuments are legally protected from disturbance and there is, accordingly, a policy presumption in favour of their preservation in situ unless there are substantive public benefits to a proposed development that outweigh any harm that would be caused. This policy presumption also applies to non-designated heritage assets with archaeological interest which are of demonstrably equivalent importance to Scheduled Monuments and it is possible that the archaeological features that continue northwards from the scheduled area may be of such significance. Development proposals coming forward for the site are, therefore, to seek to avoid harm to the Scheduled Monument and any non-designated heritage assets of equivalent importance in design development and optioneering. Avoiding harm could be achieved through retaining the relevant areas of the site as open space within the development. It is recognised, however, that there may be reasons, such as connection to existing infrastructure, why elements of a development proposal may need to consider some direct interaction with the scheduled area. In such scenarios, optioneering will need to be carried out in close consultation with the relevant consultee (Historic England) so that all realistic options for the avoidance and minimisation of harm are explored and any direct effects outweighed by an appropriate level of public benefit and appropriately mitigated⁷⁶. Scheduled monument consent would be required for any proposals having a direct impact on the scheduled area. Setting change occasioned by development of the site would, at worst, have only a minor effect on the heritage significance of the scheduled monument.
- 3.26 It is also recommended that the grade II listed Chil Bridge be retained along with the setting elements that contribute to its heritage significance, namely, the Chil Brook and its associated road / path network.

⁷⁶ Such an approach is in line with that set out in the site-specific Local Plan Policy EW2.

- 3.27 In terms of non-designated heritage assets within the site there are a number of historic hedgerows and pathways/ road that could be retained and used to contribute to fostering a sense of place by providing some time depth in the development. There may also be other benefits in terms of ecology and healthy living.
- 3.28 For the other non-designated assets, an appropriately staged programme of archaeological field work will be needed. This will not just evaluate and mitigate effects to known heritage assets also clarify the potential for hitherto unknown heritage assets and the palaeoenvironmental / geoarchaeological potential of the Site.

Assets beyond the Site

- 3.29 In order to preserve the setting of a number of designated and non-designated heritage assets within - and including - Eynsham Conservation Area it is recommended that any further built development at the eastern edge of this site be subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.
- 3.30 Preparation of a conservation area appraisal for Eynsham Conservation area is advised in order to ensure its special architectural and historic interest can be clearly understood by all those involved in any future development in the locality. A Conservation Management Plan (CMP) may also be appropriate, and this could be secured by condition/obligation on any eventual planning permission.

Opportunities

- 3.31 Development presents an opportunity to improve public awareness and understanding of the scheduled multi-period cropmark site through the extension of the Eynsham Heritage Trail or similar. However, increased public awareness of the site may also cause issues in relation to illegal metal detecting.
- 3.32 The Chil Bridge is also in a state of disrepair and its restoration as part of the development of the Site could potentially result in a beneficial effect to the heritage significance of the asset.
- 3.33 There is the potential to draw upon the historic landscape character of the Site and immediate area (e.g. Eynsham) to inform the masterplanning process and to shape the scale, form and character of new development.

There is the potential for a Conservation Management Plan (CMP) for Eynsham Conservation Area to be secured condition/obligation on any eventual planning permission. However, this would not preclude the requirement for a Conservation Area Appraisal, which is strongly recommended to be prepared at the earliest opportunity.

4 Garden Village Assessment

Designated assets within the Garden Village Site

- 4.1 There are four grade II listed buildings within the Site, all of which relate to the post-medieval City Farm. A description of these assets and their heritage significance is presented in **Table 4.1** below.

Table 4.1 – City Farmhouse and outbuildings

| NHLE Ref/ LUCID | Asset Name |
|--|---|
| 1052428, 1052429, 1198161 and 1198172/ GV1-4 | City farmhouse, City farm, outbuilding approximately 30 metres north north-east of farmhouse, City farm, barn and attached outbuildings approximately 50 metres north of farmhouse and City farm, outbuilding and attached wall approximately 20 metres north north-west of farmhouse |

Asset Description



Plate 12: City Farm facing west

City Farmhouse dates to c.1800 and was built when the surrounding open fields were enclosed. Built of coursed, dressed limestone it has a gabled stone slate roof and end stacks of dressed stone finished in brick. There is a mid-19th century extension to the left and a 20th century extension to the rear. The interior has not been inspected but is recorded by the listing description as having been refitted in the 19th century. The facade faces away from foldyard barns and contemporary outbuildings, which are all of coursed limestone rubble. As described in the listing description these include:

To the north-northeast is a one-storey loosebox range, now outbuilding. It features a loft and 2-window range and internally, chamfered beams and collar-truss roof.

50m to the north is a 7-bay plan barn with two threshing floors, now store. The interior features a 7-bay side-purlin roof. The barn/ store faces foldyard to front, with two cowhouses of similar materials attached to outer bays. The building to left has been substantially rebuilt.

20m to the north is a contemporary one-storey shelter shed and mixing house, now outbuilding. The interior features chamfered beams, and loft with side purlin roof. Subsidiary features include a limestone rubble wall, approx. 15m long, attached to left of shelter shed and extends to enclose foldyard behind City Farmhouse.

Whilst the farm appears to remain active, review of the West Oxfordshire planning portal suggests that the outbuildings have been modified for residential use.

Review of historic maps and online aerial imagery shows that two cottages have been located to the northeast of the farm since at least the late 19th century; however, these appear to have been replaced over time. A modern bungalow was erected immediately to the southeast of the farm complex in the latter half of the 20th century and subsequently a further series of modern farm outbuildings were constructed to the southwest. A series of trackways and paths once led to the farm across the surrounding agricultural land, but the majority of these are no longer extant or have been altered as their route has been disrupted by the extractive activity that has been ongoing both to the north and south of the farm complex since the 1930s. The extractive areas are now authorised for landfill. Despite these modifications the setting of the assets remains predominantly rural (as the fieldscape has been reinstated following the completion of quarrying to the north).

Heritage Significance (including contribution made by setting)

The value of each listed building is high (as reflected in their grade II listing) and the heritage significance of this group of assets is derived from a combination of their aesthetic, historical illustrative and evidential value as albeit modified examples of early 19th century vernacular architecture that reflect local agricultural practices.

In terms of setting, the farmhouse and outbuildings have key historical, functional and spatial relationships with each other, as do the listed buildings and the surrounding agricultural landscape, including the network of trackways/ footpaths. The legibility of these relationships survives despite some modifications, particularly the new development and quarrying activity to the south.

Risk of harm

Adopting a precautionary approach, under a worst-case scenario, it cannot be assumed that City Farmhouse and its associated outbuildings would be retained; as such they are considered to be susceptible to physical change and total loss as a result of development. The effect of total loss would be high.

Even if retained, it is possible that development could alter the relationship between the buildings and result in setting change. Further setting change is possible as a result of the loss of the surrounding agricultural landscape, which aids in the legibility of the buildings history and function. The effect of such setting change would be medium-high, depending on the change. Alteration to the building's relationships would cause greater harm than change to their relationship with the surrounding agricultural land.

Options for sustainable development

It is recommended that all of the listed farm buildings be retained and that their relationships with each other, as well as the other elements of their setting that contribute to their heritage significance (e.g. agricultural setting and pathways) be preserved.

Designated assets susceptible to setting change

- 4.2 Within the 1km study area there are three grade II listed structures approximately 400m east of the of the Site – Eynsham Mill (NHLE 1198409), Bridge and attached weir walls (NHLE 1368246) and Bridge approximately 40 metres south west of Eynsham Mill (NHLE 1283836).
- 4.3 Approximately 940m north of north of the Site is Church Hanborough Conservation Area and to the north west, just over 1km from the Site, is the grade II listed building - Windy Knowe (NHLE 1198698). To the east, approximately 1.8km away, is Cassington Conservation Area and to the south, approximately 450m away, is Eynsham Conservation Area.
- 4.4 Lying just beyond the 1km study area to the west of the Site is the grade II registered park and garden - Eynsham Hall (NHLE 1001288). There are nine grade II listed buildings within the park, most of which are clustered towards the centre of the park approximately 2.5km from the Site. However, the South Lodge and Gates (NHLE 1283897), Gate Piers and attached Wall approximately 5m south of South Lodge (NHLE 1048981), lie approximately 1.17km west of the Site.
- 4.5 The Blenheim Palace World Heritage Site lies 3km northeast of the Garden Village Site; due to topography and ground cover there is no intervisibility between the two.
- 4.6 Designated assets identified as being susceptible to setting change within the as a result of development within the Site have been tabulated below. For the other designated assets in the study area no effects are predicted.

Table 4.2 – Eynsham Hall registered park and garden including listed buildings therein

| NHLE Ref/ LUCID | Asset Name |
|--|---|
| 1001288, 1052430, 1368222, 1283968, 1368259, 1052431, 1048981/ GV5 | Eynsham Hall – grade II registered park and garden including nine grade II listed structures: Eynsham Hall; North Lodge and Attached Gates, Gatepiers and Wall approximately 650 Metres North North West; Wall Enclosing Part of Forecourt approximately 60 Metres North North East of Porch; Former Game Larder approximately 60 Metres North East; Eynsham Hall Attached Forecourt Walls; Former Dairy Approximately 20 Metres East; and Gates, Gatepiers and Attached Wall approximately 5 Metres South of South Lodge, Approximately 1800 Metres South South East of Eynsham Hall |

Asset Description

Eynsham Hall is a c. 330ha park first enclosed from the heath in 1781, by local land owner Willoughby Lacey. The park lies between the villages of Freeland and North Leigh, bounded to the north-west by the A4095 Witney to Woodstock road, to the west by a track called Wood Lane, and on the other sides by agricultural land. A solar farm lies along the southern boundary of the Site, adjacent to the main entrance from that direction. There are three main entrances, each associated with a lodge. The Italianate, stone-built North Lodge (dated 1845, Richard Tress, listed grade II) stands at the head of the approach from North Leigh at the north end of the park. The East Lodge stands by the approach from Freeland, 900m east of the Hall. The mid-19th century South Lodge, built to the designs of Charles Moreing, stands beyond the park, 1.7km south of the Hall, giving access directly from the A40 road to Oxford.

At the centre of the park lies Eynsham Hall (Sir Ernest George 1904-8, listed grade II); a stone-built building in Elizabethan style. It replaced an earlier Georgian Hall built in a neo-classical style, with later additions by Sir Charles Barry and Owen Jones. In 1946 Eynsham Hall became a District Police Training Academy, and in 1981 it was converted to a conference and training centre. At present it is in use as a hotel and wedding venue.

To the north-east of the Hall stands a rustic hexagonal game larder (C. H. Howell 1883, listed grade II), while to the east is the mid-19th century dairy (possibly C. H. Howell, listed grade II).

Below the south front of the Hall are garden terraces (walls listed grade II), the walls of limestone and in similar style to the forecourt walls. It is thought the terraces were either laid out in 1872 by Owen Jones (Pevsner 1974), or by Sir Ernest George in the early 20th century. They may however, have been redesigned in the early 20th century by Thomas Garner, along with the courtyard and pleasure gardens (Oxfordshire HER).



Plate 13: Eynsham Hall and terraces facing north

Beyond the terraces are less formal ornamental areas, in which the Swiss Cottage is sited to the west and, to the east, a fountain and grotto, which provides the entrance to an underground way connecting the garden walks with a plantation further to the east.

Walks lead from the gardens to an ornamental lake – a major landscape feature - some 250m south-east of the Hall. It was created c.1866 by James Mason and involved the construction of a substantial dam. A path leads around the perimeter of the water, the area round the lake having been planted up with exotics as part of a wider scheme of ornamental and woodland planting by Robert Marnock (1800-89).

To the north and south of the Hall are open lawns, part of the late 18th century landscaping. Wooded belts form the boundary of the Site, and screen views into and out from the park, creating an enclosed space.

In the centre of the southern half of the park, incorporating the south end of Green Wood, are the earthworks of an Iron Age hillfort.

Heritage Significance (including contribution made by setting)

The registered park and garden, and listed building within it, are all assets of high importance.

The heritage significance of the registered park and garden is derived primarily from a combination of its aesthetic and historical value as a well preserved example of a country house surrounded by an 18th century park and mid- 19th -20th century pleasure grounds created and owned by several notable figures. The listed structures within the park each have their own aesthetic and historical values, but are also important in terms of their group value to the designed landscape and the functioning of the Hall and its parkland historically. Given the Hall's use as police training centre and a hotel and wedding venue, it may be argued to have some communal value to those who work(ed), trained, visited, and have been married there.

In terms of setting, the key historical, functional, and/ or designed visual relationships between the park and the listed structures within it. The wider agricultural landscape around the park has been encroached upon to some extent by expanding development of the settlements at North Leigh (to the north), Freeland (to the east) and Witney (to the west), as well as by a solar farm to the south of the Site, but by and large the park remains clearly legible as a country estate.

Risk of harm



Plate 14: View from the terraces at Eynsham Hall south-east towards the Site

At its closest boundary Eynsham Hall and surrounding parkland lies approximately 1.2km from the Site. The setting of the park is largely agricultural and rural and contributes to the legibility of the parks history and function. Expansion of nearby settlements such as North Leigh and Freeland, as well as settlements further away such Cogges and Eynsham cumulatively pose a risk to this setting in the long-term. Development of the proposed Garden Village Site will result in the loss of some of the wider agricultural setting, adding pressure to the remaining agricultural setting. Without specific development proposals and the visualisations typically prepared for these it is difficult to assess the potential for intervisibility between Eynsham Hall and its park and the Garden Village Site and the potential for these to affect the legibility of either asset. The ground in the park rises away from the Site, but at present the eastern edge of the park is bounded by a belt of woodland (as is much of the park), blocking views towards the Site. Vegetation

cannot be relied upon to mask development in perpetuity – and this is recognised in Historic England’s concept of the ‘Zone of Visual Influence’ or ‘Zone of Theoretical Visibility’.⁷⁷ However, the woodland here is an integral part of the parks historic design and is therefore unlikely to be significantly altered. Therefore, unless particularly tall - the Garden Village development is unlikely to be visible from the house of park and to affect any designed views. If visible it would clearly be in the distance and separate to the estate. On this basis, the maximum case effect of any visible built development on the ability to understand and appreciate the heritage significance of the asset is considered to be medium-high, but towards the lower end of the scale.

Options for sustainable development

Development within the Garden Village Site should be restricted to a height that ensures it is not visible from Eynsham Hall park and gardens. It should be noted that any potential future expansion of the Garden Village Site towards Eynsham Hall could increase the effect of development on the setting of Eynsham Hall, park and gardens.

Table 4.3 – Church Hanborough Conservation Area

| NHLE Ref/ LUCID | Asset Name |
|-------------------|-------------------------------------|
| GV170 | Church Hanborough Conservation Area |
| Asset Description | |



Plate 15: Church Hanborough conservation area facing north

Church Hanborough conservation area was designated in 1990 and includes the whole medieval settlement, which is of compact linear layout. The immediate fields to the east and west of Church Hanborough are included within the conservation area. The main approaches to the village are from southeast and north and there are large areas of open agricultural land to the east and south. There is also an immediate rural hinterland to the north and west, but these are limited by the nearby settlements of Long Hanborough (to the north) and Freeland (to the west).

The settlement includes 21 listed buildings, which are grade II listed save for the grade I listed medieval

⁷⁷ Historic England 2017. The Setting of Heritage Assets.

parish church of St Peter and St Paul (NHLE: 1052991), which features a prominent spire. Most of the houses are mid-to-late 18th century cottages or small farmhouses set out informally along the main road. These reflect the relative low status of the village in the 17th and 18th centuries and the absence of any gentry at that time. The houses are built of local stone and most have slate roofs, although two of a row of cottages on the eastern edge of the village are thatched, as is the house opposite Freeland Road.

Heritage Significance (including contribution made by setting)

The conservation area is considered to be an asset of high importance. It has special architectural and historic interest/ character as a result of its age and history and the way in which these are embedded in and have shaped the extant townscape. The surrounding rural landscape – both within and beyond the conservation area – is important as it preserves the historic context of the village, and its legibility as a small rural settlement that was dependant on the surrounding countryside and helped shape its character.

Risk of harm



Plate 16: View of Church Hanborough Conservation Area from a footpath within the Garden Village Site

Church Hanborough lies approximately 1.3km to the north of the proposed Garden Village Site. The Site does not encroach on fields within the conservation area, nor enclose it within urban development. As such the development gives rise to no direct harm in this respect, although it does extend settlement towards the conservation area and therefore places pressure on the remaining agricultural land that separates settlements and maintains their legibility as distinct historic and rural settlements.

Given the layout and topography of Church Hanborough views from the conservation area towards the proposed development Site area highly unlikely.

There are long-distance views of the conservation area and, in particular, the church spire, from the public right of ways within the Site. From these the church appears as the centre of a rural village set within the fieldscapes that have historically supported it. However, as Church Hanborough is not enclosed by any modern development this aspect is appreciable from many areas, not only the Site. Therefore the loss of such views is judged to be of negligible historic effect, though there could be effects in terms of views and visual amenity (refer to separate LUC landscape and visual assessment).

Options for sustainable development

Retention of the public right of ways within the Site – and their sightlines towards the church and conservation area – could help preserve the ability to appreciate the conservation area and the assets within it that contribute to its significance. But as already, stated their loss would not significantly affect the ability to appreciate the conservation area and assets within it.

It should be noted that any potential future expansion of the Garden Village Site towards Church Hanborough would increase the effect of the setting change and pressure the legibility of the settlements rural origins, as well as potentially further affecting views to and from the conservation area. There is an opportunity, however, to ensure that views from the site to the church are reflected in the design of the Garden Village.

Table 4.4 – Eynsham Mill (including associated weir and bridge)

| NHLE Ref/ LUCID | Asset Name |
|--|---|
| 1198409, 1368246 and 1283836/ GV164, GV165 and G161 | Eynsham Mill, Bridge and attached Weir Walls approximately 1meast of Eynsham Mill and Bridge approximately 40m southwest of Eynsham Mill – all LB GII |
| Asset Description | |
| <p>The grade II listed Eynsham Mill is a 19th century mill house of coursed and dressed limestone with ashlar dressings; gabled stone slate roof, with Welsh slates to rear and brick end stacks. Built in a late Georgian style it is L-shaped in plan with a rear right wing.</p> <p>Part of a 17th century two-storey house built in similar materials is incorporated in rear left wall. To the rear is an early-mid 19th century wing of limestone rubble with gabled Welsh slate roof, which has been further extended in the 20th century.</p> <p>The interior is noted in the listing description as having been remodelled in 1970's; old beams are evident in the 17th century wing.</p> <p>Approximately 1m east of the mill house by the mill race is a late 18th century limestone bridge and weir, listed for their group value with the mill. The weir has mid-19th century engineering brick repairs to its front walls. Also listed for its group value with the mill is a second 18th century bridge located 40m southwest of the mill house. This bridge is again built of limestone albeit with mid-19th century brick voussoirs to part of front arch.</p> <p>The mills originally associated with the mill house were demolished following their closure in the 1920s. Prior to their demolition the mills included a large flat-roofed paper factory designed by Daniel Harris of Oxford, as well as several additional small buildings and machinery worked by two large turbines on the Evenlode.⁷⁸ These additional buildings are also no longer extant.</p> <p>Historically the mill was one of the largest single employers within Eynsham and a key non-agricultural enterprise. For the most part they produced paper, notably for the Clarendon Press and Routledge. The Swan family bought the mill in 1804; they pioneered mechanised paper and produced the tarred paper used at Great Tew, Wolvercote Mill and The Malthouse, Newland Street, Eynsham. In the early 20th century artificial leather board was manufactured at the mill by F. J. Bugg. After the First World War, they became known as Isis Mills and G. A. Shankland Ltd. ground bones there for glue manufacture.</p> | |
| Heritage Significance (including contribution made by setting) | |
| <p>The heritage significance of the mill house derives from a combination of its aesthetic interest and historical illustrative and associative value, as an early example of a house related to industrial activity in an otherwise predominantly rural area.</p> | |

⁷⁸ <https://www.british-history.ac.uk/vch/oxon/vol12/pp127-142>



Plate 17: Google Earth Imagery (2018) of Eynsham Mill highlighting the change in setting

In terms of setting the mill house would have had important functional and historical relationships with the former mills and other related buildings and machinery, as well as the river that powered them and the village from which it drew its workers. Whilst the bridge and weir remain, the setting of the asset has been greatly altered by the loss of the mills and other associated buildings. The addition of a swimming pool, tennis court and modern hard and soft landscaping has further reduced the legibility of the buildings historic function. As such, the key remaining aspect of its setting that contributes to its legibility is its relationship with the river and the two listed bridges and weir.

These assets are considered to be of high importance.

Risk of harm

Eynsham Mill lies approximately 413m to the east of the Site. This asset has a historical and functional relationship with Eynsham, as the main employer in an otherwise predominantly rural economy. However the association of the two has been affected by the modern extension of the settlement, as well as changes to the assets immediate setting. Intervisibility between the development Site and the asset is, at least at present, unlikely due to vegetation along the western boundary of the mill site. In light of the existing level of modification to the assets historic setting, the effect of the proposed development is judged to be negligible.

Options for sustainable development

N/A

Non-designated heritage assets within the Garden Village Site

- 4.7 **Table 4.5** below is a description and summary of the significance of all the non-designated heritage assets identified within the Garden Village Site that have the potential to be affected by development. In addition to the assets listed below two findspots of a sherd of Roman pottery and a hand axe were recorded within the Site.
- 4.8 A total of 16 non-designated assets have been identified within the Garden Village Site. Five of these (GV44, GV25, GV35, GV12, and GV90) have already been investigated. However, the only assets that appear to have been fully excavated is the Neolithic Cremation Enclosure and one of the Bronze Age barrows (GV25), the sites of both were subsequently destroyed by quarrying and,

as such, are of negligible heritage value. As these two assets are no longer present within the Site and there will be no affect to them as a result of development, they are not included in the table below. The other assets investigated assets, have only been so partially and are likely to have surviving remains in-situ.

- 4.9 The assets within the Site typically comprise either earthworks or subsurface features and are all highly susceptible to physical change – damage or total loss - as a result of development. The effect of this physical change on each potential asset is tabulated below.
- 4.10 It should be noted that if, following further investigation, the DMV in the north of the Site is found to be of high (national) importance it may be necessary to preserve it in-situ. This would mean that the Site boundary could have to be amended or it could be demarcated as strategic open land, in which no ground intrusive work is possible. The DMV will experience setting change with the loss of its open agricultural setting affecting the legibility of its history and function. The harm resulting from this will be less than substantial – a low-medium effect.
- 4.11 It is recommended below that the historically important hedgerows and historical pathways/ tracks are retained. However, any potential setting change is likely to be of negligible effect since setting only makes a very limited contribution to their significance, and the key facets of their significance are associated with their physical form.

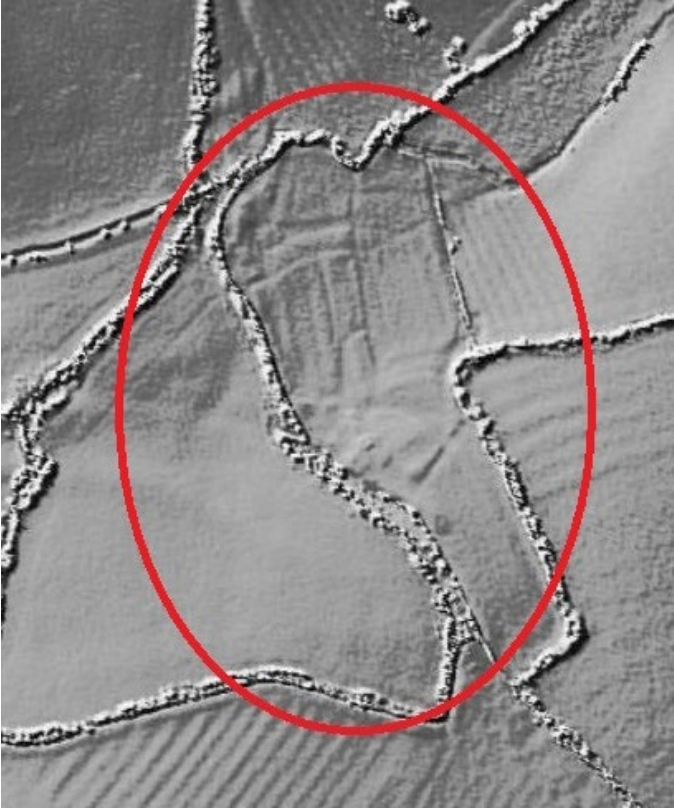
Table 4.5 – Non-designated assets within the Village Garden Site

| LUC Ref | Description | Period | Value |
|--|---|--------------|---|
| GV28 and GV52 (5151/ 15093) | The site of a Bronze Age Barrow Complex is recorded at New Wintles Farm. Three ring ditches (GV25) were excavated, and found to contain inhumation burials, ahead of the site being utilised for gravel extraction. However, cropmarks and slight possible earthworks interpreted as further possible Bronze Age ring ditches (GV28 and GV52) have been recorded to the south of those excavated. | Bronze-Age? | Medium |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| As archaeological remains the heritage significance of the remaining in-situ ring ditches lies in their evidential value. Although often superficially similar, these funerary monuments exhibit regional variations in form and a diversity of burial practices. Typically therefore, the ring ditches may be considered to be of regional significance, with the potential to contain information that will further help in understanding the monument’s date, its manner and duration of use, and of the environment in which it was constructed. As the value of these assets is primarily evidential and they have no surface expression, setting does not contribute to their significance. | | | Medium-high |
| LUC Ref | Description | Period | Value |
| GV40 (HER 15094) | The NMP has recorded an area of cropmarks to the west of New Wintles Farm that have been interpreted as a possible linear feature and multiple pits, possibly of prehistoric date. Review of the EA Lidar data has also revealed what may be an enclosure in the field east of the cropmarks (e.g. by New Wintles Farm) and that there are also potential linear features in the field to the west of the authorised landfill between City Farm and New Wintles Farm. These could either be related to the potential prehistoric cropmark features or else to the early medieval settlement (GV35 (HER 15056)) also known in the area. | Prehistoric? | Uncertain (possibly low-medium?) |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| As an archaeological asset the heritage significance of these features is primarily evidential. Their value will depend on the level of information they yield, which will not be understood until they have been subject to field evaluation. At this juncture, it is thought most likely that they will be of low or medium value. As the value of these assets is primarily evidential and they have no surface expression setting does not contribute to their significance. | | | Uncertain (possibly medium-medium-high) |

| LUC Ref | Description | Period | Value |
|---|---|-------------------|---------------------|
| GV35 (HER 15056) | <p>Site of a 6th -8th century early medieval settlement comprising a 7 acre area bounded in part by palisade trench at New Wintles Farm. The settlement, interpreted as a farmstead with multiple-phased occupation, comprised at least four post-hole buildings and twenty-two sunken buildings as well as a possible sheep pen, a possible well, and a trackway. A number of isolated pits and hearths, two of which were within Bronze Age ring ditches, were also found along with a few scattered shallow burials.⁷⁹</p> <p>A large part of the New Wintles site is likely to have been destroyed without record as a result of historic gravel workings. However, it is believed that the western, northern and possibly the eastern limits of the excavation have been reached⁸⁰, although it should be noted that there are no physical boundaries (save to the NE) and in general the site was heavily truncated by medieval and later ploughing meaning that only the lowest parts of features survived. Areas that proved negative could therefore have once contained archaeology that has simply been removed. The southern extent of the settlement is less clear. Cropmarks indicate a continuation of the settlement in the form of scattered buildings and it has been suggested that these may extend as far as the northern edge of Eynsham.</p> <p>Review of the EA Lidar data has also revealed what may be an enclosure in the field east of the cropmarks (e.g. by New Wintles Farm) and that there are also potential linear features in the field to the west of the authorised landfill between City Farm and New Wintles Farm. These features could either be related to the early medieval settlement or the possible prehistoric features (GV40 (HER 15094) also recorded in the area.</p> | Early Medieval | Medium |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| <p>As an archaeological site the heritage significance of these features is primarily evidential. When originally excavated the site was one of the first early medieval settlements to be so thoroughly investigated and there is a relatively good understanding of the sites function and duration. Further remains, are likely to be of medium value adding to or altering our understanding of the site – particularly in terms of understanding its relationship to nearby contemporary settlement in Eynsham. It will also allow for the re-evaluation of the site in the context of more recent understanding of the settlement of this period.</p> <p>As the value of this site is primarily evidential setting only makes a very limited contribution to its heritage significance. This contribution is derived from potentially contemporaneous landscape features including the hollow way and two early medieval boundaries – Tar’s Grave and Maer Broc – both of which are marked by historic hedgerows.</p> | | | Medium-high |

⁷⁹ Gray, M.(1973) The Saxon Settlement at New Wintles, Eynsham, Oxfordshire. In Rowley, T. (ed.) 'Anglo-Saxon Settlement and Landscape: Papers presented to a Symposium: British Archaeological Report 6, pp. 54.

⁸⁰ Ibid.

| LUC Ref | Description | Period | Value |
|-----------------------|--|----------|-------|
| GV17 (HER 5424) | <p>In the northwest area of the site a substantial hollow way leads to an area of earthworks (banks and hollows) and soilmarks, suggested to form the remains of the deserted medieval village (DMV) at Tilgarsley, which was purportedly depopulated during the Black Death⁸¹ and abandoned by 1349. The remains identified here are thought to comprise a village green surrounded on all sides by houses, accessed via a hollow way.</p>  <p>Plate 18: 1m DSM LIDAR data⁸² of the earthworks interpreted as Tilgarsley deserted medieval settlement</p> <p>18th century maps of Eynsham depict a green in this location referred to as 'Turner's Green'. According to the VCH⁸³ this was a triangle of waste that lay along an ancient lane that followed Spareacre Lane, passing north-wards over Acre Hill and past 'Tar's grave'. At Turner's Green the track turns westwards towards Bowles Farm, which lies to the northwest of the Garden Village Site. This and a number of other ancient trackways lead and converge at Bowles Farm and, in combination with documentary evidence, it has been suggested that Bowles Farm may also form the site of Tilgarsley, although there is no archaeological evidence for this.⁸⁴</p> <p>Another possibility is that the village was either large or polyfocal and extended between Turners Green and Bowles Farm. Suggestions that the village was located near Barnard Gate or Twelve Acre Farm are generally held to be mistaken</p> | Medieval | High |

⁸¹ According to the Eynsham Cartularly c.f. HER 5424 document

⁸² <https://houseprices.io/lab/lidar/map?ref=SP4220911056>


⁸³ <https://www.british-history.ac.uk/vch/oxon/vol12/pp98-110>

⁸⁴ <https://www.british-history.ac.uk/vch/oxon/vol12/pp115-116>

| LUC Ref | Description | Period | Value |
|---|---|--------|--------------|
| | <p>and based on the misinterpretation of references to the manor or its fields.⁸⁵</p> <p>The historic lane leading to the DMV through the Site is still legible as an earthwork (Plate 20) visible as a public footpath now follows its route.</p>  <p>Plate 19: The hollow way leading to 'Turners Green' facing northwest</p> | | |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| <p>Being archaeological the heritage significance of these features is primarily evidential. Their level of significance is uncertain as they have not been evaluated, however in line with the precautionary approach of this assessment they are being treated as being of high significance. This is because, DMVs are frequently undisturbed by later occupation and contain well-preserved archaeological deposits. Furthermore, as a common and long-lived monument type in most parts of England, they provide important information on the diversity of medieval settlement patterns and farming economy between the regions and through time. There are over 2000 deserted medieval villages recorded nationally, and because of the information that they can provide many have been scheduled. As an asset of high significance, the earthworks and hollow way would need to be preserved in-situ⁸⁶. However, further investigation (both documentary and archaeological) would be required in order to clarify its significance and establish whether it is of national significance and requires scheduling (and preservation in-situ), or not.</p> <p>In terms of setting, the village would have had an important historical and functional relationship with the surrounding countryside upon which it not only depended but also helped shape. Although modified the current surrounding agricultural landscape still aids in the understanding of the site, particularly as it contains some possible contemporary features. Most notable in this respect are the hollow way and the potential historic hedgerow along the parish boundary to the north of this, which appears to coincide with a medieval boundary.</p> | | | High |

⁸⁵ <https://www.british-history.ac.uk/vch/oxon/vol12/pp115-116>

⁸⁶ As per the NPPF paragraph 194 footnote 63: 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets'.

| LUC Ref | Description | Period | Value |
|--|--|----------|--------|
| GV12 (HER 15371) |  <p data-bbox="395 828 1037 913">Plate 20: 1m DSM Lidar imagery⁸⁷ showing the medieval moated site in the southwest of the Garden Village Site</p> <p data-bbox="386 936 1046 1115">Trial trenching during the dualling of the A40 revealed a possible medieval moated farmstead located in the southwest corner of the site. Finds yielded a 11th -13th century date, although one ditch contained 15th-16th century date material. It has been postulated that this moated settlement was associated with the possible medieval village at Tilgarsley, which also lies within the Site.</p> <p data-bbox="386 1133 1021 1312">The setting of the asset remains largely agricultural to the north and east, but to the south it has been truncated by the A40 and to the west the adjacent field has been converted to use as a moto-cross track. Access to this has cut directly across the archaeological site, which will most likely have resulted in damage to any remaining archaeological deposits (see Plate 20).</p> | Medieval | Medium |
| Heritage Significance (including contribution made by setting) | | | |
| <p>Being archaeological, the heritage significance of this asset is primarily evidential, and in these terms it is of medium value. There are around 6,000 moated sites known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains and finds from the site were well-preserved and there appeared to be good potential for the recovery of environment information, both from deposits in the waterlogged ditch and carbonized material from occupation layers. This example may be damaged, but it is still has considerable evidential potential in itself and in relation to providing further context to the possible deserted medieval settlement further north.</p> | | | |

⁸⁷ <https://houseprices.io/lab/lidar/map?ref=SP4161910198>

| LUC Ref | Description | Period | Value |
|---|---|---------------|---------------------|
| GV90 (HER 26082) | During the evaluation of the proposed route of the A40 Witney to Cassington dualling two east-west ditches were located in two fields south of New Wintles Farm (SP 433103), one of which contained a small very abraded Roman sherd. Two parallel shallow gullies aligned north-south in the same fields yielded no dating evidence. Though the dating is insecure the excavators considered it possible that these ditches formed part of a field system associated with the New Wintles early medieval settlement site. | Roman? | Low |
| Heritage Significance (including contribution made by setting) | | | |
| As archaeological assets the heritage value of these features (of which there will be further remains both within and beyond the evaluated area) is evidential. In these terms they are of low value with the potential to inform on local land division and use. As they are of evidential value setting will only make a very limited contribution to their significance. | | | |
| LUC Ref | Description | Period | Value |
| GV172- GV178 | <p>Several buildings, probably farm outbuildings, have been identified from historic OS maps. From the 1876 OS map these include:</p> <ul style="list-style-type: none"> • A rectangular building depicted in the southwest corner of the site adjacent to a footpath running along the western boundary (GV172). A building continues to be shown in this location on all the subsequent OS maps reviewed and the ruins of a building are evident on Google Earth. • A rectangular building in a field in the southwest corner of the site along the southern boundary (A40) (GV173). This field has since been converted to use as a moto-cross track suggesting that remains are not likely to survive. • A small rectangular building is depicted to the west of Cuckoo Lane, not far north from the junction with what is now the A40 and where there is now an electrical substation (GV174). A building continues to be depicted at this location until the 1950s. <p>From the 1899 OS map these include:</p> <ul style="list-style-type: none"> • A rectangular building a in a field immediately north of what is now the A40, just to the west of the junction with Cuckoo Lane (GV175). • A building – now built over - in a field located between Cuckoo Lane and the western boundary of the Site (GV176). • A building in the same field to the west of Cuckoo Lane near the western boundary of the Site (GV177). A building is shown to be located here until the 1950s. • A building located along a footpath towards the centre of the Site (GV178). A building is shown to be located at this location until the 1950s. <p>Assets identified from the 1899 OS map include:</p> <ul style="list-style-type: none"> • A rectangular building a in a field immediately north of what is now the A40, just to the west of the junction with Cuckoo Lane (GV175). A building continues to be shown in this location until the 1920s. • A building in a field located between Cuckoo Lane and the western boundary of the Site (GV176). The building is adjacent to Cuckoo Lane, and the site of it has subsequently been built over by large modern outbuildings. • A building in the same field to the west of Cuckoo Lane near the western boundary of the Site (GV177). A building is shown to be located here until the 1950s. • A building located along a footpath towards the centre of the Site (GV178). A building is shown to be located here until the 1950s. | Post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |

| LUC Ref | Description | Period | Value |
|---|---|--------------------------------|--------------|
| | Any potential archaeological remains relating to these features will be of evidential heritage value. In these terms they are of low value with the potential to inform on local agricultural practice. As they are of evidential value Setting will only make a very limited contribution to their significance. | | Medium |
| LUC Ref | Description | Period | Value |
| GV179 | <p>Hedgerows were subject to a high-level appraisal, based on map evidence and considering only criteria 1-3 of Part II Schedule I of the Hedgerow Regulations 1997.⁸⁸ This identified a number of potentially historically 'important' historic hedgerows that are mapped on Figure 2a/b.</p> <p>The majority of hedgerows appear to qualify as they demarcate pre-parliamentary enclosures. But there are also hedgerows that follow the possible pre-1600 Tilgarsley and Eynsham manor boundary (Tilgar's ditch) and another that coincides with the historic parish boundary.</p> | Early-medieval – post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| <p>The heritage significance of these assets lies primarily in their evidential and historical illustrative value and the way in which they indicate past land use and ownership). At present, the setting of the hedgerows is comprised of the agricultural fields of which they form boundary elements. Such a setting currently makes the hedgerows' purpose, as historic agricultural boundary features, legible and contributes to their significance to an extent. The extent of this contribution is very minor since the key facets of their heritage significance relate primarily to their physical form and the evidential and historical values embodied within them.</p> <p>The hedgerows also contribute to the overall character of the historic landscape.</p> | | | Medium |
| LUC Ref | Description | Period | Value |
| GV180 | Open field systems, characterised by ridge and furrow cultivation remains, are typical of much of lowland Britain. Review of LiDAR and aerial imagery indicates extensive areas of surviving ridge and furrow across the Site. | Medieval – post-medieval | Low |
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| <p>Earthworks of ridge and furrow, derived from the operation of medieval open field systems, once covered swathes of lowland Britain. Owing to subsequent agricultural intensification, there are now many fewer examples of ridge and furrow earthworks. Their heritage significance lies primarily in their evidential value as they contribute to our knowledge of the nature, scale and extent of medieval and earlier post-medieval agricultural activity in this area. The setting of these assets, particularly when they remain in land that is in agricultural use, can contribute to their significance by enabling an understanding of the agricultural processes which supersede this method of farming and can allow an appreciation of existence of the asset.</p> | | | Medium |
| LUC Ref | Description | Period | Value |
| GV190 | <p>There is a network of historic pathways that run across the Site, following former and existing land divisions. Significantly, one of these trackways coincides with the purported route of 'Tilgar's ditch', later corrupted as 'Tar's grave' and 'Torres way/ mere' an early medieval manor boundary.</p> <p>The paths/ tracks are first depicted clearly on the 1762 map of Eynsham and are further detailed on the 1782 map. The existing network largely corresponds to that attested on these maps, although there has been some loss of the network that existed in the southwest corner of the Site, where there were trackways that connected the possible moated site (GV12) to Cuckoo Lane. A second branch off of the track connecting 'Tar's grave' to the possible deserted medieval settlement (GV12) in the north of the Site is also no longer extant, although its route is reflected in the current field boundaries. Part of the bridle way that ran to Hanborough has also been re-routed as a result of the gravel extraction to the south of City Farm.</p> <p>It is possible that some of the lost pathways/ tracks will be detectable as buried features.</p> | Post-medieval | Low |

| LUC Ref | Description | Period | Value |
|---|--|--------|---------------------|
| Heritage Significance (including contribution made by setting) | | | Risk of harm |
| | The heritage significance of these pathways is primarily evidential and historical evidential, and lies in their ability to evidence past land division and connectivity. Some may also have some historical associative value as a result of their association with boundary of Tilgarsley Manor. Setting contributes to the heritage significance of some of these pathways as there are potentially related historic features such as the former manor boundary and the medieval settlement sites. However, given their low legibility the contribution made is very limited. | | Medium |

Archaeological potential

- 4.12 The gravel deposits recorded within the eastern half of the Site are a known focus for settlement, as indicated by the recorded prehistoric and early medieval activity. Cropmarks relating to these periods indicate activity beyond the areas investigated, but there remains a high potential for further unknown remains from these periods which, due to changes in geology, are not represented by cropmarks.
- 4.13 In addition to being the foci for settlement the gravel deposits within the site also have a good potential for containing residual worked flint of Palaeolithic date. The Summertown-Radley gravels typically produce Lower and Middle Palaeolithic finds of the Levallois industries, and the older Hanborough gravels produce Lower Palaeolithic handaxes and fake tool industries.
- 4.14 The alluvium recorded within the Site also has potential for containing buried archaeological deposits, including (if waterlogged) exceptionally well-preserved organic remains.
- 4.15 Both the gravel deposits and alluvium will be an important environmental resource for understanding the evolution of the landscape,⁸⁹ potentially even containing buried land surfaces.
- 4.16 In the west of the Site many of the fields have been reorganised and amalgamated and as such, there is a good potential for former field boundaries and other low value medieval and post-medieval agricultural features. A low to moderate potential for unknown archaeological remains relating to medieval – post-medieval agricultural activity may be expected more generally across the site.
- 4.17 Any unknown remains within the Site are likely to have been truncated by medieval and post-medieval ploughing activity, but should otherwise be relatively intact. The major exception to this being the area of modern extractive/ landfill activity. No archaeological remains are likely to survive within this area.

Non-designated assets – options for sustainable development

- 4.18 It is recommended that the historic hedgerows and pathways/ road within the Site are retained. Retention of these features could contribute to fostering a sense of place, through providing some time depth in the development, and may also have ecological benefits through habitat retention.
- 4.19 The earthworks and associated hollow way interpreted as the deserted medieval settlement of Tilgarsley (GV17) may require in-situ retention, if proven to be of high (national) heritage significance. To establish the significance of the site better and to understand if it meets the criteria for scheduling⁹⁰, a targeted programme of documentary research and field evaluation, such as geophysical survey and trial trenching, may be necessary. If preservation in-situ is required, then the Site boundary could be adjusted to omit this area or it could be demarcated as strategic open land, in which no ground intrusive work is possible.
- 4.20 In the event of development, an appropriately staged programme of archaeological works will be needed across the Site – not just to evaluate and mitigate effects to known heritage assets but to further clarify the potential for hitherto unknown heritage assets, as well the palaeoenvironmental / geoarchaeological potential of the Site.
- 4.21 The programme of archaeological works would need to be undertaken by qualified professionals in accordance with a Written Scheme of Investigation agreed with the local council's

⁸⁹ Historic England 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record, p. 7.

⁹⁰ Historic England 2018. Settlement Sites to 1500: Scheduling Selection Guide.

archaeological adviser. The staged programme of works is likely to include (but not be limited to) geophysical survey, geoarchaeological bore holing/ test pitting/ trial trenching and archaeological trial trenching. This field work would be used to inform the requirement for/ scope of targeted excavation and/ or watching briefs. It has been advised by the Oxfordshire County Council Planning Archaeologist that field evaluations would need to be undertaken in advance of the determination of any planning application.

Cumulative Effects

- 4.22 No cumulative effects have been identified as arising from the development of this Site in combination with the proposed West Eynsham Site.

Summary of options for sustainable development

- 4.23 Below is a summary of the options for sustainable development and opportunities for enhancement highlighted throughout the previous assessment.

Assets within the Site

- 4.24 There are four listed buildings within the Site, all related to City Farm. It is recommended that these be retained along with the elements of their setting that relate to their heritage significance. These elements include the surrounding agricultural land and the network of pathways.
- 4.25 As discussed above, the possible Tilgarsley DMV (GV17) – which is not designated - may require in-situ retention if proven to be of high heritage significance. Assuming that preservation in-situ is required, then the area including this asset could be demarcated as strategic open land, in which no ground intrusive work, vehicular movement, etc., is permitted. During construction the site would need to be cordoned off.
- 4.26 It is also recommended that the hollow way leading to the DMV site (GV17) and network of historical tracks that cross the Site – many of which relate to historical boundaries – be conserved. Creative master planning could incorporate the routes into the settlement design, which would contribute to principle of ‘healthy living’ by providing walking/ cycling access to green spaces beyond the settlement.
- 4.27 Additionally, it is recommended that efforts be made to retain the hedgerows identified as ‘historically important’. These ancient land divisions may again be incorporated via creative master planning and used as a focus for creating a sense of place. The removal of any such hedgerows would require permission from the local authority.

Assets beyond the Site

- 4.28 Very little setting change is anticipated in relation to designated assets in the wider area. It should be noted that development within the Site should be restricted to a height that ensures it is not visible from Eynsham Park. Additionally, it should be appreciated that any future expansion of the Site towards Eynsham Park and Church Hanborough Conservation Area, would need to be very carefully considered, due to the way that their agricultural setting contributes to their heritage significance.

Opportunities

- 4.29 The manor and village of Tilgarsley sets a historical precedent for a second settlement adjacent to Eynsham and offers a focus that can be used to help create a separate and distinct sense of place. The historic landscape character and features therein can also be used to inform the masterplanning process to create a sense of place and deliver other benefits.
- 4.30 There is an opportunity for increasing public understanding of the history of Tilgarsley, and the other heritage assets in the east of the site, through the creation of a heritage trail, open days during archaeological investigation, etc.

5 Conclusions

Introduction

- 5.1 This report has recorded the process and outcomes of a strategic historic environment assessment of two sites allocated within the West Oxfordshire Local Plan 2031 (2018), near Eynsham. The sites assessed are: 1) the 'West Eynsham Site' and 2) the 'Garden Village Site'. It sets out:
- the significance of heritage assets within the Sites, and those with the potential to experience effects as a consequence of setting change;
 - the risk of harm to heritage assets from development on site (assuming a precautionary maximum-case scenario, as detailed proposals for the sites are not available); and,
 - options that may be available to avoid or minimise adverse effects and deliver enhancement.
- 5.2 As detailed proposals for the Sites are not available the assessment does not draw conclusive statements regarding the significance of the potential impacts, definitive levels of harm, or mitigation. Furthermore, this assessment does not preclude the need for detailed assessments that would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments.

West Eynsham Site –designated assets

- 5.3 There is the potential for the loss of the grade II listed Chil Bridge and for change to its setting through the loss or alteration of its relationship with the Chil Brook and the Chil Bridge Road. To avoid this, it is recommended that the bridge and these key features of its setting that contribute to its heritage significance are retained.
- 5.4 There is also the potential for the physical loss of part of a scheduled multi-period cropmark site that is overlapped by the Site. Scheduled Monuments are legally protected from disturbance and there is, accordingly, a policy presumption in favour of their preservation in situ unless there are substantive public benefits to a proposed development that outweigh any harm that would be caused. This policy presumption also applies to non-designated heritage assets with archaeological interest which are of demonstrably equivalent importance to Scheduled Monuments and it is possible that the archaeological features that continue northwards from the scheduled area may be of such significance. Development proposals coming forward for the site are, therefore, to seek to avoid harm to the Scheduled Monument and any non-designated heritage assets of equivalent importance in design development and optioneering. Avoiding harm could be achieved through retaining the relevant areas of the site as open space within the development. It is recognised, however, that there may be reasons, such as connection to existing infrastructure, why elements of a development proposal may need to consider some direct interaction with the scheduled area. In such scenarios, optioneering will need to be carried out in close consultation with the relevant consultee (Historic England) so that all realistic options for the avoidance and minimisation of harm are explored and any direct effects outweighed by an appropriate level of public benefit and appropriately mitigated⁹¹. Scheduled monument consent would be required for any proposals having a direct impact on the scheduled area. Setting change occasioned by development of the site would, at worst, have only a minor effect on the heritage significance of the scheduled monument. Given the minimal contribution of setting to heritage significance, especially meaningful setting change is not anticipated.
- 5.5 Eynsham Conservation Area lies to the east of the West Eynsham Site and contains a number of designated and non-designated heritage assets which derive some of their significance from their setting. In order to preserve the significance of the Conservation Area and heritage assets within it, it is recommended that any further built development at the eastern edge of this site be

⁹¹ Such an approach is in line with that set out in the site-specific Local Plan Policy EW2.

subject to very careful consideration. It is recommended that no development is proposed for the area, currently under pasture, lying west of Station Road and around the Chil Brook. This is as the undeveloped nature of land around this section of Station Road forms part of the setting both of the Conservation Area and assets related the Scheduled and non-designated remains of Eynsham Abbey which contribute to their significance.

- 5.6 No effects are anticipated to any further designated heritage assets in the vicinity of the Site as result of setting change that would be caused by development of the site along the principles outlined above.

Garden Village Site – designated assets

- 5.7 In the Garden Village Site, there are four grade II listed buildings, all related to City Farm. These would be at risk of physical and setting change and it is recommended that the buildings and their spatial relationship be retained along with other key elements of their setting that relate to their heritage significance (e.g. the surrounding agricultural land and the network of pathways). Very little meaningful setting change is anticipated in relation to designated assets in the wider area of the Garden Village Site.

West Eynsham and the Garden Village Site - non-designated assets

- 5.8 In both sites a number of historic pathways/ tracks/ roads and hedgerows that are 'historically important'⁹² have been identified and it is recommended that these are retained. This would contribute to fostering a sense of place by providing some time depth in the development, and may also be beneficial in terms of ecology and healthy living. In the event that their removal was sought, permission would need to be obtained from the Local Authority.
- 5.9 Similarly both Sites have been found to contain a number of non-designated archaeological assets. In the event of development, a programme of archaeological work will be needed to further evaluate the significance of these assets and inform a mitigation strategy. This is likely to include the monitoring of geotechnical works, geophysical survey and trial trenching.
- 5.10 In terms of mitigation, typically only archaeological assets of high or very high significance require preservation in situ. In the West Eynsham Site, this would include the nationally important multi-period cropmark site, which is already protected by scheduling. It could also include any non-scheduled but related features that extend beyond this, if they are found to be of similar high significance.
- 5.11 Similarly, in the Garden Village Site there is an area of earthworks and a hollow way, which are potentially of high value, although not currently designated. In accordance with the NPPF, these remains - which have been interpreted as the remains of the medieval deserted settlement of Tilgarsley - may also need to be preserved in-situ.
- 5.12 Remains of lesser value may be 'preserved by record'. Depending on their value this could entail full excavation and recording or an archaeological watching brief.
- 5.13 Any programme of work would also be designed to clarify the potential for any hitherto unknown heritage assets and the evidence of the palaeoenvironmental/ geoarchaeological potential of the Site, which may be high given the recorded presence of alluvial deposits and river terrace gravels.

Opportunities for enhancement

- 5.14 In addition to any potential harm, opportunities for enhancement and wider public benefits have also been highlighted in relation to both Sites. These may be summarised as follows:

West Eynsham Site

- Development presents an opportunity to improve public awareness and understanding of the scheduled multi-period cropmark site through the extension of the Eynsham Heritage Trail or similar. However, increased public awareness of the site may also cause issues in relation to illegal metal detecting.

⁹² In accordance with the criteria set out in the 1997 Hedgerow Regulations.

- The Chil Bridge is also in a state of disrepair and its restoration as part of the development of the Site could potentially result in a beneficial effect to the heritage significance of the asset.
- There is the potential to draw upon the vernacular historic landscape character of the Site and immediate area (e.g. Eynsham) to inform the masterplanning process and to shape the scale, form and character of new development.
- There is the potential for a Conservation Management Plan (CMP) for Eynsham Conservation Area to be secured condition/obligation on any eventual planning permission. However, this would not preclude the requirement for a Conservation Area Appraisal, which is strongly recommended to be prepared at the earliest opportunity.

The Garden Village Site

- The manor and village of Tilgarsley sets a historical precedent for a second settlement adjacent to Eynsham and offers a focus that can be used to help create a separate and distinct sense of place. The historic landscape and features therein can also be used to inform the masterplanning process to create a sense of place and deliver other benefits.

There is an opportunity for increasing public understanding of the history of Tilgarsley, and the other settlements sites in the east of the Site, through the creation of a heritage trail, open days during archaeological investigation, etc.

Appendix 1- Legislative and policy context

5.15 The following Appendix includes the relevant legislative and policy context for the study.

Historic environment legislation

- 5.16 Legislation relating to archaeology and Scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.
- 5.17 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed buildings and conservation areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act states that in exercise of planning functions special regard must be had to the preservation or enhancement of the character and appearance of conservation areas.
- 5.18 The Hedgerows Regulations (1997) protect countryside hedgerows, which may be considered historically 'important' if they are 30 years old and:
- marks all or part of a parish boundary that existed before 1850; and/or,
 - contains an archaeological feature such as a scheduled monument;
 - is completely or partly in or next to an archaeological site listed on a Historic Environment Record (HER); and/or,
 - marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600; and/or,
 - is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845).

National planning policy

- 5.19 The application of the above laws and national policy covering the effects of development on the historic environment are outlined in the National Planning Policy Framework (NPPF)⁹³. There are references to the historic environment throughout the NPPF but Section 16 'Conserving and enhancing the historic environment' deals with the topic in detail and provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking to:
- deliver sustainable development⁹⁴;
 - understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conserve England's heritage assets in a manner appropriate to their significance; and,
 - recognise the contribution that the historic environment makes to our knowledge and understanding of the past.
- 5.20 The following paragraphs of the NPPF are relevant to consideration of the historic environment effects of proposals.

⁹³ Department for Communities and Local Government, 2012; 2018.

⁹⁴ As set out by the NPPF (2018) this means meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Table 5.1 - Relevant NPPF (2019) policies

| Paragraph | Content |
|-----------|--|
| 189 | In determining applications, local planning authority's 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 authority's should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. |
| 190 | Local planning authority's should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. |
| 192 | In determining planning applications, local planning authority's should take account of: <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness. |
| 193 | When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. |
| 194 | Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p> |
| 195 | Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use |
| 196 | Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. |
| 199 | Local planning authority's should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. |
| 200 | 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. |

Definitions

- **Heritage Assets** are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- **Archaeological Interest** is defined as: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Designated Heritage Assets** comprise: A World Heritage Site, Scheduled monument, Listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or conservation area designated under the relevant legislation.
- **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting** is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Local Policy

West Oxfordshire Local Plan 2031

- 5.21 In September 2018 West Oxfordshire District Council adopted the West Oxfordshire Local Plan 2031. In this document the Council's overall approach to the District's historic environment is set out in Policy EH9, further to which Policies EH10-EH16 relate to specific aspects and/or heritage assets of this environment.

Policy EH9 – Historic Environment

- 5.22 Policy EH9 seeks to conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.
- 5.23 It states that in determining applications, great weight and importance will be given to conserving and/or enhancing the significance of designated heritage assets. Proposals which would harm the significance of a designated asset will not be approved, unless there is a clear and convincing justification.
- 5.24 Significant weight will also be given to the local and regional value of non-designated heritage assets, and when considering proposals that directly or indirectly affect their significance a balanced judgement will be made in relation to the scale of harm/ loss, the significance of the heritage asset and the public benefits of the proposed development.
- 5.25 All applications which affect, or have the potential to affect, heritage assets will be expected to assess their significance to a proportionate level of detail that is sufficient to understand the potential impact to the asset. Further to this it must be demonstrated that the proposal would avoid or minimise any adverse impacts wherever possible and where not possible makes allowance for their recording, the information from which is to be made publicly accessible.

Policy EH10 – conservation areas

- 5.26 Proposals for development in a conservation area or affecting the setting of a conservation area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that:
- the location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the conservation area;
 - the development conserves or enhances the setting of the conservation area and is not detrimental to views within, into or out of the Area;

- the proposals are sympathetic to the original curtilage and pattern of development and to important green spaces, such as paddocks, greens and gardens, and other gaps or spaces between buildings and the historic street pattern which make a positive contribution to the character in the conservation area;
- the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the conservation area; and,
- there would be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the conservation area, unless the development would make an equal or greater contribution.

5.27 Applications for the demolition of a building in a conservation area will only be permitted where it has been demonstrated that:

- the building detracts from or does not make a positive contribution to the special interest, character or appearance of the conservation area; or
- the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and
- any proposed replacement building makes an equal or greater contribution to the special interest, character or appearance of the conservation area.

5.28 Wherever possible the sympathetic restoration and re-use of buildings that make a positive contribution to the special interest, character and appearance of a conservation area will be encouraged, thereby preventing harm through the cumulative loss of features which are an asset to the conservation area.

EH11 – Listed buildings

5.29 Proposals for additions or alterations to, or change of use of, a Listed building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed building, will be permitted where it can be shown to:

- conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and
- retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.

EH12 – Traditional Buildings

5.30 In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:

- extensively alter the existing structure or remove features of interest;
- include extensions or alterations which would obscure or compromise the form or character of the original building.

EH13 – Historic Landscape Character

5.31 In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:

- the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected;
- the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated;
- the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts); and

- the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

Policy EH14 – Registered historic parks and gardens

- 5.32 Registered historic parks and gardens Proposals for development that would affect, directly or indirectly, the significance of a Historic Park or Garden on Historic England’s Register of Historic Parks and Gardens will be permitted where the proposals:
- conserve or enhance those features which form an integral part of the special character, design or appearance of the Historic Park or Garden; and
 - ensure that development does not detract from the special historic interest, enjoyment, layout, design, character, appearance or setting of the Historic Park or Garden, key views within, into and out from the Historic Park or Garden, or does not result in the loss of, or damage to, their form or features nor prejudice its future restoration.
- 5.33 Proposals that would enable the restoration of original layout and features where this is appropriate based upon thorough research and understanding of the historical form and development will be supported.

Policy EH15 – Scheduled monuments and other nationally important remains

- 5.34 Proposals for development that would affect, directly or indirectly, the significance of Scheduled monuments or non-scheduled archaeological remains of demonstrably equal significance will be permitted where the proposals would conserve or enhance the significance of the Monument or remains, including the contribution to that significance of the setting of the Monument or remains. Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in-situ.
- 5.35 Any unavoidable harm to or loss of Scheduled monuments or nationally important archaeological remains (justified in accordance with the principles set out in national planning policy and Policy EH9), should be:
- minimised through: careful design, including modifying building footprints; the use of appropriate construction methods and temporary works; avoiding damaging landscaping proposals; seeking engineering design solutions; and
 - mitigated by a programme of archaeological investigation, recording and analysis.

Policy EH16 – Non-designated heritage assets

- 5.36 When considering proposals that would affect, directly or indirectly, non-listed buildings, non-scheduled, non-nationally important archaeological remains or non-Registered Historic Parks and Gardens, the presumption will be in favour of the avoidance of harm or loss as such assets are also irreplaceable.
- 5.37 A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.

Eynsham Neighbourhood Plan 2017 – 2031 (December 2018)

- 5.38 The Eynsham Neighbourhood Plan 2017-2031 was finalised in December 2018. It is intended to run concurrent to the West Oxfordshire Local Plan, as well as generally accord with it. The historic environment is specifically mention in the Sustainable Development Policy ENP14a, which states:
- ‘Development shall protect the character and community of Eynsham and seek to establish similar qualities in any new settlement such as the proposed Garden Village. All proposals shall be required to:
- A. Sustain the village character, which results from its walkability and its designated and non-designated heritage assets while protecting these assets and their various settings.

B. Protect the wider village setting including its relationship to the Oxford Green Belt, Thames floodplain and the wider countryside. This shall include evidence of sequential testing as part of all masterplans.'

- 5.39 Protecting the historic environment is then discussed in detail at paragraphs 14.15 - 14.17, as one of the reasons for this policy. In general this discussion recapitulates the requirements of local and national historic environment planning policies, but paragraph 14.16 notes that designated assets will be conserved and enhanced not just for their historic significance but also their: 'important contribution to local distinctiveness, character and sense of place as indicated by feedback from residents.'
- 5.40 A further reference to the historic environment is made in the strategic development policy (ENP17d), which states: 'B. Development should sustain and enhance the significance of designated and non-designated heritage assets and avoid harm to them and their settings.'

Appendix 2 - West Eynsham Historic Environment Gazetteer

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|--|----------------|-------------------------|---------|----------|
| 1 | 804 | Site of brick kiln and clay pit at Ambury Close Farm | Non-designated | Post-medieval | 440836 | 210352 |
| 2 | 8027 | Bronze Age inhumation (Twelve Acre Farm) | Non-designated | Bronze Age | 441300 | 209300 |
| 3 | 1052432 | Twelve Acre Farmhouse | LB II | Post-medieval | 441309 | 209375 |
| 4 | 8221 | Undated enclosures and linear features | Non-designated | Undated | 441400 | 208300 |
| 5 | 851 | Armstalls deserted medieval settlement | Non-designated | Medieval | 441445 | 208491 |
| 6 | 15038 | Possible later prehistoric linear features and enclosures (W of Foxley Fields) | Non-designated | Prehistoric | 441600 | 208400 |
| 7 | 15371 | Medieval moated farmstead in Chil Brook | Non-designated | Medieval | 441621 | 210208 |
| 8 | 13417 | Medieval pottery (NNE of Chil Brook/close to the A40) | Non-designated | Medieval | 441660 | 210110 |
| 9 | 15036 | Undated linear features and enclosures | Non-designated | Undated | 441800 | 208900 |
| 10 | 16297 | Bust of Minerva at Twelve Acre Farm | Non-designated | Roman | 441800 | 208800 |
| 11 | 1668 | Neolithic settlement (350 yards N of Foxley Farm) | Non-designated | Neolithic | 441870 | 208420 |
| 12 | 811 | Site of Ledmore clay pit and brick kiln | Non-designated | Post-medieval | 441900 | 209400 |
| 13 | 16490 | Bronze Age ring ditch/ Neolithic settlement, Foxley Farm | Non-designated | Neolithic to Bronze Age | 441900 | 208080 |
| 14 | 16286 | Postholes | Non-designated | Unknown | 441972 | 209234 |
| 15 | 1777 | Roman coin hoard (in a field) in Eynsham | Non-designated | Roman | 442000 | 209000 |
| 16 | 15264 | Roman coins (the garden of Fruitlands) | Non-designated | Roman | 442000 | 209000 |
| 17 | 3715 | Bronze Age inhumation cemetery (Foxley Farm) | Non-designated | Bronze Age | 442150 | 208050 |
| 18 | 3712 | Romano-British sherds and pits (corner of gravel pit at Foxley Farm) | Non-designated | Roman | 442159 | 208086 |
| 19 | 3711 | Pits | Non-designated | Undated | 442160 | 208100 |
| 20 | 3713 | Iron Age (Belgic) pottery | Non-designated | Iron Age | 442160 | 208073 |
| 21 | 15027 | Cropmarked settlement and cemetery complex near Foxley | Non-designated | Neolithic to | 442330 | 208316 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|--|----------------|------------------------|---------|----------|
| | | Farm | | Roman | | |
| 22 | 1006333 | Sites discovered by aerial photography, near Foxley Farm | SM | Neolithic to Iron Age | 442401 | 208444 |
| 23 | 1283888 | Chil Bridge | LB II | Post-medieval | 442499 | 209269 |
| 24 | 1285 | Roman pottery, Cassington Road | Non-designated | Roman | 442590 | 210030 |
| 25 | 28872 | Anglo-Saxon pits and post holes | Non-designated | Early Medieval | 442711 | 208796 |
| 26 | 28873 | Neolithic pit | Non-designated | Neolithic | 442724 | 208712 |
| 27 | 28871 | Undated ditches | Non-designated | Undated | 442725 | 208826 |
| 28 | 28874 | Ditches of probable Roman and post-medieval date | Non-designated | Roman to Post-medieval | 442770 | 208577 |
| 29 | 1198790 | Bartholomew School | LB II | Post-medieval | 442789 | 209476 |
| 30 | 8073 | Palaeolithic Polished Hand-Axe | Non-designated | Palaeolithic | 442900 | 208800 |
| 31 | 15055 | Bronze Age barrow complex, New Wintles Farm | Non-designated | Bronze Age | 442919 | 210840 |
| 32 | 1048980 | Barn Approximately 50m west of Number 37 (Blankstones Farmhouse) | LB II | Post-medieval | 442928 | 209278 |
| 33 | 1048974 | 92, Acre End Street | LB II | Post-medieval | 442943 | 209319 |
| 34 | 5151 | Possible Later Prehistoric Ring Ditch | Non-designated | Bronze Age? | 442950 | 210508 |
| 35 | 1048979 | Blackstones Farmhouse and attached Outhouse and Wall | LB II | Post-medieval | 442972 | 209282 |
| 36 | 808 | Site of Corn Mill | Non-designated | Post-medieval | 442977 | 209266 |
| 37 | 5046 | Prehistoric bronze implement | Non-designated | Prehistoric | 442995 | 208823 |
| 38 | 1048978 | Number 31 (The Grange), attached rear walls, the wooden spoon and numbers 33 and 35 (The County Gallery) and outbuilding | LB II | Post-medieval | 442998 | 209282 |
| 39 | 1048977 | Murray House | LB II | Post-medieval | 443024 | 209279 |
| 40 | 15056 | Anglo-Saxon settlement at New Wintles Farm | Non-designated | Early Medieval | 443025 | 210695 |
| 41 | 1368242 | 70, Acre End Street | LB II | Post-medieval | 443034 | 209297 |
| 42 | 1048976 | Stone Acre and The Laurels | LB II | Post-medieval | 443038 | 209278 |
| 43 | 1252938 | 66 and 68, Acre End Street | LB II | Post-medieval | 443047 | 209297 |
| 44 | 15094 | Later Prehistoric linear ditches and possible pits | Non-designated | Prehistoric | 443050 | 210350 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|---|----------------|---------------------------|---------|----------|
| 45 | 806 | Goodwin's Crown Brewery | Non-designated | Post-medieval | 443084 | 209313 |
| 46 | 1368243 | The Swan Inn | LB II | Post-medieval | 443087 | 209273 |
| 47 | 5936 | Medieval/Roman artefacts and pits | Non-designated | Roman to Medieval | 443100 | 208700 |
| 48 | 1048975 | 11a, 15 and 17, Acre End Street | LB II | Post-medieval | 443138 | 209278 |
| 49 | 14218 | Medieval moat and pottery | Non-designated | Medieval | 443150 | 208930 |
| 50 | 1048984 | Eynsham Baptist Church | LB II | Post-medieval | 443164 | 209254 |
| 51 | 17291 | Medieval burgage plot boundary ditches in Eynsham | Non-designated | Roman to Post-medieval | 443180 | 209330 |
| 52 | 28172 | Medieval finds and features associated with Abbey Farm | Non-designated | Roman to Medieval | 443180 | 209130 |
| 53 | 1048973 | Barn approximately 25m south of Abbey Farmhouse (Not Included) | LB II | Post-medieval | 443188 | 209120 |
| 54 | 15093 | Possible Bronze Age ring ditch | Non-designated | Bronze Age | 443200 | 210550 |
| 55 | 28289 | Ditches, pits and post holes | Non-designated | Medieval to Post-medieval | 443200 | 209400 |
| 56 | 1368223 | Bee Cottage, The Malt House, The Cottage and Vine Cottage | LB II | Post-medieval | 443211 | 209193 |
| 57 | 1198217 | 2 And 2a, Abbey Street | LB II | Post-medieval | 443216 | 209210 |
| 58 | 8028 | Medieval pottery and bone comb (Abbey Street) | Non-designated | Medieval | 443220 | 209220 |
| 59 | 1198467 | The Vicarage and attached Outbuilding, Wall, Railings And Gateway | LB II | Post-medieval | 443222 | 209367 |
| 60 | 1283863 | The Jolly Sportsman Public House and attached Outbuildings | LB II | Post-medieval | 443226 | 209277 |
| 61 | 1048989 | 1 and 1a, Mill Street | LB II | Post-medieval | 443238 | 209290 |
| 62 | 1048988 | The Hermitage | LB II | Post-medieval | 443238 | 209309 |
| 63 | 1198489 | 3, Mill Street | LB II | Post-medieval | 443238 | 209301 |
| 64 | 4615 | Medieval Fishponds, Eynsham Abbey | Non-designated | Medieval | 443238 | 208982 |
| 65 | 1368248 | Home Farmhouse | LB II | Post-medieval | 443242 | 209420 |
| 66 | 1368244 | The Large Thatched Cottage and The Small Thatched Cottage | LB II | Post-medieval | 443255 | 209229 |
| 67 | 1368272 | Maltshovel House and attached Outbuildings | LB II | Post-medieval | 443261 | 209327 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|--|----------------|----------------------------|---------|----------|
| 68 | 1048987 | 35, Mill Street | LB II | Post-medieval | 443263 | 209454 |
| 69 | 4611 | Catholic Apostolic Church | Non-designated | Post-medieval | 443266 | 209499 |
| 70 | 1368245 | 6, High Street | LB II | Post-medieval | 443266 | 209266 |
| 71 | 1368247 | The Wicket Gate, Getset and Attached Stables | LB II | Post-medieval | 443267 | 209367 |
| 72 | 1198446 | The White House | LB II | Post-medieval | 443267 | 209349 |
| 73 | 1048967 | Chest Tomb with railed enclosure approximately 60msouth southwest Of South Aisle Of Church Of St Leonard | LB II | Post-medieval | 443272 | 209162 |
| 74 | 1283844 | Rowan Cottage | LB II | Post-medieval | 443273 | 209380 |
| 75 | 1048983 | 8, High Street | LB II | Post-medieval | 443275 | 209263 |
| 76 | 1048968 | 1 and 2, The Square | LB II | Post-medieval | 443275 | 209250 |
| 77 | 1048986 | Myrtle House and attached Outbuilding | LB II | Post-medieval | 443276 | 209394 |
| 78 | 26143 | Medieval and post-medieval pits at 3 Thames Street | Non-designated | Medieval to Post-medieval | 443277 | 209316 |
| 79 | 1198767 | Chest Tomb approximately 40m south southwest of south aisle of Church of St Leonard | LB II | Post-medieval | 443282 | 209177 |
| 80 | 1198715 | K6 Telephone Kiosk by the Bartholomew Room | LB II | Modern | 443285 | 209267 |
| 81 | 1283682 | House approximately 5m west of Church of St Leonard | LB II | Post-medieval | 443286 | 209235 |
| 82 | 1048966 | Group of 3 Headstones approximately 38m south southwest of south aisle of Church of St Bartholomew | LB II | Post-medieval | 443286 | 209184 |
| 83 | 1198771 | Chest tomb approximately 45m south southwest of Church of St Bartholomew | LB II | Post-medieval | 443288 | 209171 |
| 84 | 1198732 | Base of Market Cross approximately 2m south of Bartholomew Room | LB II | Medieval | 443289 | 209257 |
| 85 | 1048963 | Bartholomew Room | LB II | Post-medieval | 443290 | 209263 |
| 86 | 15263 | Roman pottery/ coin | Non-designated | Roman | 443290 | 209180 |
| 87 | 1656 | Anglo-Saxon- Medieval pottery | Non-designated | Early Medieval to Medieval | 443292 | 209189 |
| 88 | 1368274 | Chest tomb approximately 37m south of south aisle of Church of St Bartholomew | LB II | Post-medieval | 443294 | 209196 |
| 89 | | VOID | - | - | - | - |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|---|----------------|---------------------------|---------|----------|
| 90 | 1283839 | Wintles Farmhouse and Brooks Cottage | LB II | Post-medieval | 443296 | 209505 |
| 91 | 1368275 | Chest tomb approximately 43m south of south aisle of Church of St Leonard | LB II | Post-medieval | 443297 | 209176 |
| 92 | 1198757 | Group of 3 chest tombs approximately 16m south of south aisle of Church of St Bartholomew | LB II | Post-medieval | 443298 | 209208 |
| 93 | 26082 | Undated ditches and gullies south of New Wintles Farm | Non-designated | Undated | 443300 | 210300 |
| 94 | 1048985 | Redthorn House | LB II | Post-medieval | 443302 | 209524 |
| 95 | 1448172 | Eynsham War Memorial | LB II | Modern | 443305 | 209238 |
| 96 | 1048964 | Church of St Leonard | LB II* | Medieval | 443305 | 209226 |
| 97 | 1283811 | 1, Newland Street | LB II | Post-medieval | 443310 | 209522 |
| 98 | 26326 | Undated features on Land adjacent to Public Library, Mill Street | Non-designated | Undated | 443310 | 209460 |
| 99 | 4174 | Possible Medieval stone culvert that might be part of Eynsham Abbey | Non-designated | Medieval | 443310 | 209330 |
| 100 | 16538 | Prehistoric enclosure at Eynsham Abbey | Non-designated | Neolithic to Bronze Age | 443310 | 209140 |
| 101 | 1173 | Former Methodist Church | Non-designated | Post-medieval | 443312 | 209308 |
| 102 | 1268486 | Llandaff | LB II | Post-medieval | 443320 | 209295 |
| 103 | 1198738 | The Red Lion Hotel | LB II | Post-medieval | 443325 | 209257 |
| 104 | 1283707 | Group of 3 chest tombs approximately 24m south of Chancel of Church Of St Leonard | LB II | Post-medieval | 443325 | 209197 |
| 105 | 1368273 | Cornerstones | LB II | Post-medieval | 443326 | 209269 |
| 106 | 1048965 | Chest tomb approximately 32 metres south of chancel of Church of St Leonard | LB II | Post-medieval | 443326 | 209190 |
| 107 | 16033 | Medieval – Post-medieval features (Thames Street - Land to rear of Llandaff) | Non-designated | Medieval to Post-medieval | 443330 | 209330 |
| 108 | 1198387 | 10, High Street | LB II | Post-medieval | 443331 | 209268 |
| 109 | 1048990 | 15, Newland Street | LB II | Post-medieval | 443366 | 209536 |
| 110 | 1198372 | Evenlode DIY | LB II | Post-medieval | 443376 | 209277 |
| 111 | 1048956 | The Haven | LB II | Post-medieval | 443383 | 209515 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|---|----------------|----------------------------|---------|----------|
| 112 | 1048982 | The Shrubbery | LB II | Post-medieval | 443394 | 209245 |
| 113 | 1368270 | 4 and 6, Newland Street | LB II | Post-medieval | 443395 | 209517 |
| 114 | 1649 | Anglo-Saxon inhumation cemetery at Eynsham | Non-designated | Early Medieval | 443410 | 209890 |
| 115 | 9506 | Anglo-Saxon settlement at The Shrubbery | Non-designated | Roman to Early Medieval | 443410 | 209210 |
| 116 | 1048955 | 12 and 14, Newland Street | LB II | Post-medieval | 443418 | 209523 |
| 117 | 15827 | Medieval – Post-medieval pits, ditches, pottery (39, High Street) | Non-designated | Medieval to Post-medieval | 443420 | 209280 |
| 118 | 16831 | Anglo-Saxon and medieval features near Eynsham Abbey | Non-designated | Early Medieval to Medieval | 443420 | 209230 |
| 119 | 28305 | Medieval occupation layer, The Shrubbery | Non-designated | Medieval | 443420 | 209230 |
| 120 | 1198520 | The White Hart Public House and attached garage (part of number 33) | LB II | Post-medieval | 443427 | 209549 |
| 121 | 1368251 | Coulters | LB II | Post-medieval | 443429 | 209526 |
| 122 | 13921 | Medieval inhumation (150m ENE of the site of the Abbey) | Non-designated | Medieval | 443430 | 209140 |
| 123 | 28452 | Cropmark ring ditch, north-west of Swinford | Non-designated | Undated | 443430 | 208663 |
| 124 | 1006332 | Eynsham Abbey (site of) | SM | Medieval | 443435 | 209150 |
| 125 | 16916 | Undated pits adjacent to SAM 118 | Non-designated | Medieval to Post-medieval | 443437 | 209227 |
| 126 | 1198579 | Pimms Cottage | LB II | Post-medieval | 443440 | 209528 |
| 127 | 28586 | Roman and undated features | Non-designated | Roman | 443440 | 209220 |
| 128 | 1048992 | 22 and 24, Newland Street | LB II | Post-medieval | 443448 | 209531 |
| 129 | 1048991 | Cherwell Lodge | LB II | Post-medieval | 443458 | 209532 |
| 130 | 1368271 | Lord's Farmhouse, and Attached Barn, Wall and Stable | LB II | Post-medieval | 443463 | 209279 |
| 131 | 1048959 | Lord's Row | LB II | Post-medieval | 443470 | 209269 |
| 132 | 16823 | Medieval pits and possible ditch near Eynsham Abbey | Non-designated | Medieval | 443470 | 209190 |
| 133 | 8026 | Medieval Pottery and worked stone (E side of Queen Street with High Street) | Non-designated | Medieval | 443477 | 209272 |
| 134 | 1283715 | Cobden | LB II | Post-medieval | 443499 | 209539 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|--|----------------|----------------------------|---------|----------|
| 135 | 1048961 | 18 and 20, Queen Street | LB II | Post-medieval | 443499 | 209431 |
| 136 | 5411 | Site of Medieval borough/ plantation | Non-designated | Medieval | 443500 | 209600 |
| 137 | 28587 | Post-medieval features and earlier pottery | Non-designated | Roman to Post-medieval | 443500 | 209590 |
| 138 | 16791 | Medieval sherds and stone found at Lord's Row | Non-designated | Medieval | 443500 | 209300 |
| 139 | 1180 | Swing Bridge - Old Flash Lock | Non-designated | Post-medieval | 443500 | 208900 |
| 140 | 15043 | Undated linear features | Non-designated | Undated | 443500 | 207900 |
| 141 | 1048960 | Redfern Cottage | LB II | Post-medieval | 443501 | 209442 |
| 142 | 1368249 | Newland House | LB II | Post-medieval | 443505 | 209586 |
| 143 | 28509 | Ditches, gullies and a possible trackway | Non-designated | Roman | 443516 | 209181 |
| 144 | 1198560 | Gables Cottage, Cygnet Restaurant, Craft Workshops And Malthouse | LB II | Post-medieval | 443522 | 209544 |
| 145 | 1048958 | The Elms | LB II | Post-medieval | 443523 | 209235 |
| 146 | 11248 | Anglo-Saxon and medieval pottery (Pavilion on Recreation Ground) | Non-designated | Early Medieval to Medieval | 443540 | 209180 |
| 147 | 1368250 | The Gables and attached outbuilding and barn | LB II | Post-medieval | 443550 | 209538 |
| 148 | 1198509 | The Newlands Public House | LB II | Post-medieval | 443554 | 209578 |
| 149 | 12514 | Site of Chapel, Newland Street | Non-designated | Post-medieval | 443560 | 209670 |
| 150 | 1655 | Roman Pottery (N of Newland Street) | Non-designated | Roman | 443580 | 209800 |
| 151 | 26464 | Ditch and other linear features found within grounds of school | Non-designated | Neolithic to Post-medieval | 443580 | 209770 |
| 152 | 11255 | Medieval pottery (Recreation Ground) | Non-designated | Undated | 443580 | 209150 |
| 153 | 9788 | Roman and Anglo-Saxon pottery, coin | Non-designated | Roman to Early Medieval | 443585 | 209450 |
| 154 | 3075 | Roman pottery (The Gables, Cassington Road) | Non-designated | Roman | 443600 | 209500 |
| 155 | 8878 | Anglo-Saxon pottery | Non-designated | Early Medieval | 443600 | 209450 |
| 156 | 9787 | Post-medieval tannery | Non-designated | Post-medieval | 443600 | 209440 |
| 157 | 26193 | Medieval ditch and undated gully at Newland Street | Non-designated | Medieval | 443620 | 209520 |
| 158 | 1048962 | Highcroft House | LB II | Post-medieval | 443632 | 209461 |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|--|----------------|--------------------------|---------|----------|
| 159 | 1687 | Saxon Grubenhauser | Non-designated | Roman to Early Medieval | 443650 | 209800 |
| 160 | 8616 | Undated inhumation (Chatter Holt, Cassington Road) | Non-designated | Undated | 443744 | 209562 |
| 161 | 15037 | Possible Bronze Age ring ditch | Non-designated | Bronze Age | 443800 | 208650 |
| 162 | 1048957 | The Talbot Public House and attached stable | LB II | Post-medieval | 443983 | 208926 |
| 163 | - | Eynsham conservation area | CA | Medieval - Post-medieval | - | - |
| 164 | | Ridge and furrow | Non-designated | Post-medieval | 441998 | 209900 |
| 165 | EOX5986 | Ditch and plough scar | Non-designated | Unknown | 442210 | 209790 |
| 166 | - | Cropmarks noted from the NMP data | Non-designated | Unknown | 442181 | 209149 |
| 167 | - | Oxford-Worcester branch rail line | Non-designated | Post-medieval | 442571 | 208842 |
| 168 | | Site of building S of the Chil Bridge | Non-designated | Post-medieval | 442571 | 209184 |
| 169 | | Site of a sheepwash | Non-designated | Post-medieval | 442238 | 209324 |
| 170 | | VOID | Non-designated | - | 441755 | 209946 |
| 171 | | Historically important hedgerows | Non-designated | Post-medieval | - | - |
| 172 | | Site of building, probably agricultural (1) identified from historic mapping | Non-designated | Post-medieval | 442267 | 210286 |
| 183 | | Site of building, probably agricultural (2) identified from historic mapping | Non-designated | Post-medieval | 441450 | 210431 |
| 184 | | Site of building, probably agricultural (3) identified from historic mapping | Non-designated | Post-medieval | 441556 | 210237 |
| 185 | | Site of building, probably agricultural (4) identified from historic mapping | Non-designated | Post-medieval | 442244 | 210046 |
| 186 | | Site of building, probably agricultural (5) identified from historic mapping | Non-designated | Post-medieval | 442110 | 210576 |
| 187 | | Site of building, probably agricultural (6) identified from historic mapping | Non-designated | Post-medieval | 441749 | 210638 |
| 188 | | Site of building, probably agricultural (7) identified from historic mapping | Non-designated | Post-medieval | 442495 | 210787 |
| 190 | | VOID | - | - | - | - |

| LUCID/ Figure Ref | NHLE/ HER ref | Asset | Designation | Period | Easting | Northing |
|-------------------------|------------------|---|-------------|--------------------------|---------|----------|
| 191 | | VOID | - | - | - | - |
| 192 | | VOID | - | - | - | - |
| 193 | | VOID | - | - | - | - |
| 194 | | Site of building, west of Chilmore Bridge | - | Post-medieval | 442867 | 209000 |
| 195 | | Network of historic paths/ trackways | - | Medieval - Post-medieval | - | - |

Appendix 3 - Garden Village Historic Environment Gazetteer

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|---|----------------|---------------|---------|----------|
| 1 | 1052428 | City Farmhouse | LB GII | Post-medieval | 442962 | 211116 |
| 2 | 1052429 | City Farm, outbuilding approximately 30 metres north northeast of farmhouse | LB GII | Post-medieval | 442980 | 211134 |
| 3 | 1198172 | City Farm, outbuilding and attached wall approximately 20 metres north northwest of farmhouse | LB GII | Post-medieval | 442954 | 211138 |
| 4 | 1198161 | City Farm, barn and attached outbuildings approximately 50 metres north of farmhouse | LB GII | Post-medieval | 442969 | 211168 |
| 5 | 1001288 | Eynsham hall | RPG GII | Post-medieval | 439496 | 211967 |
| 6 | 4641 | Former Methodist chapel, Barnard Gate | Non-designated | Post-medieval | 440280 | 210600 |
| 7 | 12246 | Undated possible square enclosure | Non-designated | Undated | 440710 | 209490 |
| 8 | 804 | Site of brick kiln and clay pit at Ambury Close Farm | Non-designated | Post-medieval | 440836 | 210352 |
| 9 | 8027 | Bronze age inhumation (Twelve Acre Farm) | Non-designated | Bronze Age | 441300 | 209300 |
| 10 | 1052432 | Twelve Acre Farmhouse | LB GII | Post-medieval | 441309 | 209375 |
| 11 | 4638 | Site of 'Old Kiln' | Non-designated | Post-medieval | 441610 | 212080 |
| 12 | 15371 | Medieval moated farmstead | Non-designated | Medieval | 441621 | 210208 |
| 13 | 13417 | Medieval pottery (NNE of Chil Brook/close to the A40) | Non-designated | Medieval | 441660 | 210110 |
| 14 | 811 | Site of clay pit and brick kiln | Non-designated | Post-medieval | 441900 | 209400 |
| 15 | 16286 | Settlement Features SE of Eynsham | Non-designated | Medieval | 441972 | 209234 |
| 16 | 9286 | Site of post medieval kiln | Non- | Post-medieval | 442000 | 211800 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|--|----------------|---------------|---------|----------|
| | | | designated | | | |
| 17 | 5424 | Tilgarsley deserted medieval village | Non-designated | Medieval | 442220 | 211050 |
| 18 | 1283888 | Chil Bridge | LB GII | Post-medieval | 442499 | 209269 |
| 19 | 4499 | Undated Fishpond (c.520m due S of Church Hanborough Church) | Non-designated | Undated | 442568 | 212298 |
| 20 | 1285 | Roman pottery | Non-designated | Roman | 442590 | 210030 |
| 21 | 15092 | Possible later prehistoric linear systems or ring ditches | Non-designated | Prehistoric | 442640 | 211867 |
| 22 | 1198790 | Bartholomew school | LB GII | Post-medieval | 442789 | 209476 |
| 23 | 4905 | Undated ring ditch (c.320m W of parish boundary) | Non-designated | Undated | 442820 | 212300 |
| 24 | 4012 | Iron age farmstead (c.1000m W of the River Evenlode) | Non-designated | Iron Age | 442900 | 211520 |
| 25 | 15055 | Bronze age barrow complex, New Wintles Farm | Non-designated | Bronze Age | 442919 | 210840 |
| 26 | 1048980 | Barn approximately 50 metres west of number 37 Blankstones Farmhouse | LB GII | Post-medieval | 442928 | 209278 |
| 27 | 1048974 | 92, Acre End Street | LB GII | Post-medieval | 442943 | 209319 |
| 28 | 5151 | Possible later prehistoric ring ditch | Non-designated | Prehistoric | 442950 | 210508 |
| 29 | 1048979 | Blackstones farmhouse and attached outhouse and wall | LB GII | Post-medieval | 442972 | 209282 |
| 30 | 808 | Site of Corn Mill | Non-designated | Post-medieval | 442977 | 209266 |
| 31 | 1048978 | Number 31 (the grange), attached rear walls, the wooden spoon and numbers 33 and 35 (the county gallery) and outbuilding | LB GII | Post-medieval | 442998 | 209282 |
| 32 | 14272 | Round barrow cemetery at City Farm | Non-designated | Bronze Age | 443020 | 211520 |
| 33 | 7800 | Palaeolithic Handaxe (immediately S of isolated barn at City Farm) | Non-designated | Palaeolithic | 443020 | 211250 |
| 34 | 1048977 | Murray House | LB GII | Post-medieval | 443024 | 209279 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|--|----------------|---------------------------|---------|----------|
| 35 | 15056 | Anglo Saxon settlement and barrows at New Wintles Farm | Non-designated | Early Medieval | 443025 | 210695 |
| 36 | 1368242 | 70, Acre End Street | LB GII | Post-medieval | 443034 | 209297 |
| 37 | 1048976 | Stone acre and the laurels | LB GII | Post-medieval | 443038 | 209278 |
| 38 | 28917 | Anglo Saxon cremation cemetery at City Farm | Non-designated | Early Medieval | 443041 | 211516 |
| 39 | 1252938 | 66 and 68, Acre End Street | LB GII | Post-medieval | 443047 | 209297 |
| 40 | 15094 | Later prehistoric linear ditches and possible pits | Non-designated | Prehistoric | 443050 | 210350 |
| 41 | 806 | Goodwin's Crown Brewery | Non-designated | Post-medieval | 443084 | 209313 |
| 42 | 1368243 | The Swan Inn | LB GII | Post-medieval | 443087 | 209273 |
| 43 | 10922 | Mesolithic flint core (city farm east settlement) | Non-designated | Mesolithic | 443100 | 211600 |
| 44 | D3334 | Neolithic cremation enclosure | Non-designated | Neolithic | 443120 | 210860 |
| 45 | 1048975 | 11a, 15 and 17, Acre End Street | LB GII | Post-medieval | 443138 | 209278 |
| 46 | 3316 | Iron Age settlement (c.550m NNE of City Farm) | Non-designated | Iron Age | 443150 | 211600 |
| 47 | 1048984 | Eynsham Baptist Church | LB GII | Post-medieval | 443164 | 209254 |
| 48 | 17291 | Medieval burgage plot boundary ditches in Eynsham | Non-designated | Roman to Post-medieval | 443180 | 209330 |
| 49 | 28172 | Medieval finds and features associated with Abbey Farm | Non-designated | Roman to Medieval | 443180 | 209130 |
| 50 | 1048973 | Barn approximately 25 metres south of abbey farmhouse (not included) | LB GII | Post-medieval | 443188 | 209120 |
| 51 | 3360 | Mesolithic core | Non-designated | Mesolithic | 443200 | 211500 |
| 52 | 15093 | Possible bronze age ring ditch | Non-designated | Bronze Age | 443200 | 210550 |
| 53 | 28289 | Ditches, pits and post holes | Non-designated | Medieval to Post-medieval | 443200 | 209400 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|---|----------------|---------------------------|---------|----------|
| 54 | 1368223 | Bee cottage, the Malt House, the Cottage and Vine Cottage | LB GII | Post-medieval | 443211 | 209193 |
| 55 | 1198217 | 2 and 2a, Abbey Street | LB GII | Post-medieval | 443216 | 209210 |
| 56 | 8028 | Medieval pottery and bone comb (Abbey Street) | Non-designated | Medieval | 443220 | 209220 |
| 57 | 1198467 | The Vicarage and attached outbuilding, wall, railings and gateway | LB GII | Post-medieval | 443222 | 209367 |
| 58 | 1283863 | The Jolly Sportsman Public House and attached outbuildings | LB GII | Post-medieval | 443226 | 209277 |
| 59 | 1048989 | 1 and 1a, Mill Street | LB GII | Post-medieval | 443238 | 209290 |
| 60 | 1048988 | The Hermitage | LB GII | Post-medieval | 443238 | 209309 |
| 61 | 1198489 | 3, Mill Street | LB GII | Post-medieval | 443238 | 209301 |
| 62 | 1368248 | Home Farmhouse | LB GII | Post-medieval | 443242 | 209420 |
| 63 | 1368244 | The Large Thatched Cottage and the Small Thatched Cottage | LB GII | Post-medieval | 443255 | 209229 |
| 64 | 1368272 | Maltshovel House and attached outbuildings | LB GII | Post-medieval | 443261 | 209327 |
| 65 | 1048987 | 35, Mill Street | LB GII | Post-medieval | 443263 | 209454 |
| 66 | 4611 | Catholic Apostolic Church | LB GII | Post-medieval | 443266 | 209499 |
| 67 | 1368245 | 6, High Street | LB GII | Post-medieval | 443266 | 209266 |
| 68 | 1368247 | The Wicket Gate, getset and attached stables | LB GII | Post-medieval | 443267 | 209367 |
| 69 | 1198446 | The White House | LB GII | Post-medieval | 443267 | 209349 |
| 70 | 1048967 | Chest tomb with railed enclosure approximately 60 metres south southwest of south aisle of Church of St Leonard | LB GII | Post-medieval | 443272 | 209162 |
| 71 | 1283844 | Rowan Cottage | LB GII | Post-medieval | 443273 | 209380 |
| 72 | 1048983 | 8, High Street | LB GII | Post-medieval | 443275 | 209263 |
| 73 | 1048968 | 1 and 2, the Square | LB GII | Post-medieval | 443275 | 209250 |
| 74 | 1048986 | Myrtle House and attached outbuilding | LB GII | Post-medieval | 443276 | 209394 |
| 75 | 26143 | Medieval and post medieval pits at 3 Thames Street | Non-designated | Medieval to Post-medieval | 443277 | 209316 |
| 76 | 1198767 | Chest tomb approximately 40 metres south southwest of south aisle of church of St Leonard | LB GII | Post-medieval | 443282 | 209177 |
| 77 | 1198715 | K6 telephone kiosk by the Bartholomew room | LB GII | Modern | 443285 | 209267 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|--|----------------|----------------------------|---------|----------|
| 78 | 1283682 | House approximately 5 metres west of church of St Leonard | LB GII | Post-medieval | 443286 | 209235 |
| 79 | 1048966 | Group of 3 headstones approximately 38 metres south southwest of south aisle of church of St Bartholomew | LB GII | Post-medieval | 443286 | 209184 |
| 80 | 1198771 | Chest tomb approximately 45 metres south southwest of church of St Bartholomew | LB GII | Post-medieval | 443288 | 209171 |
| 81 | 1198732 | Base of market cross approximately 2 metres south of Bartholomew room | LB GII | Medieval | 443289 | 209257 |
| 82 | 1048963 | Bartholomew room | LB GII | Post-medieval | 443290 | 209263 |
| 83 | 15263 | Roman to medieval pottery and coin | Non-designated | Roman to Medieval | 443290 | 209180 |
| 84 | 1656 | Roman and Anglo Saxon pottery | Non-designated | Roman to Medieval | 443292 | 209189 |
| 85 | 1368274 | Chest tomb approximately 37 metres south of south aisle of church of St Bartholomew | LB GII | Post-medieval | 443294 | 209196 |
| 86 | 16059 | Anglo-Saxon/Medieval Abbey remains | Part of the SM | Early Medieval to Medieval | 443290 | 209080 |
| 87 | 1283839 | Wintles Farmhouse and brooks cottage | LB GII | Post-medieval | 443296 | 209505 |
| 88 | 1368275 | Chest tomb approximately 43 metres south of south aisle of church of St Leonard | LB GII | Post-medieval | 443297 | 209176 |
| 89 | 1198757 | Group of 3 chest tombs approximately 16 metres south of south aisle of church of St Bartholomew | LB GII | Post-medieval | 443298 | 209208 |
| 90 | 26082 | Undated ditches and gullies south of New Wintles Farm | Non-designated | Undated | 443300 | 210300 |
| 91 | 1048985 | Redthorn House | LB GII | Post-medieval | 443302 | 209524 |
| 92 | 1448172 | Eynsham war memorial | LB GII | Modern | 443305 | 209238 |
| 93 | 1048964 | Church of St Leonard | LB GII* | Medieval | 443305 | 209226 |
| 94 | 1283811 | 1, Newland Street | LB GII | Post-medieval | 443310 | 209522 |
| 95 | 26326 | Undated features on Land adjacent to Public Library, Mill Street | Non-designated | Undated | 443310 | 209460 |
| 96 | 4174 | Possible medieval stone culvert that might be part of Eynsham Abbey | Non-designated | Medieval | 443310 | 209330 |
| 97 | 16538 | Prehistoric enclosure at Eynsham Abbey | Non- | Neolithic to | 443310 | 209140 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------------|------------------|---|----------------|----------------------------|---------|----------|
| | | | designated | Bronze Age | | |
| 98 | 1173 | Former Methodist Church | Non-designated | Post-medieval | 443312 | 209308 |
| 99 | 1268486 | Llandaff | LB GII | Post-medieval | 443320 | 209295 |
| 100 | 1198738 | The Red Lion Hotel | LB GII | Post-medieval | 443325 | 209257 |
| 101 | 1283707 | Group of 3 chest tombs approximately 24 metres south of chancel of church of St Leonard | LB GII | Post-medieval | 443325 | 209197 |
| 102 | 1368273 | Cornerstones | LB GII | Post-medieval | 443326 | 209269 |
| 103 | 1048965 | Chest tomb approximately 32 metres south of chancel of church of St Leonard | LB GII | Post-medieval | 443326 | 209190 |
| 104 | 16033 | Medieval /post-medieval features (Thames Street - Land to rear of Llandaff) | Non-designated | Medieval to Post-medieval | 443330 | 209330 |
| 105 | 1198387 | 10, High Street | LB GII | Post-medieval | 443331 | 209268 |
| 106 | 1048990 | 15, Newland Street | LB GII | Post-medieval | 443366 | 209536 |
| 107 | 1198372 | Evenlode DIY | LB GII | Post-medieval | 443376 | 209277 |
| 108 | 1048956 | The Haven | LB GII | Post-medieval | 443383 | 209515 |
| 109 | 1048982 | The Shrubbery | LB GII | Post-medieval | 443394 | 209245 |
| 110 | 1368270 | 4 and 6, Newland Street | LB GII | Post-medieval | 443395 | 209517 |
| 111 | 3112 | Site of Eynsham Abbey | Part of the SM | Early Medieval to Medieval | 443400 | 209200 |
| 112 | 4008 | Traces of cloister walk and cloisters, Eynsham Abbey | Part of the SM | Early Medieval to Medieval | 443400 | 209100 |
| 113 | 4906 | Undated ring ditch (40m W of the Hanborough/Eynsham road) | Non-designated | Undated | 443406 | 211622 |
| 114 | 1649 | Anglo-Saxon inhumation cemetery at Eynsham | Non-designated | Early Medieval | 443410 | 209890 |
| 115 | 9506 | Anglo Saxon settlement at The Shrubbery | Non-designated | Roman to Early Medieval | 443410 | 209210 |
| 116 | 1048955 | 12 and 14, Newland Street | LB GII | Post-medieval | 443418 | 209523 |
| 117 | 15827 | Med/post med pits, ditches, pottery (39, high street) | Non-designated | Medieval to Post-medieval | 443420 | 209280 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|---|--------------------|----------------------------|---------|----------|
| 118 | 16831 | Anglo-Saxon and medieval features near Eynsham Abbey | Non-designated | Early Medieval to Medieval | 443420 | 209230 |
| 119 | 28305 | Medieval occupation layer, The Shrubbery | Non-designated | Medieval | 443420 | 209230 |
| 120 | 1198520 | The White Hart Public House and attached garage (part of number 33) | LB GII | Post-medieval | 443427 | 209549 |
| 121 | 1368251 | Coulters | LB GII | Post-medieval | 443429 | 209526 |
| 122 | 13921 | Medieval inhumation (150m ENE of the site of the Abbey) | Non-designated | Medieval | 443430 | 209140 |
| 123 | - | Eynsham Abbey | Scheduled Monument | Medieval | 443435 | 209150 |
| 124 | 16916 | Undated pits adjacent to SAM 118 | Non-designated | Medieval to Post-medieval | 443437 | 209227 |
| 125 | 1198579 | Pimms cottage | LB GII | Post-medieval | 443440 | 209528 |
| 126 | 28586 | Roman and undated features | Non-designated | Roman | 443440 | 209220 |
| 127 | 1048992 | 22 and 24, Newland Street | LB GII | Post-medieval | 443448 | 209531 |
| 128 | 1048991 | Cherwell Lodge | LB GII | Post-medieval | 443458 | 209532 |
| 129 | 1368271 | Lord's Farmhouse, and attached barn, wall and stable | LB GII | Post-medieval | 443463 | 209279 |
| 130 | 1048959 | Lord's row | LB GII | Post-medieval | 443470 | 209269 |
| 131 | 16823 | Medieval pits and possible ditch near Eynsham Abbey | Non-designated | Medieval | 443470 | 209190 |
| 132 | 8026 | Medieval pottery and worked stone (E side of Queen Street with High Street) | Non-designated | Medieval | 443477 | 209272 |
| 133 | 1283715 | Cobden | LB GII | Post-medieval | 443499 | 209539 |
| 134 | 1048961 | 18 and 20, Queen Street | LB GII | Post-medieval | 443499 | 209431 |
| 135 | 8349 | Undated enclosures | Non-designated | Undated | 443500 | 211400 |
| 136 | 8350 | Undated enclosure and circle | Non-designated | Undated | 443500 | 211200 |
| 137 | 5411 | Site of medieval borough/ plantation | Non-designated | Medieval | 443500 | 209600 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|--|----------------|----------------------------|---------|----------|
| 138 | 28587 | Post-medieval features and earlier pottery | Non-designated | Roman to Post-medieval | 443500 | 209590 |
| 139 | 16791 | Medieval sherds and stone found at Lord's Row | Non-designated | Early Medieval | 443500 | 209300 |
| 140 | 1048960 | Redfern cottage | LB GII | Post-medieval | 443501 | 209442 |
| 141 | 1368249 | Newland house | LB GII | Post-medieval | 443505 | 209586 |
| 142 | 28509 | Ditches, gullies and a possible trackway | Non-designated | Roman | 443516 | 209181 |
| 143 | 1198560 | Gables Cottage, Cygnet Restaurant, Craft Workshops and Malthouse | LB GII | Post-medieval | 443522 | 209544 |
| 144 | 1048958 | The Elms | LB GII | Post-medieval | 443523 | 209235 |
| 145 | 11248 | Anglo-Saxon and medieval pottery (Pavilion on Recreation Ground) | Non-designated | Early Medieval to Medieval | 443540 | 209180 |
| 146 | 1368250 | The Gables and attached outbuilding and barn | LB GII | Post-medieval | 443550 | 209538 |
| 147 | 1198509 | The Newlands Public House | LB GII | Post-medieval | 443554 | 209578 |
| 148 | 12514 | Site of Chapel, Newland Street | Non-designated | Post-medieval | 443560 | 209670 |
| 149 | 1655 | Roman pottery (N of Newland Street) | Non-designated | Roman | 443580 | 209800 |
| 150 | 26464 | Ditch and other linear features found within grounds of school | Non-designated | Neolithic to Post-medieval | 443580 | 209770 |
| 151 | 11255 | Medieval pottery (recreation ground) | Non-designated | Undated | 443580 | 209150 |
| 152 | 9788 | Roman and Anglo-Saxon pottery, coin | Non-designated | Roman to Early Medieval | 443585 | 209450 |
| 153 | 3075 | Roman pottery (the gables, cassington road) | Non-designated | Roman | 443600 | 209500 |
| 154 | 8878 | Anglo-Saxon pottery | Non-designated | Roman | 443600 | 209450 |
| 155 | 9787 | Post-medieval tannery | Non-designated | Post-medieval | 443600 | 209440 |
| 156 | 26193 | Medieval ditch and undated gully at Newland Street | Non-designated | Medieval | 443620 | 209520 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------|---------------|---|----------------|-------------------------|---------|----------|
| 157 | 1048962 | Highcroft House | LB GII | Post-medieval | 443632 | 209461 |
| 158 | 1687 | Anglo-Saxon grubenhauser | Non-designated | Roman to Early Medieval | 443650 | 209800 |
| 159 | 4907 | Undated ring ditch (c.520m NNW of Eynsham Mill) | Non-designated | Undated | 443670 | 211350 |
| 160 | 8616 | Undated inhumation (Chatter Holt, Cassington road) | Non-designated | Undated | 443744 | 209562 |
| 161 | 1283836 | Bridge approximately 40 metres south west of Eynsham Mill | LB GII | Post-medieval | 443766 | 210754 |
| 162 | 795 | Site of Eynsham Paper Mill | Non-designated | Post-medieval | 443796 | 210801 |
| 163 | 13186 | Romano British Settlement (Eynsham by-pass) | Non-designated | Roman | 443796 | 209803 |
| 164 | 1198409 | Eynsham mill | LB GII | Post-medieval | 443812 | 210806 |
| 165 | 1368246 | Bridge and attached weir walls approximately 1 metre east of Eynsham Mill | LB GII | Post-medieval | 443824 | 210799 |
| 166 | 12887 | Palaeolithic handaxe | Non-designated | Palaeolithic | 444000 | 210000 |
| 167 | D15095.02 | Neolithic urns and hearths at Purwell Farm | Non-designated | Neolithic | 444200 | 211620 |
| 168 | 4923 | Neolithic settlement (E of Mead Lane) | Non-designated | Neolithic | 444270 | 209500 |
| 169 | 8352 | Undated enclosures and pits | Non-designated | Undated | 444331 | 211142 |
| 170 | - | Church Hanborough conservation area | CA | Post-medieval | - | - |
| 171 | - | Eynsham conservation area | CA | Post-medieval | - | - |
| 172 | - | Site of building, probably agricultural (1) identified from historic maps | Non-designated | Post-medieval | 442267 | 210286 |
| 173 | - | Site of building, probably agricultural (2) identified from historic maps | Non-designated | Post-medieval | 441450 | 210431 |
| 174 | - | Site of building, probably agricultural (3) identified from historic maps | Non-designated | Post-medieval | 441556 | 210237 |
| 175 | - | Site of building, probably agricultural (4) identified from historic | Non- | Post-medieval | 442244 | 210046 |

| LUCID (Figure Ref) | NHLE/ HER Ref | Name | Designation | Period | Easting | Northing |
|--------------------------|------------------|---|----------------|--------------------------|---------|----------|
| | | maps | designated | | | |
| 176 | - | Site of building, probably agricultural (5) identified from historic maps | Non-designated | Post-medieval | 442110 | 210576 |
| 177 | - | Site of building, probably agricultural (6) identified from historic maps | Non-designated | Post-medieval | 441749 | 210638 |
| 178 | - | Site of building, probably agricultural (7) identified from historic maps | Non-designated | Post-medieval | 442495 | 210787 |
| 179 | - | Historically important hedgerows | Non-designated | Medieval - Post-medieval | 443088 | 211336 |
| 180 | - | Ridge and furrow | Non-designated | Medieval - Post-medieval | 442572 | 210576 |
| 182 | - | Cropmarks noted from the NMP data | Non-designated | Unknown | 442181 | 209149 |
| 183 | - | Site of building S of the Chil bridge | Non-designated | Post-medieval | 442571 | 209184 |
| 184 | - | Site of a sheepwash | Non-designated | Post-medieval | 442238 | 209324 |
| 185 | - | Void | - | - | - | - |
| 186 | - | Historically important hedgerows | Non-designated | Medieval - Post-medieval | 441786 | 209690 |
| 187 | - | Ridge and furrow | Non-designated | Medieval - Post-medieval | 441998 | 209900 |
| 188 | - | Void | - | - | - | - |
| 189 | - | Ditch and plough scar | Non-designated | Unknown | 442210 | 209790 |

Appendix 4 - Garden Village Principles

The Ministry of Housing, Communities and Local Government's [prospectus on Garden Communities](#)⁹⁵ defines a series of qualities which developments are expected to embody:

- **Clear identity** – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.
- **Sustainable scale** – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
- **Well-designed places** – with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.
- **Great homes** – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.
- **Strong local vision and engagement** – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.
- **Transport** – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
- **Healthy places** – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.
- **Green space** – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.
- **Legacy and stewardship arrangements** – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.
- **Future proofed** – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

The prospectus defines Garden Villages as comprising between 1,500 and 10,000 homes, and indicates that proposals can be for a discrete new settlement, or take the form of transformational development of an existing settlement, both in nature and in scale. All proposals must be of sufficient scale to be largely self-sustaining and genuinely mixed use.

The Town and Country Planning Association⁹⁶ has defined garden settlements as holistically planned new settlements which enhance the natural environment and offer high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.

It defines Garden City Principles as a framework for their delivery:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.

⁹⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/734145/Garden_Communities_Prospectus.pdf

⁹⁶ <https://www.tcpa.org.uk/garden-city-principles>

- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.