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Heritage and Specialist Services Team

# Annual Monitoring Statement for Archaeological Assets 2013



**Oxford City Council**  
**Heritage and Specialist Services Team**  
**Annual Monitoring Statement for Archaeological Assets 2013**

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*An excavation by Oxford Archaeology at Worcester College December 2013*

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## **Executive summary**

*The following report provides a short overview of the impact of development on archaeological assets in the Oxford Local Authority Area in 2013. The report highlights the strong pressure on asset sustainability resulting from development within the City Centre Archaeological Area and the need to monitor the cumulative impact of these developments on significant Late Saxon, medieval and post-medieval asset types. Whilst infill development is also a notable trend elsewhere in the city this has not to-date produced distinctive cumulative impacts on significant archaeological asset types. The report also highlights the public benefit derived from developer funded archaeology in Oxford and links these investigations to the questions about our past that are being answered and refined by the availability of new data. The scope of public outreach over the year and the wider dissemination of archaeological information to the general public is also summarised.*

## **1) Introduction**

The National Planning Policy Framework requires that local planning authorities should make information about the significance of the historic environment, gathered as part the development management process, publicly accessible. This theme was anticipated by the Oxford Core Strategy (2011-2026) which sets a 2015 target for the production of a Heritage Plan for Oxford. One component part of the Heritage Plan that has already been completed is a six year Archaeological Action Plan (2013-2018)\* that establishes the objective of producing an annual monitoring statement for archaeological heritage assets. The aim being to capture data about the patterns of development impacts and also monitor the effectiveness of heritage management processes.

The following report provides a short overview of the scope and impact of development led archaeology in Oxford in 2013. It records the number of planning applications submitted over the calendar year and the number assessed to have likely archaeological implications. It records the types of archaeological fieldwork undertaken and summarises how development and archaeological mitigation have impacted on known archaeological heritage assets. The annual statement will provide a basis for monitoring the ongoing cumulative impact of both development and asset management on the city's archaeological resource. As our understanding of the character and extent of archaeological assets is constantly evolving the format of this report is necessarily a work in progress, nevertheless it represents an important step towards understanding and quantifying changes to the asset base of the City and making this information more widely available.

(\*[www.oxford.gov.uk/oap](http://www.oxford.gov.uk/oap) )

## 2) The asset base

The designated assets within the Oxford City local authority area comprise:

- Over 1,600 listed buildings (this number includes individual listings and group listings). New buildings are being added to the list yearly. The list includes:
  - 12% grade I listed buildings (the national average is 2%)
  - 8% grade II\* listed buildings (the national average is 4%)
- 17 Conservation Areas – representing 20% of the city area
- 12 Scheduled Ancient Monuments – this includes a new monument, the Old Abingdon Road Norman Causeway Arches, scheduled in 2012.
- 11 Registered Parks and Gardens

In addition to these designated assets 1,532 archaeological monuments are recorded on archaeological databases covering the city. The monument database includes extant and documented monuments (i.e. those which may no longer survive). At present two databases store complementary archaeological information about Oxford: the Urban Archaeological Database (UAD) which covers the historic core of Oxford and the County Historic Environment Record (HER) which has historically covered the area outside the UAD.

The City Council is also in the process of establishing a Local Heritage Asset Register to record locally valued heritage assets. At the end of 2013 two sites had been added to the register: Summerhill Villa on Banbury Road and the Oxford Greyhound Stadium.

### 3) Planning advice and fieldwork statistics

The tables below provide data about the number of applications assessed and commented on by the City Council Archaeologist and the number of archaeological recording events undertaken by archaeological contractors in Oxford in 2013. Additional data is provided on the number of Scheduled Monument Consent notices issued by English Heritage over the course of the year.

<b>Table 1: 2013 Planning applications to Oxford City Council</b>	
Number of applications assessed for heritage interest (up to and including list 48 in 2013 (including renewals and amended schemes):	1684
Number of applications with archaeological implications in 2013:	55 (plus renewals and amended schemes).

<b>Table 2: Archaeological fieldwork undertaken in 2013 by type</b>	
Evaluation trenching	8
Trial trenching (key hole investigation secured through a planning condition, usually because of pre-existing site constraints)	6
Archaeological excavations	7
Archaeological watching briefs (observation of ground works by a qualified archaeologist)	9
Historic building recording	4
Geophysical survey	4
Salvage record (reactive recording of an asset either because of non-compliance with a condition or because activity is outside planning control)	1

<b>Table 3 Impacts on Scheduled Monuments within the Local Authority Area</b>	
Number of cases requiring Scheduled Monument Consent in 2013	3
Number of Scheduled Monument consents for complete or partial loss of fabric or character requiring mitigation of damage	0
Number of Scheduled Monument consents for minor works without significant implications	2
Number of Scheduled Monument consents for repair and restoration of monuments	1

#### 4) Outcomes from previous planning advice

The tables below provide data on the outcomes of development on archaeological assets and an assessment of impact based on definitions provided by the National Planning Policy Framework.

<b>Table 4: Monitoring outcomes from previous planning advice</b>	
Number of significant breaches of planning condition or damage cases recorded over the year	0
Non-compliance with an archaeological condition with unknown impact on asset/s	0
Non-compliance with archaeological condition with subsequent mitigation undertaken	0
Number of appeals allowed where archaeological policies are cited as a reason for refusal	0
Number of developments in 2013 within the City Centre Archaeological Area (defined in the Local Plan) that required a full excavation more than 25m <sup>2</sup>	5
Number of developments in 2013 outside the City Centre Archaeological Area (defined in the Local Plan) that required an excavation more than 100m <sup>2</sup>	2
Number of major archaeological excavations awaiting publication more than two years after the completion of fieldwork	8
Number of fieldwork events that did not encounter archaeologically significant assets (these may include sites where archaeological monitoring has been required to ensure that consented development does not impact on significant remains)	16
Number of cases in City Centre Archaeological Area (defined in the Local Plan) where design was agreed, or design changes made, to avoid or achieve significant reduction in harm to or achieve significant preservation in situ of archaeological assets	5
Number of cases outside City Centre Archaeological Area (defined in the Local Plan) where design was agreed, or design changes made, to avoid or achieve significant reduction in harm/significant preservation in situ to archaeological assets	1

**Table 5: Summary of archaeological assets impacted by development in 2013.**

Site Name	Type of Asset	Loss of asset without mitigation	Loss of asset with mitigation	Substantial loss of asset without mitigation	Substantial loss of asset with mitigation	Less than substantial loss of asset without mitigation	Less than substantial loss of asset with mitigation	Further characterisation of asset with limited intervention	New asset identified with limited intervention	Notes
Wadham College	Cemetery of Austin Friary							●		Mitigation undertaken on a voluntary basis as the remains were exposed during permitted development.
17-41 Mill Street, Osney Lane	Post-medieval trackway							●		Minor impact on a large linear and ephemeral asset.
Old Indian Institute Lift Pit, Broad Street	Medieval town ditch							●		Minor localised impact on a large linear asset.
Land to the rear of No 24 Holywell Street, Harris Manchester College	19 <sup>th</sup> century building		●							The asset was in very poor condition which combined with the poor quality of the original construction made renovation impractical.
Land to the rear of No 24 Holywell Street, Harris Manchester College	Holywell Street medieval Occupation						●			Small localised impact on a large asset.
Land adjacent to Littlemore Hospital, Littlemore	Iron Age Banjo Enclosure								●	Previously unknown enclosure identified. A substantial part of the enclosure is to be located within designed open space.
Old Marston, Church Street	Medieval village						●			Localised impact on a large asset.
Magdalen College, Longwall Quad.	Medieval cemetery of St John the Baptist						●			Approximately 115 burials were excavated. The estimation of 'less than substantial loss' is based on extrapolation from the map evidence which suggests the cemetery may extend across the northern part of the quadrangle. This will need to be reviewed in the future as and when new information becomes available.



Site Name	Type of Asset	Loss of asset without mitigation	Loss of asset with mitigation	Substantial loss of asset without mitigation	Substantial loss of asset with mitigation	Less than substantial loss of asset without mitigation	Less than substantial loss of asset with mitigation	Further characterisation of asset with limited intervention	New asset identified with limited intervention	Notes
Magdalen College, Longwall Quad.	High Street (Bridge Street) medieval occupation						●			The scheme was amended at pre-application stage to reduce the impact on below ground remains. Recording to extend into 2014. Tenement and street frontage deposits of this quality are rare and often disturbed by later cellars. The judgement of 'less than substantial loss' is a difficult one as the survival of comparative deposits elsewhere along the street frontage is not well understood.
St Clement's Car Park	St Clements medieval suburb						●			The scheme was amended at pre-application stage to minimise the impact on below ground remains. Localised impact on a large poorly understood asset.
Barns Road, former Community Centre Site	Roman settlement							●		Small localised impact on the edge of the settlement.
St Cross College, West Quadrangle	St Giles medieval settlement							●		Localised impact on a large asset.
St Cross College, West Quadrangle	St Giles post-medieval settlement							●		Localised impact on a large asset.
The Queen's College, Fellows Garden Toilet Block	Post medieval college						●			Localised impact on a large asset.
Radcliffe Infirmary Burial Ground, Radcliffe Observatory Quarter	Radcliffe Infirmary Burial Ground		●							Approximately 400 burials were excavated. This type of asset is not well studied nationally. The results of the excavation and research project will allow further analysis of the site's significance.

Site Name	Type of Asset	Loss of asset without mitigation	Loss of asset with mitigation	Substantial loss of asset without mitigation	Substantial loss of asset with mitigation	Less than substantial loss of asset without mitigation	Less than substantial loss of asset with mitigation	Further characterisation of asset with limited intervention	New asset identified with limited intervention	Notes
Christ Church Cathedral Flower Store	Medieval priory church and post-medieval Cathedral							●		No significant impact on the asset.
All Souls College, Garden Court and Kitchen	Medieval and Post-medieval College							●		Localised impact on a large asset
New College kitchen extension	Medieval College including 14 <sup>th</sup> century kitchen						●			Scheme amended at pre-application and post-consent stages to secure additional preservation in situ. Significant floor layers recorded (work carried on into 2014).
New College kitchen extension	Late Saxon Burh Rampart						●			Scheme amended at pre-application stages to secure additional preservation in situ. Localised impact on a large linear asset.
Lincoln College Garden Building	High Street, Turl Street and Rotten Row, medieval street frontage.						●			Moderate impact on large asset.
Worcester College kitchen extension	Carmelite Friary/ Monastic College/Post-medieval College							●		The scheme was amended at the pre-application stage to secure additional preservation in situ. Localised impact on a large asset.

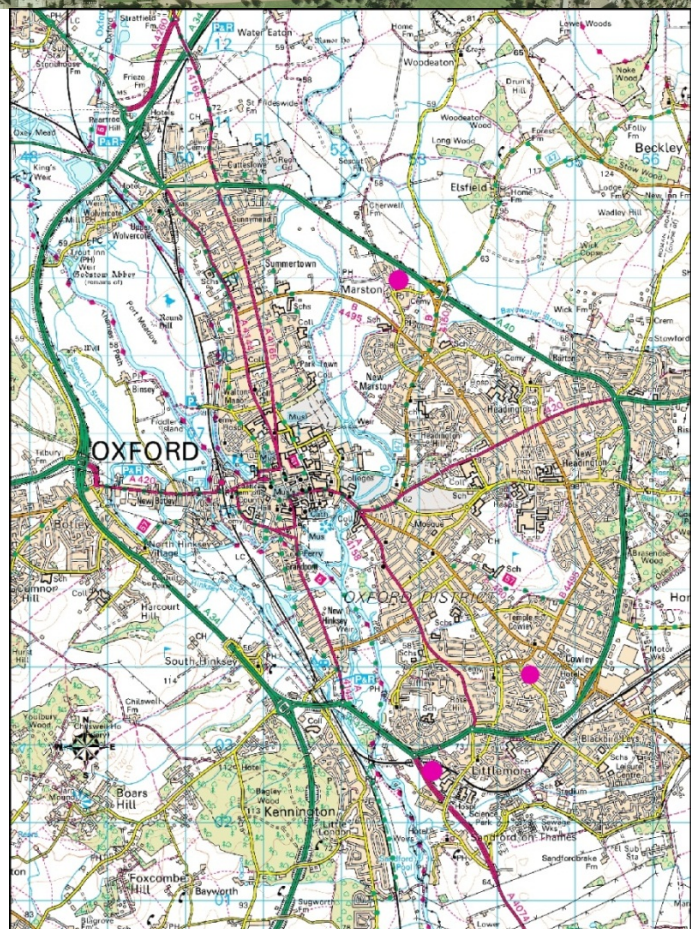
Site Name	Type of Asset	Loss of asset without mitigation	Loss of asset with mitigation	Substantial loss of asset without mitigation	Substantial loss of asset with mitigation	Less than substantial loss of asset without mitigation	Less than substantial loss of asset with mitigation	Further characterisation of asset with limited intervention	New asset identified with limited intervention	Notes
Oriel College, Rhodes House	10 <sup>th</sup> century building remains							●		Localised impact on a large asset
<b>TOTAL</b>		<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>10</b>	<b>1</b>	

## 5) An overview of the patterns of archaeological fieldwork in 2013

The sites assessed in table 5 are mapped below in order to show the broad pattern of investigation.



Fig 1. Above: The historic core of Oxford with sites mentioned in table 5 marked in pink. To the right the wider Oxford area with sites mentioned in table 5 marked in pink.



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Ordnance Survey 100019348.

The type of archaeological fieldwork undertaken in 2013 followed a similar pattern to that of recent years. Major infrastructure projects by the University of Oxford and by individual University Colleges have led to a number of large, medium and small scale excavations in central Oxford. In the case of the new Oxford University Blavatnik School of Government (part of the Radcliffe Observatory Quarter and located on the Walton Street frontage) development has led to the complete removal of a significant archaeological asset, the 18<sup>th</sup>-19<sup>th</sup> Radcliffe Infirmary burial ground. The burial ground was subject to full archaeological excavation and further specialist analysis by the University of Oxford Archaeological Research Laboratory.

Elsewhere at a number of historic colleges the construction of new facilities has led to the partial removal of significant assets with accompanying archaeological recording e.g. a small area of Late Saxon rampart at New College, medieval and post-medieval street frontage remains and part of the medieval cemetery of St John's Hospital at Magdalen College, a small area of medieval and post-medieval tenement occupation deposits at Lincoln College and a small area of medieval occupation deposits at Worcester College. Whilst in each case the work involved less than substantial removal of each individual asset type there is clear need for ongoing monitoring and assessment of the cumulative impact of such developments in the City Centre Archaeological Area.

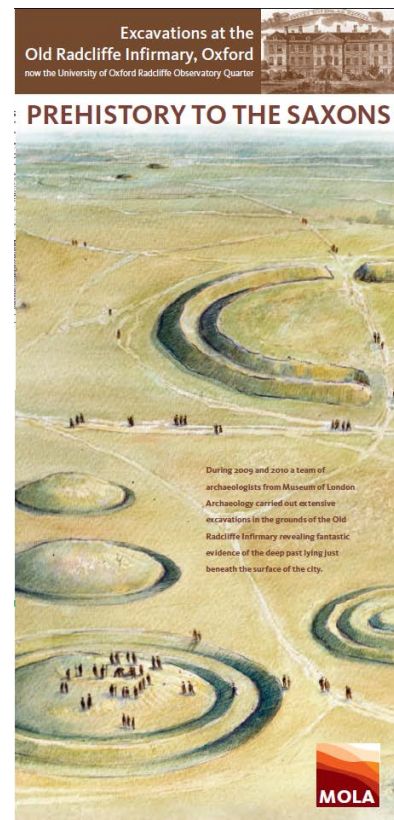
Elsewhere small to medium scale infill development of both greenfield and brownfield sites has led to requirements for evaluation trenching and subsequent excavation. These interventions have helped to further characterise previously poorly understood assets (e.g. the historic core of Old Marston and St Clement's and the extent of Roman activity at Between Towns Road/Barns Road) and identify previously unknown assets (e.g. an Iron Age banjo enclosure near Littlemore Hospital). Other evaluation sites have not produced significant new information but have helped to further refine our understanding of patterns of activity across Oxford's hinterland. Whilst there is clearly strong pressure for infill development across the suburban area, there is at present no clear pattern of cumulative impact on specific archaeological asset types in these areas comparable to the pressure on the historic core.

Small scale developments, extensions and building renovation projects have led to a steady flow of watching briefs and historic building recording work across the city. Whilst both broad and localised patterns can be identified in terms of the type and scale of these developments no discernible cumulative impact on specific asset types can be identified from this year's results. Future monitoring should enable the City Council to identify cumulative impacts going forward.

## 6) Public engagement with archaeological heritage

The Oxford Archaeological Action Plan 2013-2018 sets out the aspiration of the Heritage and Services Team to maintain a programme of public outreach including talks, walks and media engagement. Below a selection of outcomes related to archaeological outreach work in 2013 are highlighted:

- In 2013 the Oxford Archaeological Plan was made available on the City Council webpage.
- The City Council has provided ongoing support to the East Oxford Community Archaeological Project including access to council land for training excavations at Minchery Farm (Medieval Nunnery) and Meadow Lane Recreation Area (Neolithic Pits).
- A public open day was held in February for the Longwall Quad excavation at Magdalen College as a requirement of the Council archaeological brief.
- The public outreach undertaken by Oxford Archaeology for the Radcliffe Infirmary burial ground excavation (which was screened from public view for ethical reasons) included press coverage and filming for a number of specialist television programmes (including Time Team and The Grave Trade). A popular leaflet is to follow.
- Public talks were undertaken by the City Council Archaeologist at the County OxPast and Festival of Archaeology events in June and July.
- All meetings of the Oxford City and County Archaeological Forum (OCCAF) were attended by the City Council Archaeologist and OCCAF City reports summarizing recent archaeological work in the town have been made available through the council website.
- A popular excavation summary leaflet (pictured to the right) with a newly commissioned reconstruction drawing was produced by Museum of London Archaeology for the Radcliffe Observatory Quarter as a requirement of the Council archaeological brief.
- An annual summary of archaeological work in Oxford has been provided to the journal of the Oxfordshire Architectural and Historical Society (*Oxoniensia*) by the City Council Archaeologist.



Further information on the results of archaeological fieldwork in the City can be found in the regularly produced Oxford City and County Archaeological Forum reports which are posted onto the archaeological page of the council website: [www.oxford.gov.uk/archaeology](http://www.oxford.gov.uk/archaeology).

## 7) Developing an archaeological research agenda for Oxford

In 2012 the City Council completed an English Heritage funded project to produce a synthesis of the available archaeological information for Oxford and set out a research agenda to inform future investigations. These reports formed part of the Oxford Archaeological Plan and can be viewed on the council website: [www.oxford.gov.uk/oap](http://www.oxford.gov.uk/oap). The archaeological investigations undertaken in 2013 have created a great deal of data relevant to the research agenda. A full assessment of this contribution will be undertaken when the research agenda is subject to periodic review. Many of the larger sites investigated in 2013 have not yet been subject to a detailed post-excavation study and therefore the full results are not yet reported. However it is possible to provisionally relate a number of 2013 investigations to specific research questions identified in the research agenda.

Site	Notes	Research Question	Period
Land adj Littlemore Hospital	The identification of a previously unknown 'banjo' enclosure of Iron Age date (the first of its type to be identified close to Oxford) contributes to research agenda question 3.5.2.	A wide variety of geologies were occupied in the MIA-LIA. What are the similarities and differences between these and other settlements in terms of specialisation, evidence for mixed farming, un-enclosed or enclosed morphology, evidence for higher or lower status in diets and artefacts?	Iron Age
New College Kitchen	Excavations at New College presented a rare opportunity to examine the line of the Late Saxon Rampart. Contributes to research agenda question 5.10.1	Can the date of the primary burh and its proposed eastern (and potentially western) extension be established archaeologically? Can the variously proposed defensive lines be further tested?	Late Saxon
Magdalen College Longwall Quad	Likely Late Saxon features were investigated on the eastern approach to the burh. Contributes to research agenda question 5.5.18	Can the study of pit assemblages help further establish domestic/agricultural/commercial/manufacturing character zones within the settlement?	
Old Marston, Church Lane	An excavation at Church Lane New Marston provided an opportunity to investigate patterns of growth and contraction on the margins of the village. Contributes to research questions 7.5.1 and 7.5.1	The archaeology of medieval Oxford has exceptional potential to clarify apparent patterns of economic expansion of the town in the 12 <sup>th</sup> -early 13 <sup>th</sup> century and the subsequent contraction and decline in the later 13 <sup>th</sup> -15 <sup>th</sup> centuries. To what extent can this pattern be refined with relation to geographical areas, trades and specific communities and institutions? Can the assumed drivers of wealth creation in the wool and cloth trades be archaeologically identified? Can the subsequent apparent shift to service industries supplying the collegiate market be likewise identified? Are these proposed patterns of change reflected in the hinterland villages?  The development of hinterland villages around Oxford is poorly understood. Less	Medieval

		well-developed village cores may provide the best opportunities to study patterns of expansion and contraction and obtain representative rural assemblages.	
Magdalen College Longwall Quad	Excavations in Longwall Quad have provided an opportunity to investigate part of the medieval cemetery of St John's Hospital. Contributes to research question 7.5.9	The Hospitals of St John and St Bartlemas are of great interest for studying the development of such institutions and their relationship with urban populations.	
New College Kitchen	Investigations at New College have provided an opportunity to examine how the Late Saxon rampart was impacted by medieval development. Contributes to research question 7.8.2	How was the town wall managed in terms of intra- and extra-mural space, repairs and posterns? When was the Saxon rampart slighted and removed?	
New College Kitchen	Investigations at New College Kitchen have provided an opportunity to examine deposits of medieval kitchen waste. Contributes to research questions 7.10.2 and 7.10.4	What evidence is there for the daily lives of the scholars and students? For diet and material culture? Can we further understand the provision of ancillary services to educational establishments for example was cooking for students undertaken in academic halls or elsewhere? What can structural evidence, artefacts and ecofacts tell us about the lifestyle and function of early colleges and the comparative wealth and status of institutions?	
Worcester College Kitchen, Magdalen College Longwall Quad and St Clements Car Park	These three sites have provided opportunities to examine medieval rubbish pits and their assemblages. Contributes to research questions 7.12.4 and 7.12.5	Mapping of environmental and ecofactual evidence; what can distributions of animal bone tell us about medieval domestic and industrial life? What can the patterning of waste disposal tell us about the wealth and specialisms of different urban and suburban areas?	
Magdalen College Longwall Quad, Worcester College Kitchen, New College Kitchen	The investigation of rubbish pits and floors at these sites is likely to contribute to research questions 8.5.1 and 8.5.2	What can studies of environmental data, artefacts and structural remains tell us about variations in diet, living conditions and status within different parts of the town? How did diets vary within and between colleges?	Post-medieval
St Clement's Car Park	The investigation of rubbish pits and boundaries at this has contributed to research questions 8.7.2 and 8.7.11.	From a fairly small start Oxford grew dramatically from about the 1580s to the eighteenth century, largely driven by post-Reformation expansion of the University. This is clearly seen in the difference between the Agas's map and the Loggan map of the city. This population growth was largely still confined within the walled town and the immediate suburbs. Can this growth be	



		<p>identified in terms of increased development across former open plots? Is there an increase in material domestic culture (pottery, food debris) over this period to suggest increased population?</p> <p>What pattern of suburban growth and redevelopment in the late post medieval period can be identified in the archaeological record?</p>	
Hollywell Street, Harris Manchester College	The investigation of the 19 <sup>th</sup> century dwelling at this site has contributed to research question 9.4.1,	Can we further map and characterise the development of housing and social status amongst communities affected by the 19 <sup>th</sup> century reforms of the university and the process of industrialisation?	Modern
Queen's College Toilet Block, Worcester College Kitchen, New College Kitchen	These investigations have led to detailed recording of 19 <sup>th</sup> century college buildings and the recovery of contemporary stamped pottery. Contributes to research questions 9.4.12 and 9.8.1	<p>Collegiate architecture: Despite the volume of literature on the architecture of the colleges there is considerable scope for previously undocumented features to be uncovered during development work (fixtures, fittings, wallpapers, paintings, doors, cellars, panelling etc.). Further work is required to catalogue and assess the full extent of Early Modern architectural features across the colleges in order to establish their significance both to the college and wider townscape.</p> <p>Assemblages from this period have a great deal to tell us about patterns of wealth, importation and cultural preference, for example assemblages linked to college officials and servants, specially commissioned items, specialist shops etc.</p>	
Hollywell Street, Harris Manchester College.	This investigation examined the date and character of a stone tenement boundary. Contributes to research question 9.4.13	Further work is required to catalogue and map the location and condition of stone built tenement and boundary walls across the LAA. Whilst these are often difficult to closely date, they may be assessed by reference to other sources of information (photographs, historic maps etc.).	
Radcliffe Infirmary Burial Ground	The opportunity to investigate an 18 <sup>th</sup> -19 <sup>th</sup> century infirmary burial ground is a major research opportunity. Contributes to research question 9.4.4	Can we further map and characterise the development of social status amongst communities affected by the 19 <sup>th</sup> century reforms of the university and the process of industrialisation?	

## **8) Other available monitoring data on the historic environment of Oxford**

Additional monitoring indicators on the historic environment can be found in the Local Development Framework Annual Monitoring Report April 2012-March 2013 available on the council website: [www.oxford.gov.uk/planningpolicy](http://www.oxford.gov.uk/planningpolicy).

This records the following:

- The number of heritage assets at risk in the Local Authority Area as assessed by English Heritage. Target: a decrease in Heritage Assets at risk or no net increase in Heritage Assets at risk (target derived from the Oxford Core Strategy).
- The number of applications involving the total, substantial or partial demolition of a listed building. Target: 0% Listed Building Consents or planning permissions approved by the City Council (target derived from the Oxford Core Strategy).
- The number of applications involving the demolition of a building that contributes to the character and appearance of a conservation area. Target: 0% Conservation Area Consents approved by the City Council contrary to officers' and English Heritage's recommendation (target derived from the Oxford Core Strategy).
- The number of appeals allowed where conservation policies are as a reason for refusal. Target: 80% of appeals dismissed (target derived from the Oxford Core Strategy).

## Glossary and definitions

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.\*

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Evaluation:** Archaeological trench or trenches excavated before the determination of a planning application in order to characterise and understand any archaeological remains that may be present rather than fully record them.

**Evidential value:** Value deriving from the potential of a place to yield evidence about past human activity.

**Geophysical survey:** Non-intrusive ground-based physical sensing techniques used for archaeological imaging or mapping.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of Significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including through the local heritage asset register).

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

**Historic environment record:** An information service that seeks to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.\*

**National Planning Policy Framework:** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF states that Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

**Mitigation:** An archaeological mitigation strategy is a statement of proposals for reducing the overall effect of a development on archaeological remains within the site. The strategy will normally consist of one or more of the following: Preservation in-situ, modifications to the development design proposals and archaeological recording (excavation, watching brief etc).

**Research agenda:** Research questions that we would like to answer by investigating archaeological remains.

**Resource assessment:** A summary of the information produced by previous archaeological fieldwork.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Substantial harm:** The NPPF practice guidance states that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. Significance derives not only from a heritage asset's physical presence, but also from its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm i.e. the scale of the

works is not necessarily determinative of whether any harm caused is substantial or less than substantial. A key factor in determining whether the works constitute substantial (i.e. serious) harm is if the adverse impact goes to the heart of why the place is worthy of designation – why it is important enough to justify special protection.

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