

Milton Park Local
Development Order

Heritage Statement

MEPC Milton Park Ltd

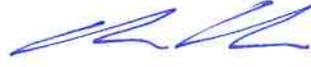
October 2012

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Heritage Statement

Client MEPC Milton Park

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1 Introduction

- 1.1 Terence O'Rourke Ltd has been instructed by MEPC Milton Park to undertake a heritage statement for Milton Park, Oxford. The Milton Park Local Development Order (LDO) is a partnership between Vale of White Horse District Council as the local planning authority, and MEPC Milton Park as the landowner. Terence O'Rourke Ltd has been instructed by MEPC to help coordinate the LDO process.
- 1.2 The purpose of the Milton Park LDO is to enable a vibrant business area, promoting employment-generating uses at the business park, to maximise the success of the Science Vale UK Enterprise Zone and give greater confidence to business to invest in Milton Park. It is being prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 1.3 The Milton Park LDO will simplify planning control to give greater flexibility for businesses to develop new premises and facilities or adapt existing premises, whilst maintaining a successful and diverse mix of employment generating uses. Development will only be permitted where the local authority is satisfied that it is in accordance with the permitted uses and development parameters set out in the Order. Development proposals not in accordance with the provisions of the Order will be determined by a planning application. The LDO has been designed to be effective for a period of 15 years to reflect the typical timescale of business leases and give greater certainty for potential investors.
- 1.4 This heritage statement assesses the archaeological and cultural heritage issues arising from the implementation of a LDO within the existing well developed multi-use business park at Milton Park, Didcot, Oxfordshire. The land covered by the LDO includes an area of cropmarks designated as a scheduled monument (OX250) in the north eastern edge and lies adjacent to the boundary of the Milton conservation area at the north western edge. Figure 1 shows the LDO area and the designated heritage assets. Figure 2 shows the five LDO zones A - E that have been identified based on the sensitivity of the location and the level of control desirable.
- 1.5 The LDO has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010. This has included informal consultation during the drafting of the Order, and will include formal consultation on the proposed Order. In relation to the potential effects on the known or suspected archaeological resource, consultation was undertaken with both English Heritage and Oxfordshire County Council (as archaeological advisors to Vale of White Horse Council). Their responses inform the wording and permitted development areas relating to area MP9.
- 1.6 This report is one of a series accompanying the draft LDO and should be read in conjunction with the suite of documents produced to support its principles.

2 Relevant planning policy

- 2.1 The assessment makes reference to local and national plan policy on safeguarding and protecting the historic environment. The relevant saved policies of the Vale of White Horse Local Plan 2011 (adopted July 2006) are:

POLICY HE1

Proposals for development or other works within or affecting the setting of a conservation area will not be permitted unless they can be shown to preserve or enhance the established character or appearance of the area.

POLICY HE9

Where there are reasonable grounds for believing that important archaeological remains may be disturbed or otherwise adversely affected by a development proposal the applicant will be required to carry out an archaeological field evaluation of the site and its setting before the planning application is determined.

POLICY HE10

Development will not be permitted if it would cause damage to the site or setting of nationally important archaeological remains, whether scheduled or not.

POLICY HE11

Development affecting important archaeological sites should be designed to achieve preservation in situ. Where this is not practicable or desirable development will not be allowed to commence until a programme of archaeological excavation, recording, analysis and publishing results has been agreed and its implementation secured.

- 2.3 National and international policy recognises the value and significance of cultural heritage, the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision making. Sites and features of identified interest are protected by the *Ancient Monuments and Archaeological Areas Act 1979* as amended, and within the planning system by the *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990*. National planning policy guidance on the conservation of the historic environment is contained within the National Planning Policy Framework (NPPF) which was published on 27th March 2012 and replaces the majority of planning policy statements (PPS) including PPS 5 Planning for the Historic Environment. The NPPF takes the same unified approach as PPS 5 to the requirement for the conservation of heritage assets and assessment of their significance regardless of the type of heritage asset being considered and regardless of the planning consent being sought. Heritage assets are regarded as an irreplaceable resource to be conserved in a manner appropriate to their significance and the historic environment forms a core principle of the NPPF's definition of sustainable development.
- 2.4 Detailed policies on development management concern the need to clearly define the significance of any potentially affected site or area, the pre-

application information requirements for any proposals, including for archaeological field evaluation, and the principles to be considered in determining any proposal for change potentially affecting heritage assets. There is an overall requirement to gather sufficient information to ensure an adequate understanding of the significance of an asset before any decisions affecting its future are made. A key concept in the NPPF is that of proportionality; that the information required, efforts to preserve, and degree of public benefits necessary to offset any harm or loss of an asset should be based on an understanding of its significance.

Other relevant guidance

- 2.5 The issue of setting concerns the potential contribution of surrounding land to the significance of any single asset or group of assets. The 2011 guidance by English Heritage ‘*The setting of heritage assets*’ aims for a consistent approach to assessment of setting and the range of historic, visual or functional relationships of an asset to the surrounding land area. These include both physical attributes and perceptual values, depending on the nature of an asset and its present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes. The importance of the surrounding land or particular views or vistas to the significance of a feature or building, and to how it is understood and appreciated, can therefore vary greatly.

3 Baseline

The site context

- 3.1 Milton Park lies 3 miles to the north west of the centre of the town of Didcot and immediately to the south of the village of Milton. The origins of the park lie in the creation in 1915 of the Army ordnance depot, served from the railway from Didcot. In 1916 part of the depot was transferred to the Royal Flying Corps (and subsequently RAF). By the end of WWI, it was known as 3 Stores Depot, South-Eastern Area, RAF, later it was re-designated 3 Maintenance Unit. The adjacent Central Ordnance Depot was developed as Didcot Power Station from 1964 and the Milton depot closed in that year. It opened as Milton Trading Estate in 1971. RAF Harwell, c.5km south of Milton Park was chosen as the preferred site for research and development of nuclear fission for both military purposes and generating energy. The Atomic Energy Research Establishment was formed in 1946, but incorporated into the United Kingdom Atomic Energy Authority (UKAEA) in 1956. Both figure 3 and 5 clearly illustrate the south west – north east alignment of a registered UKAEA pipeline which cuts through the south eastern portion of scheduled monument OX250.
- 3.2 The LDO area totals 95.5ha, the majority of which is the extant operational business estate, which is generally flat and relatively low-lying at c.60m AOD. The existing developed component of Milton Park is relatively well vegetated and is afforded a degree of screening by substantial vegetation along the

southern boundary but a more open belt of tree and shrub species along the northern boundary (see figure 4 of the landscape and visual appraisal).

- 3.3 To the north is the interface with the neighbouring village of Milton, and the fields leading to the back gardens of housing forming the edge of the village of Sutton Courtenay. To the south are the railway line and the A4130, which provide access to the town of Didcot. To the east the landscape is dominated by the visually dominant cooling towers of Didcot power station, which is expected to be decommissioned during the lifetime of the LDO. To the west is the densely planted embankment of the Milton Interchange/ A34, which provides the principal vehicular access to Milton Park.
- 3.4 The main focus of this report, LDO Zone D/ Enterprise zone MP9 and the scheduled monument OX250, lie upon second terrace gravel geology with Gault Clay recorded along the southern boundary adjacent to Moor Ditch that forms the northern extent of Milton Park Estate. The site lies in an area of considerable archaeological potential identified through aerial photography analysis, geophysical survey and evaluation trenching.
- 3.5 The baseline assessment that follows is based on the geophysical and trench evaluation site investigations undertaken on the scheduled monument, and immediately south in 'Kelaart's Field' between 2000 and 2008. No formal consultation with the Oxfordshire Council historic environment record was deemed necessary, as it was felt that the principles of the LDO were only directly relevant to the known extent and survival of recorded archaeological features associated with the scheduled monument OX250¹.

The known and recorded archaeology within the Milton Park LDO

- 3.6 The scheduled monument OX250 comprises an area of extensive cropmarks north of Milton Park Industrial Park. The cropmarks are at their most concentrated on the eastern side of the scheduled area, with outlying linear cropmarks to the west, described as being typical of later prehistoric to Anglo-Saxon period features.
- 3.7 A series of archaeological investigations have added to knowledge of the extent and settlement complexity of the cropmark complex (see figure 3). Cotswold Archaeology Trust (CAT) undertook an initial investigation of the land south of OX250, known as Kelaarts Field, in 2000. This geology yielded evidence on aerial photographs of a number of possible archaeology features extending southwards from SM OX250. The trenching revealed a trackway in the western part of the field, a later prehistoric (Mid Iron Age-Romano-British) 'ladder' settlement enclosure in the central area along with a series of contemporary ditches along the eastern portion with further evidence dating from the Iron Age to the Anglo-Saxon periods. The eastern area appeared to represent a southern continuation of the intense zone of activity identified at the eastern edge of the SM OX250.

¹ Email correspondence from Hugh Coddington, Oxfordshire County Council

- 3.8 This work revealed that the southern extent of the field that slopes down to Moor Ditch, contained archaeology not previously shown on the aerial photo evidence. This is due to the depth of alluvial clay deposits that effectively mask the full extent of archaeological features. Some degree of truncation of archaeological features through ploughing has occurred in the past but many features were recorded as deep features across the field area. Subsequent geophysical survey by GSB Prospection (2001) concluded that the results show little correlation with the cropmark evidence, possibly due to insufficient magnetic enhancement in the archaeological deposits away from the core settlement area of the eastern portion of the scheduled monument OX250 (GSB 2001, 2).
- 3.9 In 2006/07 two schemes of geophysical survey were undertaken across the scheduled area of OX250 by GSB Prospection Ltd on behalf of Environmental Dimension Partnership (EDP) to illustrate the extent of the earthworks and confirm the findings of earlier aerial photograph analysis. The results confirmed that the focus of settlement activity lay in the eastern zone of the designated area. The magnetic survey results were seen to correspond well with the cropmark evidence, showing a dense concentration of anomalies forming two groups of enclosures. One enclosure is formed by a large rectilinear enclosure with a smaller annexe attached to form an approximate L-shape with substantial internal activity such as ring ditches, rectangular enclosures and numerous pits (GSB 2006, i). The other group comprises less regular enclosures with undetermined organisation with one clearly defined ring ditch amongst an area greatly disturbed by former quarrying.
- 3.10 A trench evaluation was carried out by John Moore Heritage Services in 2008 on behalf of EDP for MEPC. The primary aim of the investigation was to understand whether car parking would be a viable option within this scheduled monument and inform both the LPA and English Heritage about the depth of hard standing that would be acceptable.
- 3.11 Trenching was targeted on areas of low activity as indicated by the results of geophysical survey. Those features which were recorded by the geophysical survey were proven to be present but extensive periglacial activity as well as a series of postholes were revealed in the northern area of the evaluation that were not indicated by the geophysical survey. Evidence for some archaeological activity was revealed, extending west and south of the main cropmark site, and dating from the late Bronze Age to early Saxon period. Limited Saxon activity was also revealed in the centre of the site under a post-medieval mound c. 0.7m deep, running east/west for several hundred metres. The evaluation confirmed that for the most part the apparent empty area in the centre and western area of the scheduled monument did not contain significant archaeological remains. However, the quality of the Saxon evidence indicates the presence of a possible high status settlement.
- 3.12 The ladder enclosure identified by Cotswold Archaeology in Kelaart's Field (2000) was not located during this evaluation, while the pottery assemblage has been given a possible Iron Age to Anglo-Saxon date with prehistoric and Roman evidence limited. The Saxon pottery however consisted of 'an

unusually large number of decorated sherds probably from the domestic context of an Anglo-Saxon *grubenhaus*² which were frequently used for rubbish disposal after their abandonment' (*ibid.* 27), and it is from this assemblage that a high status Anglo-Saxon site can be postulated.

- 3.13 Site investigations to the south east within Didcot Power station by Oxford Archaeology in 1995 revealed evidence of further Anglo-Saxon settlement evidenced by two *grubenhauser*. Cemeteries, along with evidence of a Saxon village have been excavated at Sutton Courtenay by E.T. Leeds in the 1920s and 1940s. 'Clearly, the south side of the site [scheduled monument OX250] has a greater potential for *in situ* Anglo-Saxon remains (*ibid.* 28). The evaluation revealed archaeology to be present on the west, south and east sides of the designated area at a depth of between 0.3m – 0.45m below the present ground level.
- 3.14 The wider area has recorded archaeological activity with animal remains from as early as the Palaeolithic discovered during quarrying. The wider area has seen human activity from early times, with evidence of two Neolithic cursus monuments (linear features of considerable length used in ritual ceremonies) forming the earliest elements of the multi-period designated scheduled monuments to the west of Sutton Courtenay (OX248 on figure 1). Creation of quarries to the east of the site has yielded a number of large hoards of Iron Age currency bars and a Romano-British coin hoard. A Romano-British villa is known to the west of Sutton Courtenay village with evidence of landscape organisation with farmstead settlements known to the south of the village and east of Milton Park where a number of burials were also revealed by pre-development investigations. There is considerable evidence for Anglo-Saxon activity in the area. To the east of Sutton Courtenay Lane an early Anglo-Saxon settlement has been identified including burials with grave goods and atypical sunken buildings.

Built heritage

- 3.15 The name Milton is of Saxon origin and name indicates that it was in the middle of a group of settlements. The manor was first recorded in 956 in a grant by King Edward of Wessex of 15 hides of land at Middletune for the creation of a manor. The land was later conveyed to the Abbey of Abingdon and remained in its possession until the monastery was dissolved in 1538.
- 3.16 The earliest map of the area is John Rocque's map of Berkshire dated 1761. This shows the site and the area south of Sutton Courtenay as part of a large group of enclosed fields
- 3.17 The first edition Ordnance Survey map dated 1883 shows the settlement pattern dominated by nucleated villages, with only a few farmsteads on the edges. The field patterns are mixed, with large areas of orchards close to the village. To the south of the village is the strong east-west alignment of Pembroke Lane and Moor Ditch, which divides contrasting areas of small

² A type of sunken-floored building built in many parts of northern Europe between the 5th and 12th centuries AD and used as domestic dwellings and possibly weaving sheds.

square fields to the south and larger fields to the north extending towards Sutton Courtenay. To the west these drains form the boundaries of the area of parkland at Milton Manor. To the south is the railway built c.1840.

- 3.18 Later editions of the map show little change until the 1930s editions where the site is deliberately obscured because of its military significance and is identifiable only as a large white space adjacent the railway. Only the courtyard of farm buildings and extensive orchard in the north western corner of the site are shown. By the 1960 edition the full layout of the depot is shown with the long parallel lines of the railways serving the buildings. The extent of the depots is shown on the 1945-50 aerial photograph reproduced in figure 5.
- 3.19 The village of Milton was designated a conservation area in 1969. There has been no review of the boundary since then and there is no published appraisal. The conservation area includes the grounds of Milton Manor (although not the full extent of the parkland bounded by the watercourses and sluices from Milton Mill to the ornamental ponds) and the designated buildings along High Street, although it excludes the survivals of several farmsteads to the east at Home Farm and Old Moor. The photographs in figure 6 illustrate the main building groups within the conservation area.
- 3.20 In the north of the village is the high status group centred on the church and the manor and associated designed landscape. The church of St Blaise (grade II*) is largely 19th century but retains a 14th century tower. Milton Manor (grade I) was built c1670 for the Carlton family, which had purchased the estate after the dissolution, initially occupying the old Abbey bailiff's house. Wings were added in the 1770s. To the east a sluicehead (grade II) from 1764 is part of the landscaping of the ground to form three ponds, created by a system of drains and slices linking to Milton Mill and Moor Ditch. The other elements of the group are the walled garden and stables and coachhouse to the north of the house (grade II) and at the curve in the High Street number 42 (grade II*) a timber framed house retaining 14th century elements with 15th century extensions.
- 3.21 The southern part of the conservation area follows the course of High Street and the sequence of houses laid out along the street. The closest listed building to the business park is Millbrook House (grade II), which was used as a school until 2003. The house is of late 16th century origin, later encased in brick. Immediately to the north are long ranges of dark weatherboarded barns set directly onto the road.
- 3.22 The section of the conservation area adjacent to the LDO (and partially within the business park) includes several small cottages on road, the timber framed and render of 101 and 103 High Street, and on Pembroke Lane the gothic cottage no 68 and adjacent red brick nos 66 and 64, and Mallams Court which includes the surviving single storey barns on the corner and a larger barn type building built in 1996. As illustrated in the photographs in figure 6 this is a distinctive group that is of value on the approach to the village from the south.

- 3.23 Further to the north of the business park and separated by the large areas of housing development to the south of Milton Road, is the historic core of the large linear village of Sutton Courtenay. Most is designated a conservation area, again, there is no published appraisal.
- 3.24 In the northern part of the village, on either side of Church Street is a group of a series of high status buildings and an associated designed landscape. All Saints Church (grade I) has a mid-late 12th century west tower and nave. The chancel dates from the 13th century with the rest of the church of later medieval date. Norman Hall (grade II*) on Church Street originates in a manor house of c1190-1200, although most of the fabric can be dated to the 16th and 17th century alterations. The Abbey (grade I) to the south of the church is a courtyard house comprising a hall and solar range c.1320 with a rear range of 16th century and a south range of 17th century date.

4 Heritage values and significance

- 4.1 The range of heritage values that may be attached to a place are outlined in the English Heritage document *Conservation principles: policies and guidance for the sustainable management of the historic environment, 2008*, and explained in the practice guide to PPS5. The guidance identifies four main categories of heritage values:

Evidential value: the potential of a place to yield new evidence about past human activity. This aspect is most closely related to the fabric of a heritage asset, and often applies most to archaeological sites

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present (this is split into two aspects; illustrative and associative)

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place, both from deliberate design and from the fortuitous effect of organic change over time

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory (again this includes several aspects, commemorative, social and spiritual). Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence, often from a community function that may have little or no direct relationship to any formal historical or aesthetic values.

- 4.2 Setting is defined as the surroundings in which the asset is experienced, its extent is not fixed and may change as the asset and its surroundings evolve (English Heritage 2011, 2). The setting of a heritage asset can contribute to, or detract from, any of the evidential, historical, aesthetic and communal heritage values identified above, and each of these values may be harmed or enhanced by development affecting the setting (English Heritage 2011, 32). Particular elements or qualities of an asset's 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.

4.3 While the form and extent of the survival of an asset may influence the degree to which setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible (*ibid.*). It is also worth noting that the visitor amenity of the designated asset bears no relevance to the reasoning for its original consideration as a nationally significant archaeological site.

The scheduled monument OX250

4.4 The evidential value is the most applicable attribute to understanding the significance of the designated monument (OX250) and the recorded archaeological resource present within Kelaart's Field that comprise LDO Zone D. The special interest and significance of the scheduled monument is wholly linked to this evidential value, as there are no physical attributes of the monument's surroundings that contribute to understanding and appreciation of its archaeological/historical significance.

4.5 The cropmark complex of this designated national monument has no above ground appreciable elements. As outlined above, recent site investigations have added greatly to the original aerial photograph identification of this monument. Whilst the present land use of the monument is arable cultivation, the primary contributor to its setting is the dominant visual and aural intrusion from industrial processes in an otherwise rural farmland landscape.

4.6 The significance of this scheduled monument derives not only from its physical presence but also from its setting – the surroundings in which it is experienced (*ibid.*). The buried remains of SM OX250 are not readily appreciated by the casual observer but nonetheless retain a presence in the landscape and, like other heritage assets, have a setting (*ibid.* 8).

4.7 The open grassland use of Kelaart's Field forms part of the setting of the scheduled monument OX250. With the settlement complex of the scheduled area of OX250 focused upon the eastern portion of the designated area, the Kelaart's Field land area may have been utilised as grassland for livestock or for arable cultivation during the lifetime of the settlement. Future development proposals within Kelaart's Field (core development area of MP9) are considered to potentially affect the immediate landscape contribution this field plays in the scheduled monument's setting.

4.8 With this in mind, it is important to assess the resultant degree of harm that future development may cause to the appreciation or understanding of the scheduled monument OX250. The setting of this monument/settlement site has certainly changed and evolved since its original use, primarily as a consequence of development at Milton Park Estate to the south but more so with the development of Didcot Power Station and its prominent cooling towers which dominate views to and from this monument – as well as other industrial activities to the east (see VP6 figure 11 of L&V appraisal). This is the dominant experience in an otherwise rural farmland setting.

The designated built heritage

- 4.9 The adjacent conservation area covers the village of Milton and is wholly different in character from the business park, itself the result of the historic accident of the establishment of the ordnance depot and later the power station. The conservation area has very strongly defined boundaries, taking in the church, manor and associated landscape and the sequence of houses along the High Street. The farm buildings on Pembroke Lane, retained in part within Mallams Court, terminated the village to the south and create the entrance to the village from the south.
- 4.10 The business park is part of a rapidly changing landscape that combines semi rural and industrial characteristics, in which large scale development is an established factor. The landscape appraisal confirms that there are few views from within the village, aside from the modern dwellings on Pembroke Lane, which are outside of the conservation area. Although the group of former farm buildings at Mallams Court are important for the conservation area, they also serve to partially screen the rest of the business park. The presence of the large scale development is a characteristic of the area and the business park makes a neutral contribution to the setting of the conservation area, particularly appearing distant and separated from the group at the church and manor in the north.

5 Potential impact of development in the LDO on known/suspected heritage

Archaeology

- 5.1 Such is the scale and visual prominence of the cooling towers the power station is the over-riding characterising element of the landscape. Any future development within the LDO area will be viewed within the context of the power station. Therefore, whilst development within the existing business park will result in negligible change when viewed from the main heritage receptors considered here, proposals within the core development area of MP9 will result in a significant change to the below ground archaeological resource, as well as changes to the present setting of scheduled monument OX250.
- 5.2 In order to appropriately deal with the change to the aforementioned archaeological resource present within the core development area of MP9, a set of planning conditions to ensure the implementation of a programme of archaeological work is agreed prior to the commencement of development are set out in the accompanying appendices. These works will add value in that they should provide information and currently unknown detail as to the contemporary nature of features in relation to the scheduled monument area. Their survival, extent and significance will ultimately guide decisions by both OCC and EH as to the nature and acceptability of engineering solutions for future development. Changes to hydrology as a consequence of foundations could have a detrimental effect on areas of archaeology left unexcavated either within the scheduled monument area or the core development area.

Built heritage

- 5.3 The development could potentially affect the conservation areas of Milton to the west and Sutton Courtenay to the north, along with the listed buildings designated within each, through changes to land forming their setting that contributes to their value. This could occur through changes to land use and character and to overall visual qualities where these would alter appreciation of functional or historic links.
- 5.4 The LDO identifies zones across the business park based on the differing sensitivity of these areas, particularly on the north boundary of the business park that interface with the open fields and the villages. Parameters set the overall level of floor space across the business park, maximum building heights for each zone, controls over light and noise levels in zones B and C closest to the village, and guidelines for tree management. Guidance on design is set for each part of the park and a range of conditions is attached to the order.
- 5.5 Mallams Court is part of the business park but is excluded from the LDO. Therefore there will be no change in the present controls in this area. The area immediately adjoining the conservation area, zone B, is identified as the most sensitive and the parameters included in the LDO for the design of this area on the village edge, the limit on building heights to 9m, and controls over noise and light spill have been designed to minimise effects either from visual changes or from changes to character. Therefore no effects are predicted to occur to the setting of the conservation area through a change in the development on the southern boundary.
- 5.6 MP9 extends the built development of the business park north, beyond the present boundary formed by Moor Ditch. The site area is a large single field parcel. The landscape assessment confirms that distant views of the LDO area from the east are screened by the extant cooling towers of Didcot power station, landfill site and expansive gravel works as a consequence of the low lying of the landform. Views from the immediate landscape to the north are more open as there are three adjoining open agricultural fields between Sutton Courtenay, Milton and Sutton Road. A narrow band of vegetation, composed of scrubby native species and mature trees, partially screens the building facades on the present northern boundary of Milton Park.
- 5.7 All of the listed buildings that contribute to the Sutton Courtenay conservation area are at a distance from MP9 that they have no functional or historic links to that area. The overall context of extensive arable farmland does not contribute to the significance of specific buildings, or the conservation area as a whole. The nearest listed buildings to MP9 lie to the east of Milton conservation area along School Lane with views eastwards across arable farmland and dense vegetation associated with the former gravel pit. Existing rooflines of the extant buildings within Milton Park lie below the mature tree line along the northern boundary with Didcot Power Station dominating the skyline (see figure 14 VP9 of L&V appraisal). The creation of the LDO and expansion to include Kelaart's Field will result in no significant change to the

setting of the listed buildings in the wider landscape. Similarly, no effects on the either of the conservation areas are predicted.

6 Mitigation proposals

- 6.1 Where especially important archaeological remains and their settings would be damaged by proposed development, the Council will be guided by the principle that there should be a presumption in favour of their physical preservation (paragraph 6.41 Vale of White Horse Local Plan 2011).
- 6.2 On other sites of archaeological importance the Council will need to be satisfied that either appropriate and satisfactory arrangements have been made to achieve preservation of remains in situ, or a programme of investigation and recording has been agreed, or that the impact of the proposed development is mitigated through suitable design, layout and construction methods. These requirements may be the subject of planning conditions or legal agreements (paragraph 6.42 Vale of White Horse Local Plan 2011).
- 6.3 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting area considered from the project's inception (English Heritage 2011, 20). With this in mind, consultation with both Chris Welch, English Heritage and Hugh Coddington, OCC took place to ensure the wording used to describe future planning proposals relating to Enterprise Zone MP9 under the LDO were explicit with regards to the treatment of the nationally designated scheduled monument OX250 and its setting.
- 6.4 The aforementioned consultation with the key heritage consultees resulted in the following suggested agreement in principle to future development considerations within the 10.6ha extent of Enterprise Zone MP9 (see figure 4):
- **A Core Development Area** is being considered for 4.9ha of the southern portion of MP9 (LDO zone D on figure 2). This equates to c.30, 000 m² of future industrial uses (B1, B2 and/or B8). This area lies adjacent to the designated scheduled monument (OX250) and therefore forms part of its setting. As the area has been evaluated (Cotswold Archaeology 2000) prior to any development further detailed excavation will be necessary to adequately record the archaeological resource. Development is therefore conditional on all setting issues being resolved and the implementation of a programme of archaeological work that is agreed by English Heritage and OCC.
 - **Strategic landscaping** would be appropriate along the northern boundary of the core development area to ensure similar development of industrial units and associated hard landscaping can be accommodated whilst ensuring minimal visual change to the present setting of the designated scheduled monument.
 - **Fringe Area** forms part of the southern extent of scheduled monument OX250. Any works (including landscaping, tree planting or any ground disturbance) within the area of the scheduled monument will require scheduled monument consent from the Secretary of State. Any works within this area within the life of the LDO will be limited to 'soft' landscaping designed to screen the core area to the south. Works that may cause harm to the buried remains, or render them inaccessible to future generations, are likely to be unacceptable, and any built development within the area of the scheduled monument is likely to be unacceptable, therefore is excluded from

the LDO. To ensure future proposals adhere to safeguarding measures in relation to the scheduled monument, the following criteria should be met:

- Soft landscaping works must be designed to avoid potential disturbance that could be caused by tree root damage or changes to existing hydrology.
- Proposals require consultation with both English Heritage and Oxfordshire County Council (as archaeological advisors to Vale of White Horse Council), and
- No utility services should be considered through this area, from agreed development within the core area to the south without prior approval/consultation as set out above.

6.5 A set of development parameters along with a landscape strategy have been devised in support of the delivery of the LDO for Milton Park (see L&V appraisal). The following steps are considered necessary to mitigate potential effects of future development on identified visual receptors and the overall landscape character of the local area:

- Vegetation along the northern boundary has been found to be relatively intermittent and its ability to screen development from views is inconsistent along its length. New tree planting will be undertaken along this boundary, infilling sparser, more open lengths of the boundary, creating a more successful and consistent screen to views from the north.
- A new landscape buffer will be planted on the northern and western boundary of zone D (core development area) of MP9 to consist of a native hedgerow and hedgerow trees maintained to a height of c.4.5-5m. This band of planting is proposed to conserve the present landscape setting of SM OX250 and to mitigate the landscape impact of new development and an appreciable change in land use in this core development area. The location of planting and species composition will be agreed with English Heritage prior to implementation to ensure that there is no disturbance to the archaeological remains resulting from tree root damage and changes to hydrology.
- A maximum building height within the core development area of MP9 of 12m allows a suitable planting buffer to screen development up to the roofline from views to the north, including the scheduled monument OX250 and residential properties to the south of Sutton Courtenay.

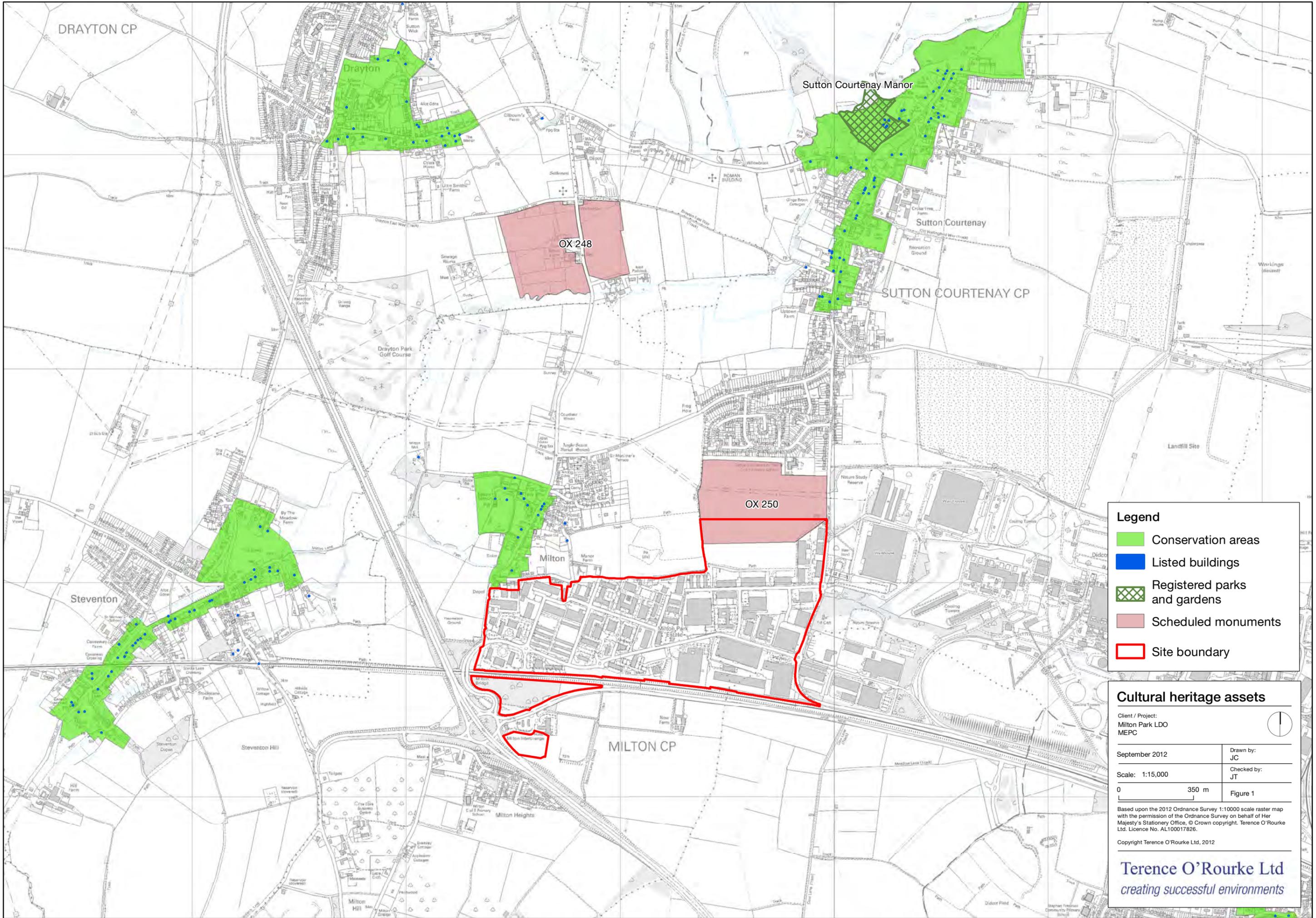
7 Conclusions

- 7.1 The report's conclusions are limited by the extent and quantity of existing information and therefore its usefulness in predicting the actual full extent and definitive location of the archaeological resource must be qualified. It is important to stress that the areas currently showing an absence of archaeological sites ('blank areas') should not be seen as definitively proving lack of archaeological potential.
- 7.2 National guidance outlined in the NPPF 'Conserving and enhancing the historic environment' recognises the role and value of heritage assets and their contribution to our cultural, social and economic life. Conservation refers to maintaining what is recognised as important about a place, which requires a plan for future uses of heritage assets and for the delivery of development within their setting that will make a positive contribution and avoid caused harm to its significance.
- 7.3 The proposal for the LDO at Milton Park on the whole preserves the setting and significance of the designated assets (figure 1) within the study area, as they present no appreciable change. Information presented here, and based on a number of site specific evaluation surveys on the survival, nature and extent of SM OX250, as well as contemporary features present to the south in Kelaarts Field, have shown the greater proportion of the scheduled monument to be sited in the eastern part of the designated area (see figure 3). The southern extent of Kelaart's Field has been shown to possess a band of Gault Clay geology adjacent to Moor Ditch, which has the potential to contain even further archaeological remains than identified by the surveys to date. The core development area (zone D, figure 2) of enterprise zone MP9 has been identified as best served within the 4.9ha area of Kelaart's Field, as it does not appear to hold potential (at this stage) for nationally important remains that require preservation *in situ*.
- 7.4 Preliminary consultation to agree development principles in relation to Enterprise Zone MP9 of this LDO has highlighted how necessary future development considerations must be of the known heritage resource, in this case the southern extent of SM OX250 and possible contemporary features within Kelaart's Field. Major land use change to develop Kelaart's Field, which is currently part of the setting of SM OX250, will require close interrelationship between the recording and conservation of the designated heritage asset whilst applying sympathetic green infrastructure and landscape mitigation measures to ensure assimilation of proposals and avoidance of harm to the heritage resource.
- 7.5 Development will only be allowed and deemed acceptable in zone D of MP9, if following further necessary archaeological site investigations demonstrate that there would be no significant impact on the heritage resource or the acknowledged setting of the adjacent scheduled monument OX250. To address this the LDO includes the Vale of White Horse Council's two standard conditions on archaeology and heritage resource.

Appendix 1 Bibliography

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http://ads.ahds.ac.uk/ - for grey literature and primary source material
http://www.old-maps.co.uk - Ordnance survey historic map regression exercise
http://list.english-heritage.org.uk
Table 1 Sources consulted

Figures



DRAYTON CP

Sutton Courtenay Manor

OX 248

SUTTON COURTENAY CP

OX 250

Milton

Steventon

MILTON CP

Legend

- Conservation areas
- Listed buildings
- Registered parks and gardens
- Scheduled monuments
- Site boundary

Cultural heritage assets

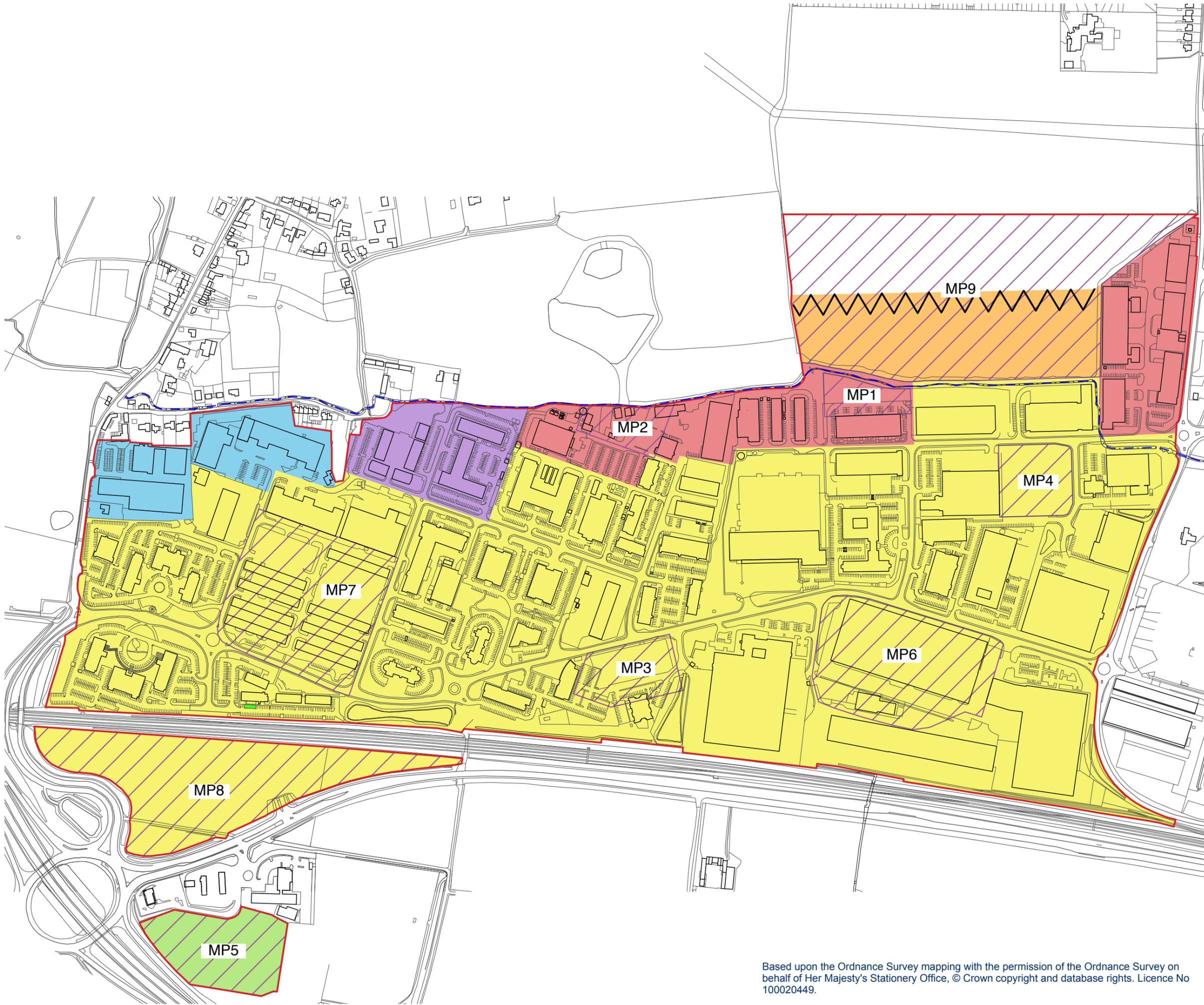
Client / Project:
Milton Park LDO
MEPC

September 2012	Drawn by: JC
Scale: 1:15,000	Checked by: JT
0 350 m	
Figure 1	

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- Key
- LDO Area
 - Enterprise Zone
 - Zone A
 - Zone B
 - Zone C west
 - Zone C east
 - Zone D
 - Zone E
 - Moors Ditch
 - Scheduled Monument fringe area



MEPC	
Milton Park LDO	
Plan 1: LDO area	
199302 P1LDOAP	
Figure 2	<small>drawn by</small> SWD
Sept 2012	<small>checked by</small> PL
1:5000@A3	<small>revision</small>

A 041012 divided zone C into east & west parcels SWD

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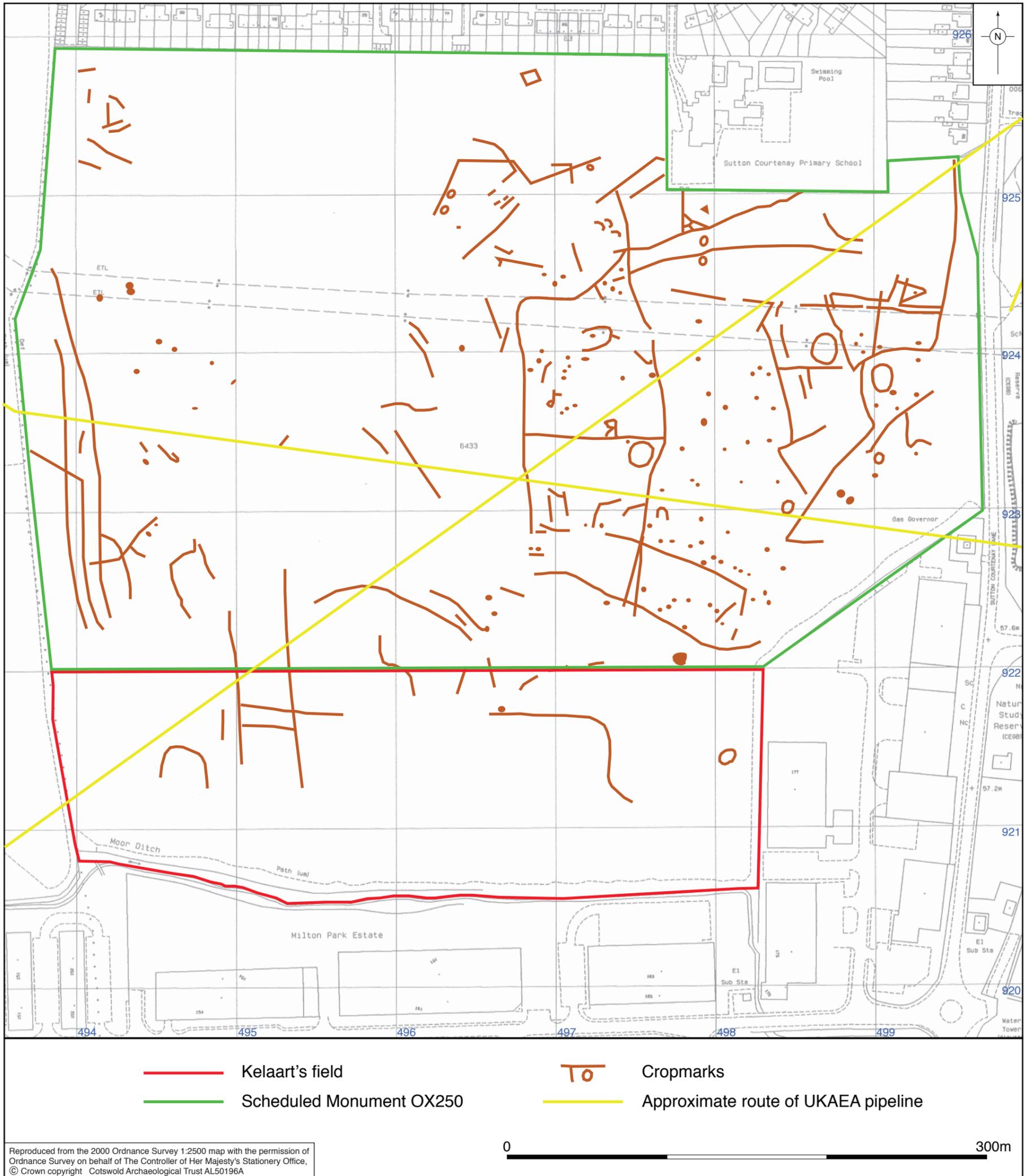
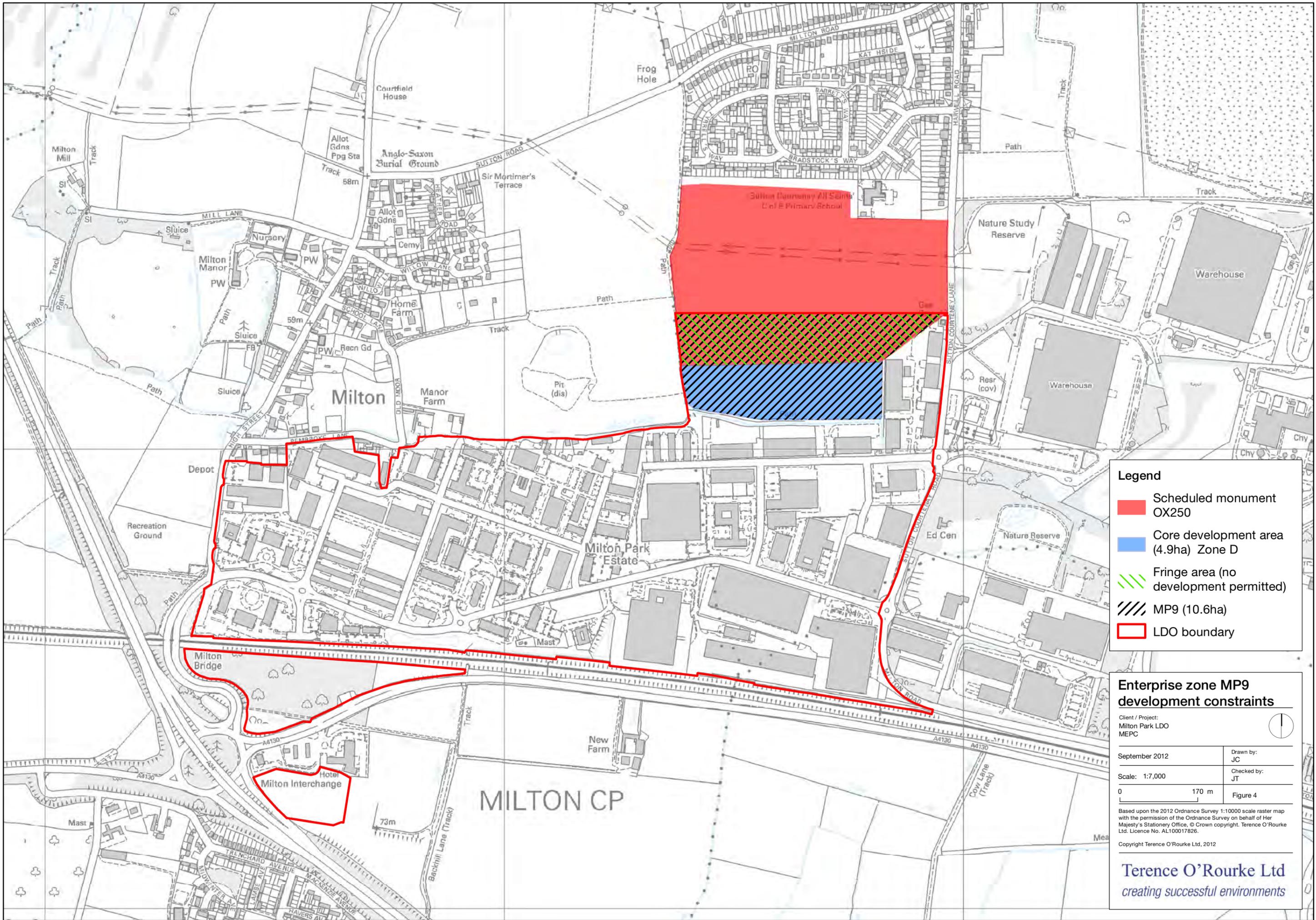


Fig.3 Plan showing Kelaart's field and Scheduled Monument (OX250) that fall within enterprise zone MP9 of the LDO (Reproduced with kind permission of Cotswold Archaeology)



Legend

- Scheduled monument OX250
- Core development area (4.9ha) Zone D
- Fringe area (no development permitted)
- MP9 (10.6ha)
- LDO boundary

Enterprise zone MP9 development constraints

Client / Project:
Milton Park LDO
MEPC

September 2012

Scale: 1:7,000

0 170 m

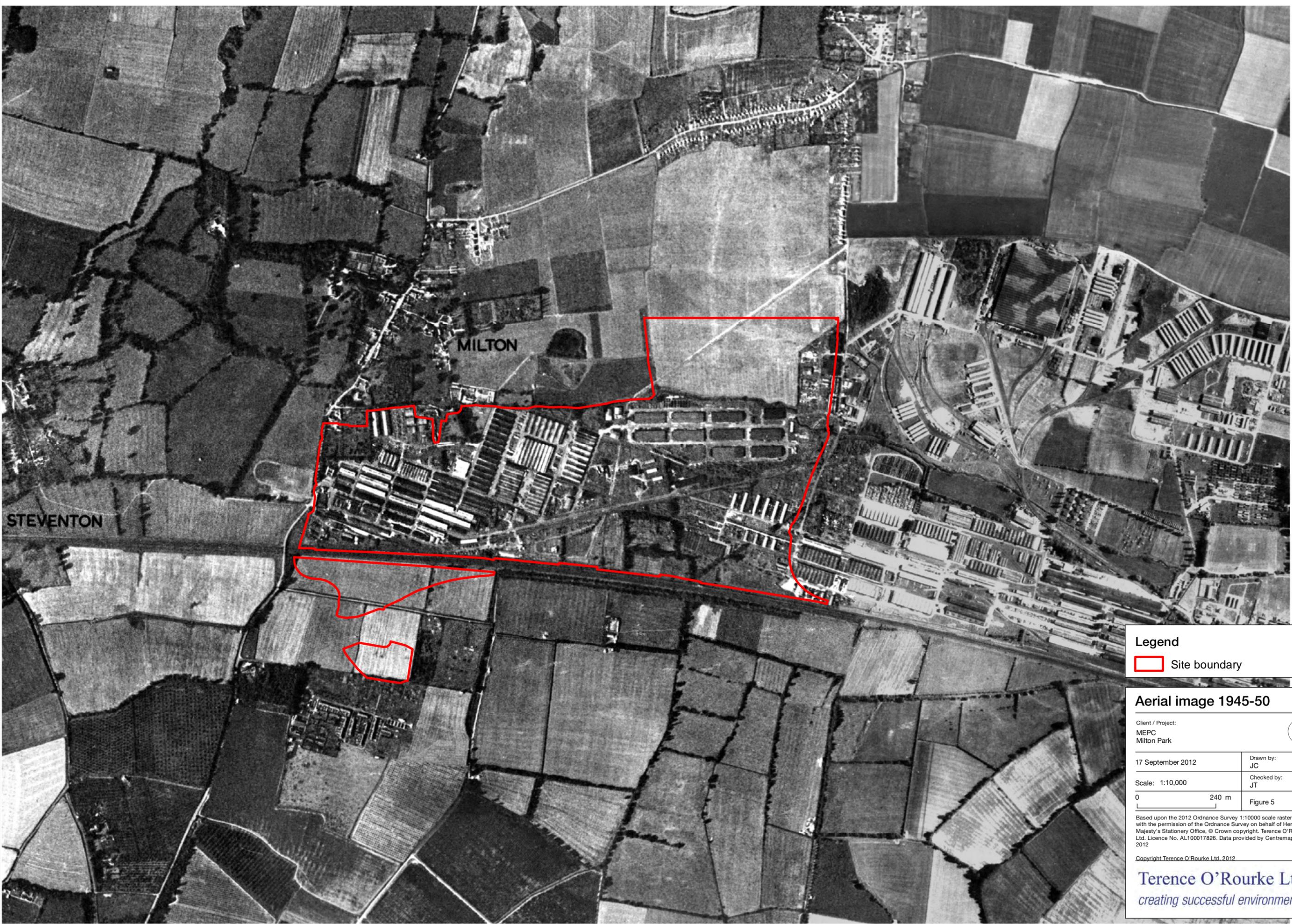
Drawn by:
JC

Checked by:
JT

Figure 4

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Legend

 Site boundary

Aerial image 1945-50

Client / Project:
MEPC
Milton Park



17 September 2012

Drawn by:
JC

Scale: 1:10,000

Checked by:
JT

0 240 m

Figure 5

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The approach to the village with the converted barns at Mallams Court



Mallams Court, the building on the right was constructed in 1996.



The junction of Pembroke Lane and High Street



The view south

Figure 6
Photographs of Milton
conservation area



Unlisted buildings at 68 and 66 and 64 Pembroke Lane



Millbrook House, grade II



Barns at Millbrook House and view along the High Street



Mallams, grade II

Figure 6 (cont.)
Photographs of Milton
conservation area



View along the High Street



Milton Manor, grade I

Figure 6 (cont..)
Photographs of Milton
conservation area