

Appendix 1

Land at Broughton Aylesbury Buckinghamshire



Cultural Heritage Baseline

oxfordarchaeology



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Appendix 1 – Supporting document to the ES

Land East of Broughton, Aylesbury, Buckinghamshire Cultural Heritage Baseline

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Land at Broughton, Aylesbury, Buckinghamshire

Archaeological desk-based assessment for

Barratt Homes

1 INTRODUCTION

1.1 *Background*

- 1.1.1 In April 2010 Barratt Homes commissioned Oxford Archaeology (OA) to further update an archaeological desk-based assessment originally written in 2006 that examined the archaeological resource of a proposed development area to the east of Aylesbury (centred on NGR SP 8450 1460). The baseline was updated to include new archaeological sites and data but also to include all heritage assets, including the historic landscape and historic buildings as required by the new Planning Policy Statement 5. Updating also involved data collection and analysis for a wider area in response to the expansion of the proposed development area and the incorporation of a geophysics survey. This current report forms a baseline to support an Environmental Statement Chapter.

2 PLANNING POLICY CONTEXT

2.1 *National*

- 2.1.1 Planning Policy Statement 5: (PPS5) Planning for the Historic Environment (issued March 2010) sets out the Government's planning policies on the conservation of the historic environment and the rationale for its conservation. The 2010 PPS5 replaces two Planning Policy Guidance Notes, PPG 15 and PPG 16. It covers all aspects of the historic environment within a common set of policies, which recognise that heritage assets are a non-renewable resource and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.
- 2.1.2 The policy takes a holistic approach to the historic environment, identifying all elements within this environment that are worthy of consideration in planning matters as 'heritage assets'. A heritage asset is identified by PPS5 as an environmental component that holds meaning for society over and above its functionality. This term includes buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.
- 2.1.3 PPS5 requires planning authorities to consider the impact of any proposals on the significance of a historic asset or to its setting. There is a presumption in favour of the conservation of designated significant historic assets.
- 2.1.4 Policy HE12 states:
- HE12.1 A documentary record of our past is not as valuable as retaining the heritage asset and therefore the ability to record evidence of our past should not be a factor in deciding whether a proposal that would result in a heritage asset's destruction should be given consent.*
- HE12.2 The process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence base for future planning and further the understanding*

of our past. Local planning authorities should make this information publicly available, including through the relevant historic environment record.

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance.

Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

2.1.5 PPS5 also requires that consideration is given as to how the historic environment could also make a positive contribution to the design of new development as set out policies HE3 and HE7. This is detailed further with regards the Broughton area in the local development framework documents described below.

2.1.6 The Government's Statement on the Historic Environment of England 2010 sets out the Government's Vision for the historic environment, recognising its cultural, social, economic and environmental value. It includes a series of Strategic Aims for the future, one of which is of particular relevance to this project.

2 Protective Framework: Ensure that all heritage assets are afforded an appropriate and effective level of protection, while allowing, where appropriate, for well managed and intelligent change.

2.1.7 The Hedgerow Regulations 1997 make provision for the protection of hedgerows considered to be of landscape and/or historical and natural history importance. The Regulations state that a hedgerow can be considered to be 'important' if it meets certain criteria, including if it is recorded in a document held at a Record Office as an integral part of a field system pre-dating the Enclosure Act, or a hedgerow that forms an integral part of a pre-1845 field system or a pre-1870 enclosure field system.

2.1.8 Before the removal of any hedgerow to which these Regulations apply, Aylesbury Vale District Council (AVDC) must be notified. If the planning authority considers the hedgerow to be of some historic significance, it may serve a hedgerow retention notice to the effect that the hedgerow should not be removed.

2.2 Local

Aylesbury Vale District Plan (January 2004)

2.2.1 This local plan is now of limited importance, especially for a major project driven by the now withdrawn Regional Spatial Strategy and emerging LDF. Only the policies GP.59 - Sites of archaeological importance and GP.53 and 57 - Conservation Areas have been saved and the general principle of these are covered in the LDF below.

Aylesbury Growth Arc Masterplan

2.2.2 Most of the proposed development, that to north of the canal, lies within the designated area of the Aylesbury Growth Arc East, identified in the Submission Core Strategy for the Aylesbury Vale LDF. The Aylesbury Growth Arc Masterplan and

Delivery SPD in accordance with the Spatial Strategy and Policy CS6 of the Core Strategy, identifies three greenfield sustainable communities, known as Strategic Development Areas (SDAs), that will make up a Growth Arc along the eastern flank of the town. One of these is Aylesbury Growth Arc East; the core area of proposed development discussed here. The development plan for this area recognises the importance of the historic environment in both its wide principals and in its specific policies. The Aylesbury Growth Arc Masterplan and Delivery SPD provides additional guidance on the Aylesbury Growth Arc, supplementing Core Strategy Policy CS6 and related policies in particular. Relevant policies are outlined below.

- 2.2.3 Section AGA 12 of the wider principals states that ‘within each SDA a programme of evaluation will be required to clarify the importance of sites for archaeological potential. Informed by the outcome of this evaluation, provision should be made for the preservation of important archaeological sites *in situ* wherever reasonably practicable. Where this cannot be achieved an integrated programme of archaeological investigation, research and publication will be required in mitigation and should include opportunities for public involvement.
- 2.2.4 Section AGA 29 states that the design of new developments will:
 - iv. take into account the needs of different designations such as archaeology, ecology and landscape in the master planning and detailing stages of new development (This principle stems from CS12 & AVGIS).*
- 2.2.5 AGA 13 - Development proposals will need to take into account any significant impact on the setting of Berton and Weston Turville Conservation Areas (This principle stems from CS12).
- 2.2.6 In addressing the Area Specific Details relating to the eastern part of the Growth Arc (AGA East), Policy E6 states that:
 - Development should respect the historic scale and context of the physical features and natural qualities of the Site and its surroundings, in particular the historic field pattern, the Canal, topography, and the effect on public views.
 - promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture;
- 2.2.7 The Aylesbury Vale Environmental Character Assessment (AVDC and BCC, 2006) uses the Buckinghamshire Historic Landscape Character Assessment to define ‘Areas of Archaeological Notification’, defining known sensitive sites in the Region. One area is defined within the area of proposed development area centred on the medieval remains at Broughton, plotted on Figure 2. It also looks at the sensitivity of the heritage assets to change and ways which positive effects could be made. This is discussed further in Section 5. This work is being used to inform the preparation of the Aylesbury Vale LDF.

2.3 *Method of Assessment*

- 2.3.1 This assessment was conducted with regard to standards set out by the Institute of Field Archaeologists (IFA 2008). The general approach and methodology has been to identify and consider all heritage assets within a 1km Study Area. These assets may be nationally or locally designated (by registration, listing or scheduling), may appear in the national or local archaeological record, or may be identified here from specialist scrutiny of the landscape and historic records and through survey.

2.4 *Sources Consulted*

- 2.4.1 The Buckinghamshire Heritage Environment Record (HER; held by Buckinghamshire County Council) and the National Monument Record (NMR; held by English Heritage) are the main repositories of archaeological data for the Site. Both were contacted and supplied printouts of known sites and events within the Study Area in 2006 and again in February 2010 and were contacted once more for updated material for this report in April 2010. A total of 43 new features was identified within the updated study data (**OA 137, 141 and 156 - 196, 85**). The Buckinghamshire County Records Office, the Buckinghamshire Local Studies Centre and the HER were also consulted again for further information on designated sites, planning policies, historical maps and secondary sources, aerial photographs and details of previous archaeological work in the area.
- 2.4.2 OA obtained a list of aerial photographs (AP's) held by the NMR (English Heritage) for the broader Study Area, and re-examined all available photographs held at the NMR. Cambridge University's Aerial Photographic Library was also consulted. A new walkover survey over the additional areas was carried out on 13th and 16th of August 2010 and was also used to assess wider setting issues.
- 2.4.3 An extensive geophysical survey was undertaken of the majority of the Site. The results of this are summarised here with the key sites plotted on Figures 11-14. The detailed results can be found in Appendix 2.2. No geotechnical data for the site at the time of writing.
- 2.4.4 Appendix 1.1 is a gazetteer of archaeological sites and finds within the 1km Study Area. Each entry has been allocated an OA number, added to the gazetteer, referred to in the text where appropriate and marked on Figure 2 (which shows archaeological features and events) and Figure 3 which shows designated sites, including Scheduled Monuments, Listed Buildings, Conservation Areas sites identified from the geophysical survey and cropmarks/pasture marks. Figure 4 shows relevant medieval and later landscape features, including hedges protected under the Hedgerow Regulations and Figures 5-7 reproduce historic maps of the area. Figure 8 is a plan of medieval features around Broughton as mapped by Archaeological Solutions in 2004. Figure 9 uses all sources and summarises areas of identified potential. Figure 10 shows the red line boundary of the development area which has been assessed here. Figures 11-14 summarises the features which have been identified as potentially having an archaeological value identified during the geophysics survey.
- 2.4.5 A full list of sources consulted can be found in Appendix 1.2.

2.5 *Aerial Photography*

- 2.5.1 Aerial photographs held by English Heritage were examined at the National Monuments Record Centre (NMRC), Swindon for the original report in 2006. The collection comprised 151 photographs taken between 1946 and 1998 (142 verticals and 9 specialist). A second set of photographs, covering the expanded Study Area for this report, was examined at the NMR on 19th May 2010. This second collection comprised 122 vertical photographs taken between 1943 and 1994.
- 2.5.2 Three circular pasture marks were noted on an oblique AP taken in 1978 (**OA 29 and 30**), located in the south west of the Site (and **OA 31** just outside), in two fields to the west of Gridlers Farm (SP8413/1, NMR1237, 149, 6/4/78, SP845136 Plate 1). It is uncertain exactly what these pasture marks represent but it is possible that they are of prehistoric origin. The cropmarks do not appear on any other APs and have very clearly defined or sharp edges. If they are of prehistoric origin, then they are most likely to be ring-ditches, probably associated with Bronze Age round-barrows.

- 2.5.3 Ridge and furrow earthworks were visible on a number of AP s held at the NMR and the HER. This information has been collated and plotted by English Heritage to show ridge and furrow earthworks visible in 1946 and 1995 in and around the Site (figure 4). It should be noted that not all the ridge and furrow shown as extant in 1946 survived until 1995, or that not all the ridge and furrow shown as extant in 1995 survives today. That which does survive recorded during the walkover survey and from Multimap©, has been annotated on Figure 4 as has that recorded from the geophysical survey only.
- 2.5.4 In the field to the south east of Site, two photographs taken in 1971 (OS/71383/1057 and 1058), appear to show a series of straight lines running at right angles to each other in a grid formation (**OA 194**). These features may represent the road system of a former settlement, possibly a DMV, of which there are a number in this part of Buckinghamshire. These features are again not visible on any other set of APs, and may simply be field drainage ditches.
- 2.5.5 These cropmarks lie to the south east of concentration of semi-circular and circular cropmarks, seen on three vertical aerial photographs taken in 1950 (**OA 193**) (RAF/541/479/3147, 4125 and 4126). These features appear to respect each other spatially and the semi-circular elements all appear to face north-eastwards, suggesting that they may represent the remains of gullies around a group of prehistoric roundhouses. However, these features do not appear on any other set of photographs and it is possible that they may be ‘fairy rings’ created by the spread of fungi through the topsoil. The marks do have well-defined edges however, which is not characteristic of such naturally occurring features.
- 2.5.6 Aerial photographs from 1943 and 1945 (RAF/AC275/5034 and RAF/106G/UK/683/3040) show ditches and what appear to be the boundaries of former smallholdings to the south east of the high street in Bierton (**OA 195**).
- 2.5.7 A picture from 1949 (RAF/541/272/3254) shows that Gib Lane to the south east of Bierton once continued through Corner Farm and met the High Street around 100 metres further to the west than it does today. A series of pictures from spring 1976 (OS/76043/23-25) shows that part of the former railway cutting that crosses the Site north east to south west was infilled with what appeared to be quarry outcast, possibly to aid the farmer in accessing fields from north to south.
- 2.5.8 Aerial photographs held by the Buckinghamshire HER (0012201000) show clearly the layout of plots and ditches of Broughton DMV within and to the south of the Site. These have been plotted by Archaeological Solutions (2004, figure 3, figure 8, Plate 2) and further details have been plotted by OA (figure 3, Plate 3).
- 2.5.9 The aerial photographs taken of the Site from 1943 show the Site as being mainly in pasture during the last 57 years.

2.6 *Walkover Survey*

Introduction

- 2.6.1 Walkover surveys of the Site were undertaken by OA on the 10th October 2006, and on the 13th and 16th of August 2010. The original walkover only included those areas within the original report specification, which did not include the area north of the disused Aylesbury to Cheddington rail line or the area to the south of the Grand Union Canal. The walkover undertaken in 2010 covered these additional areas.

- 2.6.2 The objectives of the survey were to:
- Confirm the presence/absence ('ground-truth') of previously known archaeological and historical landscape features;
 - Identify new features of potential archaeological/historical significance;
 - Examine zones of vision and lines of sight;
 - Record the nature of extant boundaries.

2.6.3 The walkover survey was undertaken in dry weather with good light on all three occasions. One small area in the east of the Site not accessed (Field 10), to the west of Broughton Lane due to landowner issues. Other small fields were not accessed due to the presence of herds of cows, calves and bulls but these were successfully surveyed from vantage points and from public access routes.

2.6.4 Hand-written notes and sketches were made onto a pre-prepared base map, and digital photographs were taken to record salient features. The survey of 2010 was undertaken when the foliage of trees and hedgerows was at its maximum extent, and when long grass obscured close examination of the ground surface.

Results

2.6.5 The majority of the land within the proposed development area lies in permanent pasture, with some small areas of arable. Extensive earthworks of ridge and furrow cultivation were seen in the fields to the east and south of Burcott, and in the extreme south east corner of Site, and in fields to the west of Broughton. These are shown on Figure 4. The condition of these earthworks suggests that the area has not been subjected to intensive or deep-ploughing in the later post-medieval or modern periods.

2.6.6 Most of the field boundaries within the Site comprise poorly maintained but verdant hedges of traditional hedgerow species, including hawthorn and blackthorn. Occasional mature trees are included in several hedgerows.

2.6.7 The stretch of the Grand Union Canal running east and west from Broughton Lane was observed to be embanked, with the water level of the canal substantially higher than the surrounding land. Two ponds marked as fisheries (**OA 154** and **155**) were recorded within the Site, adjacent to the Canal. The ground in this area was particularly boggy, and it was noted that the majority of this area was waterlogged in 2006. Although the area had witnessed recent rainfall, it is possible that the waterlogged conditions may be exacerbated by the presence of the fishing ponds, and the fact that the canal is higher than the surrounding land, possibly resulting in seepage onto the surrounding fields.

2.6.8 A complex of Public Rights of Way (PROW) exists across the Site. These mainly comprise footpaths and bridleways that are roughly aligned north-south and extend between Bierton and Broughton. The PROW along the canal towpath is the only major PROW that runs east-west through the Site.

2.6.9 The features recognised during the map regression were investigated in 2006 to assess their present state. The structures tentatively identified as barns (**OA 75** and **76**) are no longer extant, and there are no traces of these buildings surviving above ground. The pond marked on Figure 2 as **OA 74** was not investigated during either walkover surveys due to lack of access to this area of the Site. However, it is presumed that this pond is still present as it is marked on current mapping.

2.6.10 Five new features were identified during the walkover survey in 2010. These comprise:

- **OA 200** and **201** - livestock ponds;
- **OA 202** - a former orchard boundary shown on the OS First Edition map of 1884;
- **OA 203** - a bank adjacent to an extant field boundary that may have originated as a plough headland;
- **OA 204** - an earthwork lynchet possibly marking a former field boundary; and
- **OA 205** – unlisted canal bridge.

Hedgerows

2.6.11 The critical date for the Enclosure Acts given in the DEFRA guidance (2002) is 1845. Field boundaries judged to be protected under the Hedgerow Regulations, depicted within the Site on the 1780 Bierton and Hulcott Enclosure map (and consistently on all subsequent maps) are still present in the modern landscape as hedgerows. These are shown on figure 4 (and see below).

2.7 Geophysics results

2.7.1 The Geophysical survey was undertaken in two parts. The first survey covered *c* 75% of the Site, concentrating on the central and northern areas, the second covered the remaining areas of proposed development (with the exception of the area along Bear Stream and ecological mitigation areas in the south east and north east), including along the line of the electricity cables which are due to be buried. The methodology used both Magnetometer and Magnetic Susceptibility (see Appendix 2 for detailed survey methodology).

2.7.2 The report states that:

The soils on sedimentary bedrock of the kinds seen here should provide generally favourable conditions for the magnetic detection of archaeological features. The magnetic response from some categories of features (particularly isolated ditches lacking magnetically enhanced fill) might not be particularly strong on clay soils, but there should be an absence of geological magnetic interference, and any focus of ancient settlement or industrial activity should usually therefore be detectable.

2.7.3 The survey has detected various subsurface features and disturbances, some of which have responded strongly. The main findings are:

- A series of ditch like and ‘other features’ some of which are cut by ridge and furrow extending either side of Burcott lane. Given that they are cut by the ridge and furrow they are likely to be late medieval or post-medieval in date (**OA 209**).
- Possible enclosure or property boundaries associated with existing settlement at Burcott of probable late medieval/post-medieval date (**OA 210**) – see also **OA 8**.
- Possible enclosure or property boundaries associated with existing settlement at Burcott of probable late medieval/post-medieval date (**OA 211**).
- Possible enclosures (**OA 212**)
- Ditched enclosure associated with a strong magnetic anomaly – it has been suggested that the presence of Roman industrial site can not be ruled out (**OA 213**). Roman pottery has also been found in this area (**OA 87**)
- Ditched enclosures (**OA 214**) – possibly associated with **OA 215**.
- Series of ditched enclosures with internal features suggesting a possible Iron Age/Romano-British Site (**OA 215**)

- a group of enclosure-like linear features at the north of the Site (**OA 207**) which given their similarity to **OA 215** could represent an Iron Age/Romano-British Site. It is suggested that the features may be buried by a covering of alluvium which is masking their true form
 - a strong pit-like feature **OA 208**
- 2.7.4 Other disturbance is limited to recent disturbances and former boundaries. Interestingly the geophysics survey has picked up some areas of ridge and furrow not identified by other means but has not picked up those areas already identified from visual sources. The report states that Ridge and furrow is not indicated in these fields identified by the DBA, but it is often the case that ridge and furrow responds more strongly in a magnetometer survey when it is levelled rather than extant therefore explaining this anomaly. It also has not identified any anomalies in the area of the identified deserted medieval settlement at **OA 206**. Perhaps the reason for this is that these features have previously been identified as low earthworks from aerial photographs rather than levelled features discussed above. It may also be that the levelling of the earthworks in this area has masked the below ground features from detection from this technique.

3 BASELINE

3.1 *Site location, topography and geology*

- 3.1.1 The proposed development area lies in the Vale of Aylesbury, to the east of the built environment of the town of Aylesbury, Buckinghamshire (centred on NGR SP 8450 1460; Figure 1) and is within the administrative area of Aylesbury Vale District Council.
- 3.1.2 The Site lies over farmland. Its western extent meets the current eastern urban edge of Aylesbury, to the north lies Bierton, to the south Broughton and to the east, open farmland. The fields are mostly pasture, but with crops (beans and silage) to the east, and set-aside and cereal to the west.
- 3.1.3 The underlying geology of the Site is complex. The majority of the Site is dominated by Kimmeridge Clay, with a layer of Alluvium at the extreme western edge (associated with the Bear Brook) and Upper Greensand and Gault in the south east corner (BGS 1946). The geophysics survey also suggests that there may also be an area of Alluvium in the east of the Site. The soils of the Site belong to the Denchworth (Pelo-Stagnogley soils) and Grove (Gleyic brown calcareous earth) Associations (SSEW 1983).

3.2 *Designated Features*

- 3.2.1 There are three Listed Buildings Grade II within the Site:
- a bridge (with a plaque stamped 14) crossing the Grand Union Canal (**OA 51**)
 - a further canal bridge (with a plaque stamped 1) (**OA 35**)
 - A milepost (**OA 50**) on the canal near **OA 35**.
- 3.2.2 There are no Scheduled Monuments, Registered Parks and Gardens of Historic Battlefields within the Site.
- 3.2.3 There are three Scheduled Monuments within the broader Study Area. These are all medieval moated sites; one situated to the west of Bierton (**OA 1**), a second to the south of Manor Farm, Broughton, (**OA 2**) and a third located immediately to the east of All Saint's Church at Hulcott (**OA 160**).

- 3.2.4 There are an additional 38 Listed Buildings within the broader Study Area, mostly concentrated within the Bierton Conservation Area, the Hulcott Conservation Area, Broughton and within the built environment of Aylesbury. A further Listed canal bridge (no. 11) (**OA 56**) lies just to the east of the Site.
- 3.2.5 There are 8 sites previously identified within the area of proposed development, recorded within the HER or NMR:
- a scatter of Roman pottery found in a ploughed field in the north west (**OA 87**)
 - a platform for a post-medieval farmhouse just on the edge of the proposed development area in the north (**OA 8**), also associated with 3 structures seen on the Enclosure Map,
 - Post-medieval pottery and clay-pipe found during fieldwalking in the north (**OA 78**),
 - The DMV associated with Broughton in the southern and central part of the Site (**OA 206**),
 - Excavation recorded a medieval house platform, probably part of **OA 206** (**OA 152**), although there is some dispute over the location and existence of this work (Kidd pers comm),
 - pottery dating from the 12th to 16th century found during excavation of a service trench close to **OA 152** (**OA 104**),
 - the line of the former Cheddington branch line railway (**OA 27**)
 - The Grand Union Canal (**OA 25** and **196**)
- 3.2.6 Other sites identified in addition to those discovered from aerial photographs, geophysics or the walkover include:
- Possible barns seen on OS in the west and east (**OA 76** **OA 75**)
 - Boundaries and ridge and furrow as plotted on Figure 4.
- 3.2.7 There are *c* 60 hedges (although the number is approximate depending on the way that they are counted) that fall under the protection of the Hedgerow Regulations under the criteria that: 'a hedgerow that forms an integral part of a pre-1845 field system or a pre-1870 enclosure field system'. This is clearly the case for those plotted on the 1790 enclosure map and seen on the ground today.

3.3 *Previous archaeological work.*

- 3.3.1 There has been one recorded archaeological investigation within the southern area of the Site, an excavation that recorded a later medieval house platform (**OA 152** – but see comment above).
- 3.3.2 There have also been 19 additional investigations in the broader Study Area. These comprise:
- Evaluation recording Saxon and medieval activity. (**OA 88**, *c* 665m to the north west of the Site);
 - The Excavation of a Late Iron Age settlement site, a possible Romano-British Villa and a medieval manorial complex at Bierton, (**OA 192**) *c* 535m north west of the Site;
 - Series of work which recorded an area of medieval occupation and a potential Roman settlement area (**OA 118**, *c* 320m to the south of the Site);
 - Watching Brief carried out in 1979 at Weston Turville recovered Roman pottery (**OA 128**, *c* 890m to the south of the Site);
 - Excavation recorded a Roman settlement, and a medieval village and manor (**OA 130**, *c* 1km to the south of the Site);
 - Possible pits, enclosures and walls identified during earthwork and geophysical surveys (**OA 134**);

- Evaluation identified boundary ditches of the Domesday hamlet, Anglo Saxon pottery and two small ditches of apparent Romano-British date (**OA 136**, c 1km to the south of the Site);
- An outer enclosure attached to the medieval moat was found in an evaluation at Broughton Manor Farm (**OA 140**);
- An excavation of a Roman cemetery carried out in 1861, no further details are held by the HER (**OA 143**, c 650m to the west of the Site);
- A watching brief on the restoration works of St Osyth's Well which identified features related to earlier 19th and 20th century restoration works (**OA 144**, c);
- A watching brief carried out at St James' Church Berton, no archaeological features were identified (**OA 145**, c 635m to the west of the Site);
- An excavation in Vicarage garden, Berton revealed evidence for an Iron Age settlement (**OA 146**, c 630m to the west of the Site);
- An evaluation recorded a ditch containing Roman and early medieval material (**OA 147**, c 650m to the west of the Site);
- An evaluation revealing evidence for Iron Age, Roman and Early medieval activity, followed by a full excavation (**OA 148**; c 650m to the west of the Site);
- An excavation revealing Iron Age, Roman and Early medieval occupation activity (**OA 149**, c 800m to the west of the Site);
- An excavation, which revealed an inhumation burial and a possible ditch, although no further information regarding date is held by the NMR (**OA 150**, c 500 m north west of the Site).
- An excavation revealing evidence for Roman and Medieval occupation structures (**OA 151**, c 700m to the west of the Site);
- Bronze Age to Late Iron Age ditches, pits, gullies and beamslots recorded during at excavation at Cane End Farm (**OA 156**, c 900m to the north of the Site);
- Early Iron Age settlement and possible Late Bronze Age occupation, found during a watching brief (**OA 173**, C. 900m to the south east of the Site);

3.4 *Prehistoric Period (500,000 BP - AD 43)*

- 3.4.1 The Site topography suggests that it would have been amenable to settlement from the prehistoric period onwards. These favourable characteristics include an easily accessible water supply, raised ground and workable soils. Evidence of prehistoric activity has been recovered from the broader Study Area, the earliest of which comprise seven findspots of Mesolithic/Neolithic flints. Four of these; (**OA 11, 79, 131 & 132**) have been found c 700m to the south west of the Site, while a perforated stone axe hammer; (**OA 77**) was recovered c 975m to the north east of the Site. A second perforated axe (**OA 166**) was found c 770m to the north east of the Site, while a Mesolithic flint blade (**OA 174**) was found c980 m to the south west. Further scatters of prehistoric pottery were discovered to the east and north east of Aylesbury (**OA 178, 179, 180, 182, 183, 185, 186**). In 1973 a significant hoard of Bronze Age axes (**OA 13**) was discovered approximately 550m north west of the Site. This hoard is of regional significance, and attributable to the 'Carp's Tongue' bronze industry, which dates to the very end of the Bronze Age (c 920-800 BC).
- 3.4.2 As noted above, two possible prehistoric sites have been identified from aerial photographs. Three pasture marks were noted on an AP taken in 1978 (**OA 29, 30**), located within the south western part of the Site with **OA 31** just outside (Plate 1). Although it is uncertain exactly what these pasture marks represent, it is possible that they are of prehistoric origin. If so, then they are most likely to be ring-ditches, probably associated with Bronze Age round-barrows. The series of circular and semi-circular cropmarks noted to the south east of the Site (**OA 193**) appears to show a tight group of prehistoric roundhouses and possible small enclosures, all apparently

facing towards the north east, in the opposite direction to the prevailing winds. If these are indeed what they appear to be, then there is a substantial prehistoric settlement close to the Site. A complete Early Bronze Age beaker along with well stratified assemblages of Bronze Age pottery were recovered during excavations in at Church Farm, Bierton in the mid 1990s (OA 149).

- 3.4.3 A number of Bronze Age pits were identified around 400m to the north west of Cane End Farm (OA 156) during archaeological monitoring of the construction of the Steppingley to Aylesbury Gas pipeline in the late 1990s. This monitoring also recorded a palaeochannel at this site which contained worked fragments of wood that were radiocarbon dated to the Early or Middle Bronze Age. A fire pit containing charred cereal grains and a recut ditch dating from the Late Bronze Age were also found.
- 3.4.4 The site of Aylesbury has been occupied since the Iron Age period and was surrounded by a large, defensive ditch. There is strong evidence for widespread Iron Age settlement in the Bierton area following a series of excavations in the village over the past 140 years (OA 5, OA 192, OA 149). Excavations in the mid 19th century by Bonham reportedly found evidence for Iron Age settlement, while similar results were recorded by Allen in 1979, excavating immediately to the south of St. James's church. Pottery scatters were also recorded by Fenton at the Church Farm site in 1996. Pits and several ditches dating from the mid to Late Iron Age were found during the construction of the Steppingley to Aylesbury gas pipeline close to Cane End Farm (OA 156).
- 3.4.5 As well as settlement sites, a number of Iron Age findspots have been identified within the Study Area. A 1st century Iron Age Bow brooch (OA 22) was found approximately 700 m to the west of the Site, while sherds of Iron Age pottery (OA 108) were identified as a surface scatter approximately 500m south east. A crouched burial (OA 10) located approximately 600m north west of the Site found in the upper part of a ditch, has been tentatively dated to the Iron Age by two sherds of pottery in the upper fill. Three Iron Age coins have been found in the Study Area (OA 102). The same location is given for all three coins, south of Girdlers Farm. The HER does not record these coins as being found together and it is likely that the original findspot is uncertain. Further sherds of Iron Age pottery were recovered from Aston Clinton Park in the south east of the Study Area (OA 170).
- 3.4.6 The geophysics survey has identified three areas which by their appearance may date to the Iron Age/Romano-British period, all in the east of the proposed development area and possibly covered by a layer of alluvium (OA 207, 214 and 215).

3.5 *Roman to Early Medieval (AD 43 - 1066)*

- 3.5.1 The Roman invasion was characterised by the development of centralised administration based on planned towns linked by roads that vastly improved communication and movement of goods, people and ideas. Akeman Street (OA 26), a major communication route between Londinium and the West country runs east west c 600m to the south of the Site.
- 3.5.2 One find of Roman material has been found within the west of the Site (OA 87). This consisted of a scatter of pottery in a field. This is associated with an area identified by the geophysical survey as having the potential to contain a Roman industrial site (OA 213).
- 3.5.3 Evidence for a Romano-British villa in the Study Area has been found during excavations in Bierton (OA 5 and OA 192). Both of these excavations recovered building material associated with a high status Roman structure, although the building

itself was not exposed. A Roman settlement has been identified during works to the south of the Site (**OA 129** and **130**, both *c* 600m south), and a concentration of Roman material is located on the western edge of the Study Area, where a possible Roman cremation cemetery (**OA 91**) has been identified *c* 900 m south west of the Site.

- 3.5.4 A number of Roman coins have been found scattered across the broader Study Area, mostly of 4th century date (**OA 17, OA 18, OA 61 OA 63, OA 82, OA 83, OA 93, OA 102, OA 113, OA 114, OA 120** and **OA 122, OA 121**). A hoard of coins (**OA 102**) was discovered in 1936 close to Old Manor Farm, although the exact findspot is unknown. Fragments of Roman pottery have also been identified within the broader Study Area including **OA 72, OA 73, OA 100, OA 101, OA 115, OA 126, OA 128** and **OA 135**. The findspots of Roman coins and pottery appear to be concentrated around Bierton, where a Roman villa is suspected from discoveries from excavations carried out as above (**OA 5** and **192**). Roman burials have also been identified in close proximity to the supposed villa again suggesting that this might be a focus of settlement. Another possible Roman to Anglo Saxon cemetery has been recorded at Walton (**OA 117**, *c* 1km to the south west of the Site). Further Roman and Anglo-Saxon finds have been found to the east and north east of Aylesbury (**OA 178, 179, 180, 182, 183, 185, 186**).
- 3.5.5 After the Romans abandoned Britain in AD 410 it was not until the later 5th and 6th centuries that south and south-east Britain were brought under Anglo Saxon control. The Saxon conquest or settlement of this area can be fairly accurately dated to A.D.571, when among other towns in the area, it was noted that *Aegles-birg* (now Aylesbury) had fallen into their hands (Clear 1894, 2).
- 3.5.6 The name Broughton (or as it has been variously spelt Broctun, Burghtun, Beorgtun) is almost certainly of Anglo-Saxon origin; the latter part of the word, “tun” probably refers to the brook that is still visible today, although another interpretation of tun is ‘by a hill or barrow’ (Ekwall, 1960, 70). Domesday records it as Brotone (Arch Sol 2004). Bierton (also spelt Byrtun, Bearton, Berton) probably means ‘by the Burgh’, *ie* Aylesbury (*ibid*) or ‘fortified farm (Arch Sols 2004). At the time of the Domesday Survey of 1086, the village of Bierton and the hamlet of Broughton were within the Parish of Aylesbury. Bierton was a Royal manor appendant to that of Aylesbury, and held by a tenant named Roger.
- 3.5.7 The excavations at Church Farm, Bierton (**OA 149**), around 500m to the north west of the Site, exposed substantial features from a settlement site dating between the late 5th and 9th centuries AD. Further finds of Saxon pottery have also been made in two other excavations within the village (**OA 5, OA 192**).
- 3.5.8 Anglo Saxon activity was also identified within the Study Area during archaeological work on Aylesbury Road (**OA 88**, *c* 670m to the north west of the Site). Anglo Saxon pottery has been recovered during fieldwalking north of Bierton (**OA 84**, *c* 1km to the north west of the Site), and at Bedgrove (**OA 136**, *c* 975m to the south of the Site). An Anglo Saxon spindle whorl was also found at Bierton in 1874 (**OA 6**, *c* 900m to the north west of the Site).
- 3.5.9 The presence of a Saxon settlement site at Bierton along with spreads of material across the Study Area suggests that there is potential for further finds within the Site itself, although Saxon sites and finds are not common regionally. This potential is increased if the DMV (**OA 206**) associated with Broughton, which extends into the Site, has its origins in this period.

3.6 *Later Medieval (AD1066-1550)*

- 3.6.1 In 1086 the manor of Broughton was held by the Bishop of Bayeux (who took possession of the manor on the death of William de Warren (VCH 1925, 321). It is likely that the entry for Bierton in Domesday is incomplete, with part of it being recorded under the Royal Manor of Aylesbury. This is supported by the fact that King John granted the manor Aylesbury to Geoffrey Fitz Piers, whose grandson died while in possession of the manor of 'Aylesbury *with* the hamlet of Bierton'. It appears that Bierton was originally a chapel of ease to Aylesbury, whose revenues were annexed to the Bishop of Lincoln.
- 3.6.2 Broughton is a typical later medieval hamlet, probably the result of a land division between manors in the medieval period. The existing late medieval and post-mediaeval buildings within the existing hamlet overlie a series of earlier medieval buildings, enclosures, house platforms, moats, drainage systems and hollow ways (Arch Sol 2004 45). The Scheduled moated site (**OA 2**) to the south of Broughton Farm contained a formal hall house with ancillary buildings. This site is almost certainly the site of a former manor, and as such the settlement focus, with evidence for surrounding dwellings. The scheduled area probably contains a chapel and artefacts from the 12-15th century have been found there. It is thought that the site may have been abandoned in the 16th century as the settlement shifted to Old Manor Farm and Broughton Farm. Domesday refers to a mill at Broughton to the south of the Site (**OA 12**). This mill is known to have been established by a least 1296 from the historical record. It was finally abandoned in 1928.
- 3.6.3 Archaeological Solutions (2004) have undertaken a detailed study of the medieval remains associated with the scheduled moated site and have reconstructed the medieval landscape around this site, showing the ridge and furrow and cropmarks/earthworks where a medieval settlement once existed (figure 8). These lie around what has been tentatively labelled World End's Green to the north of Broughton (Broughton Green Leys on 1780 map) and within the Centre of the Site. This has been superimposed on a Plan of the proposed development Site (Figure 8). Further pasture marks/earthworks have been identified and plotted to the north east (Figures 3 and 4), showing that the settlement extended further to the north east (Plate 3), with roads and house platforms clearly visible.
- 3.6.4 An evaluation to the north of Oak Farm discovered a house platform within this former settlement at Broughton, just within the southern part of the Site (**OA 152** but see caveat above regarding dubious location and providence). The discovery of pottery from a service trench nearby dating from the 12th to the 16th century, confirms the dating of these features (**OA 104**). It can be surmised the rest of the Site away from these known medieval remains was used for farming. This is confirmed by the areas of extant and non-extant medieval ridge and furrow in the area (Figure 4).
- 3.6.5 Analysis of the alignment of the recorded ridge and furrow show, as discussed by Arch Sols, that some of the later hedges and field boundaries in the area partly conform to existing ridge and furrow furlongs. For example, the fields delineated by the north south track, now a path, which originally ran from the Green at Broughton, seen on the 1780 map to Bierton. The Burcott Lane/Broughton Lane also suggests an origin in an access route that respected extant blocs of cultivation. However, land to the south had also been enclosed privately before the Enclosure Act of 1799 and that although the early enclosures were aligned with the grain of the ridge and furrow, they largely ignored the earlier pattern of furlongs (*ibid* 46). Arch Sols suggest that the ridge and furrow in this area may have changed from arable to pasture in the 15th century or may have occurred in the post –medieval period (*ibid* 47). No ridge and

furrow has been identified by any means over the main area of identified medieval settlement (**OA 206**).

- 3.6.6 Although the earliest detailed map showing the Study Area dates from 1780 (Bierton and Hulcott Enclosure map; Figure 6), it does show surviving elements of the later medieval landscape. The 1780 map shows a landscape composed of later enclosed fields, lanes, and settlement *foci* at Bierton, Hulcott and Broughton. The enclosure to the north of Broughton appears to represent a green or common grazing area, served by a lane exiting a funnel entrance running north, now a footpath. This common or green was probably once associated with the DMV here, and possibly representing Worlds End Green (see above) but labelled Broughton Green Leys on the 1780 map. A number of the trackways seen on this map are no longer extant (Figure 4).
- 3.6.7 To summarise, the evidence from recorded archaeology, historical mapping, secondary sources and aerial photography, strongly suggests that the Site lay in a rural landscape in the later medieval period, composed of large arable fields or blocs of furlongs, divided by lanes which linked the settlement foci within and outside to the north and south, of the Site. A now deserted settlement lies at the southern and south central part of the Site, in the midst of this linked landscape, encompassing an area of common with its typical funnel entrance. It is possible that some of the extant boundaries within the Site are of later medieval origin representing boundaries to the open fields or furlongs (see above). This includes the bank **OA 203** and lynchet **OA 204**, although they may equally be of early Post-Medieval origin. The manor associated with this hamlet lay to the south (**OA 2**) with its mill to the west (**OA 12**).
- 3.6.8 A similar set of cropmarks/pasture marks to those seen at **OA 206** and identified as a DMV, can also be found *c* 500m to the south east (**OA 194**), just to the south of what appears to be a possible cluster of prehistoric features. It may be that these too represent trackways and divisions associated with a now vanished settlement or hamlet.
- 3.6.9 Bierton is a linear settlement with what appears to be typical long narrow plots typical of the later medieval period. These plots were originally formed from strips of open field farming, which subsequently provided convenient land allotments as crofts for the adjacent properties (Bucks HLC: 7). The Scheduled Monument (**OA 1**) lying to the south west of Bierton Church is a typical moated site, and was the location of Bierton manor. Today only shallow earthworks remain in open fields. The Bierton Conservation Area (**OA 28**) contains eight listed structures dating from the 17th – 19th centuries (**OA 32, 37, 38, 40-42, 45, and 48**). The late medieval church of St. James's in Bierton (**OA 20**) is Listed Grade I.
- 3.6.10 Hulcott is a shrunken medieval hamlet with a Scheduled moated site (**OA 160**) located to the east of All Saint's church. Given its location in relation to the church, the moat is thought to mark the site of the original manor house. A watermill was established here by 1322 (**OA 157**) but is known to have been abandoned by 1768 and now no longer survives as a standing structure. Further earthworks (**OA 159** and **OA 162**) were noted immediately to the east of the moat, suggesting evidence for further medieval settlement, including possible fishponds that are represented by a rectangular enclosure with two distinct 'tanks' or ponds within. What appears to be a house platform for a medieval farmstead was identified *c* 250m to the east of the moated site in the 1980s (**OA 158**).
- 3.6.11 The excavations at Church Farm, (**OA 149**), some 500m to the north west of the Site, uncovered a medieval settlement site dating to between the 10th and 12th centuries. This site was centred around a raised platform some 25m² that appeared to the focus of a settlement with a number of separate phases. The site was enclosed by a series of

ditches and gullies all showing a number of recuts. These boundaries enclosed an area of intense activity with a number of hearths and storage pits identified along with 3 possible structures.

3.7 *Post-Medieval Period (AD1550+)*

Within the Site

- 3.7.1 The buildings of Old Manor Farm (**OA 47**) date from the late medieval and early post-medieval periods, and is said to contain building material robbed from the moated site to the south (Arch Sol 2004 27).
- 3.7.2 The earliest map of the Site is Jeffery's map of 1770 (Figure 5; Bucks County Record Office ref. AR 4/59), depicts the Site as within a farming landscape. The settlements of Bierton, Burcot Hulcott and Broughton are shown along with connecting roads, although there is no further detail that might indicate land use or other features within the landscape.
- 3.7.3 The 1780 Enclosure map was prepared in order to record the division and structure of the landscape after the major phase of Parliamentary land enclosure in the 18th century. It therefore shows a snapshot in time of the landscape that included enclosed fields, lanes, and settlement *foci* at Bierton, Burcot, Hulcott and Broughton. The larger open fields of the Later Medieval period have been sub-divided into smaller units. It is likely that most of the extant boundaries within the Site are of post-medieval origin. The course of a stream is shown in the south west corner of the Site (**OA 19**). The area where part of the DMV, as plotted by Arch Sols, lies is partially blank, indicating an area without field boundaries, probably a green (see above). It has a funnel shaped entrance to its north eastern extent, typical of village greens and from this a road leads north to an east west road removed by the railway, and linked originally to Bierton.
- 3.7.4 The landscape as shown on the Ordnance Survey First Edition 25 Inch map of 1880 equates to that depicted on the OS 1st Edition Six Inch map of 1884; which records the post-enclosure field-system in and around the Site (Figure 7). A number of smaller fields were evidently amalgamated between the late 18th century and the late 19th century to form the larger units depicted on the 1884 map. The field boundaries recorded on the 1st edition 6" are very similar to those that are present today.
- 3.7.5 This map also shows the Cheddington branch of the Aylesbury rail line (**OA 27**), which opened in 1839, and was finally closed and dismantled in 1963. The line of the railway can still be traced in the landscape with a double hedged boundary along the majority of its route. The building of the railway led to the blocking of a number of roads/trackways and slight changes in the alignment of some field boundaries.
- 3.7.6 The Grand Union Canal (**OA 25**), which was the main trunk canal linking London with Birmingham, was begun in 1793 and finally completed in 1805; although once a main transportation route, today it is used mainly for leisure boating and public access along the former towpath.
- 3.7.7 Five other features noted on this map are a pond (**OA 74**) which is still extant, the site of two former structures (**OA 75** and **OA 76**), probably barns, and a former orchard boundary (**OA 202**), are all likely to date to this period. The former stream (**OA 19**) is depicted as a parish boundary by 1780. It is possible that there may be below-ground evidence of the former water-course in the form of a palaeochannel or buried stream-bed along its floodplain. The modern roads across the Site are based on the trackways shown on the 1780 Enclosure map.

- 3.7.8 The OS 2nd Edition map of 1899 shows no significant change from the map of 1880. It is possible that the ponds noted during the 2010 walkover survey (**OA 200** and **201**) date from the late 19th century or early 20th century.
- 3.7.9 The Buckinghamshire HER includes digital mapping recording the results of a programme of Historic Landscape Characterisation (HLC). The Site is described in the HLC as Parliamentary enclosure.
- 3.7.10 The main settlement foci seen on the post-medieval mapping, Hulcott, Berton, and Broughton all contain historic cores and Listed Buildings. The remains of a deserted post-medieval house have been identified on the southern edge of Burcott, on the north-western edge of the Site (**OA 8**). The Enclosure map of 1780 shows three buildings at this location and geophysics has located an enclosure at this point (**OA 210**). A further enclosure which may also date to this period or earlier has been identified by geophysics to the east of this (**OA 211**). Geophysics has also identified a larger area of ditches and features to the south of the Lane (**OA 209**) which appears to cut the ridge and furrow in the area suggesting a late medieval or post-medieval date.
- 3.7.11 The site of a battery dating from the Civil War is mentioned by secondary sources as once having existed close to the Aylesbury road, around 600 metres to the north-west of the Site. No physical or primary historical evidence exists to support this claim.

3.8 *Summary of archaeological potential and survival*

Prehistoric Period (500,000 BP - AD 43)

- 3.8.1 The Site topography does suggest that it would have been amenable to settlement from the prehistoric period onwards. These favourable characteristics include an easily accessible water supply, raised ground and workable soils. Evidence of prehistoric activity has been recovered from the broader Study Area, the earliest of which comprise seven findspots of Mesolithic/Neolithic flints.
- 3.8.2 The site of Aylesbury has been occupied since the Iron Age period and was surrounded by a large, defensive ditch. There is strong evidence for widespread Iron Age settlement in the Berton area following a series of excavations in the village over the past 140 years. (**OA 5, OA 192, OA 149**). Potential features dating to the prehistoric period have been identified from aerial photographs within the west of the Site (**OA 29-30**) in the east (**OA 207, 214-5**) and outside the Site to the south east of the Site (**OA 193**). Excavations in nearby Berton revealed Late Bronze Age and Iron Age settlement sites. And prehistoric material has been recovered from the Study Area, such as flint tools, Bronze Age metalwork, and Iron Age coins and pottery. The area has the potential to contain hitherto undetected archaeological deposits of prehistoric origin. However, Sandy Kidd (Bucks. County Archaeologist) comments, 'my experience is that whilst later prehistoric and Roman occupation is likely, earlier prehistoric sites are less commonly found on these clay soils' (pers comm).

Roman and Early medieval (AD 43 - 1066)

- 3.8.3 There is a high possibility that the Site may contain archaeological deposits dating from the Roman and early medieval periods. Possible Iron Age/Romano-British sites have been identified in the east (**OA 207, 214-5**) and in the west (**OA 213**), associated with pottery (**OA 87**). In addition to the suitable settlement location noted above, there is also the presence of a Roman road and a possible villa within the Study Area. Saxon settlement evidence has been found at Berton and Broughton is thought to have Saxon origins as may the DMV (**OA 206**).

Later Medieval (AD1066-1550)

- 3.8.4 The Site contains a deserted medieval settlement and associated rural infrastructure such as roads, field boundaries and evidence for ridge and furrow cultivation. Archaeological Solutions (2004) have undertaken a detailed study of the medieval remains associated with the scheduled moated site (**OA 2**) and have reconstructed the medieval landscape around it, showing the ridge and furrow and cropmarks where a medieval settlement once existed (Figure 8 and Plate 2). These lie around what has been tentatively labelled World End's Green to the north of Broughton and within the centre of the Site. This area has been denoted a Buckinghamshire CC Archaeological Notification Site.
- 3.8.5 Further pasture marks have been identified and plotted to the north east (Figures 3 and 4), showing that the settlement may have extended further to the north east (Plate 3), with roads and house platforms clearly visible. Additional ridge and furrow has also been plotted where it has been seen on the ground identified as earthworks, albeit in many cases very slight, from Multimap© aerial photographs and also where identified during the geophysical survey.
- 3.8.6 It can be surmised that in the rest of the Site away from these known medieval remains, the land was arable and pasture. This is confirmed by the areas of extant and non-extant medieval ridge and furrow in the area (Figure 4). The exception to this could be the enclosures identified along Broughton Lane (**OA 210** and **211**) which could have medieval origins and associated with the settlement at Burcott.
- 3.8.7 The extensive and undisturbed nature of the later medieval ridge and furrow across much of the Site up to the 1950s would suggest a low potential for other significant later medieval and post-medieval deposits to be present other than those already identified. Any later intensive activity would have visibly disturbed the ridge and furrow formation. Evidence suggests that away from hamlets and settlements few farms or buildings are expected, therefore the possibility of discovering unknown significant medieval remains away from the identified hamlets/settlement within the Site is low.

Post-Medieval Period (AD1550+)

- 3.8.8 Two structures (**OA 75** and **76**) are denoted on the Ordnance Survey 1st edition 6" map (Figure 7), and 3 identified in the north from the Enclosure map (**OA 8**). A further enclosure has been identified off Broughton Lane by geophysical survey (**OA 211**) and another (**OA 210**) associated with **OA 8**. None of these structures survive, or have left any visible above ground trace; although they may survive as below ground features. The Site is likely to have been used as arable or pasture farmland in the post-medieval period and may include remains of other small structures related to this activity. However, as with today and in the medieval period, settlement would have been nucleated with few outlying farms and any barns are unlikely to be regarded as significant archaeological deposits. The 1780 map (figure 6) shows that there are also a considerable number of post-medieval field boundaries which are no longer extant specially in the centre of the Site, evidence for which may survive beneath the ground surface in the form of ditches and or posts.
- 3.8.9 The presence of fishing ponds (**OA 74, 154** and **155**) close to the Site, and extensive areas of boggy ground strongly suggest that the western part of the Site has the potential to contain water-logged deposits. Such deposits may include well-preserved organic material, possibly containing Palaeo-environmental evidence such as pollen. Water logged deposits also have the potential to include well-preserved worked materials and artefacts such as those of wood or leather. Palaeo-channels and waterlogged remains may particularly be associated with Bear Brook in the west.

- 3.8.10 The Cheddington branch line from Aylesbury to Cheddington, on the London and Birmingham Railway was begun in 1836 and opened in 1839. Passenger service ceased in 1953, goods in 1963 and it was closed in 1965 (**OA 27**). The line of this railway runs north east south west can still be traced through the landscape in most places across the Site due to the double hedges and scrub which delineates it.

Overall potential

- 3.8.11 Given the level of desk-based assessment and in particular geophysical survey which has been conducted over the majority of the Site, it is unlikely that large areas of significant archaeological remains will be found which have not been identified to date. Exceptions may be small features which may not be susceptible to discovery by geophysical survey or deeply buried sites. The former may be represented by cremation burials, the later by features masked by alluvial deposits which have been identified in the eastern and western extremities of the Site. The level of confidence in the geophysical survey is generally high, with the exception of its inability to identify the DMV. This may be due to the fact that it may still partially survive as very low earthworks, which geophysical survey is less likely to detect or masked by a deeper covering of soil from the levelling of the earthworks. Areas where geophysics or detailed survey were not undertaken (the south east and north east ecological mitigation areas) will have a higher potential to contain unknown archaeology.
- 3.8.12 On balance the overall potential of the Site therefore to contain as yet unidentified significant remains is considered low, away from the unsurveyed areas. The author of the geophysics report states that:

'The magnetic response from some categories of features (particularly isolated ditches lacking magnetically enhanced fill) might not be particularly strong on clay soils, but there should be an absence of geological magnetic interference, and any focus of ancient settlement or industrial activity should usually therefore be detectable' (Bartlett 2010 4).

3.9 *Past impacts and survival*

- 3.9.1 The visible remains of the medieval ridge and furrow provide clear evidence that the Site was ploughed during the later medieval period. This is likely to have resulted in truncation to earlier deposits within the furrows, and preservation of earlier deposits underneath the ridges. Any remains present beneath the ridges may be largely undisturbed and well preserved. Otherwise there has been little disturbance across the Site other than that associated with the construction of the canal and construction, subsequent disuse and 'making good' along the line of the railway.

3.10 *Historic Buildings Baseline*

- 3.10.1 The majority of Listed and historic buildings within the Study Area lie within hamlets or villages and date mainly from the 17th to 19th centuries: ie Bierton, Broughton and Hulcott. Those at Bierton and Hulcott are protected within a Conservation Area. There are a few later buildings on the eastern periphery of Aylesbury and along the canal in the form of canal bridges and a milestone. Away from these areas the majority of the landscape does not have historic buildings within it, reflecting the characteristic nucleated settlement of this area.
- 3.10.2 The hamlet at Hulcott also contains six post medieval listed buildings (**OA 161, OA 163, OA 164, OA 165, OA 167, OA 168 and OA 169**). These consist of the current manor house, dating from the 17th century and expanded in the 18th and 19th

centuries, a timber-framed granary, Church Farm farmhouse, the stables to the north west of Manor farm and two cottages situated on the village green. Some 400m to the south-west of Hulcott is a former school house (**OA 23**), dating from the mid 19th Century. These are all contained within the Hulcott Conservation Area

- 3.10.3 The Bierton Conservation Area (**OA 28**) is located c 300m to the north of the Site edge). The Listed Buildings include the parish church of St James, dating to the 14th century (Listed Grade 1) (**OA 20**), a 17th century farmhouse (**OA 32**), Grendon Cottage (Listed Grade 1) (**OA 41**), a barn at Manor Farm Listed Grade II* (**OA 43**), the Red Lion Public House (**OA 45**) and other 17th – 19th century domestic structures **36-46, 48, 52-54, 57, 58, 60**).
- 3.10.4 Whilst the Listed Buildings in Broughton are not part of a Conservation Area, they do form a discrete group of closely associated buildings. They consist of the 15th-16th century Manor Farm (**OA 47**), the 17th century barn at Manor Farm (**OA 43**) and a Grade II thatched cottage (**OA 49**) to the north.
- 3.10.5 The only Listed Buildings, apart from Broughton and the canal bridges/milestone mentioned above, which lie outside these Conservation Areas are:
- The School house at Hulcott, Grade II (**OA 23**)
 - Burcott Lodge and Bran, Grade II (**OA 59** and **60**)
 - The Gateway to Aylesbury Prison (**OA 66**), Gate Lodges and Piers at Tindal Hospital (**OA 67**) and Mortuary Chapel (**OA 70**) all on the eastern outskirts of Aylesbury and all Grade II
 - An 18th century Barn at Broughton Farm, Grade II (**OA 71**)
 - Two additional canal bridges, just to the east of the Site (**OA 172** and **56**)

3.11 *The Historic Landscape*

- 3.11.1 The BCC HLC (2006) project records the land within and around the Site as primarily consisting of 18th and 19th century enclosed fields, with small areas of possibly 18th century irregular enclosure. These identified earlier areas of enclosure have been annotated to Figure 2 and lie in the east and south west of the proposed development area. Outside of the built environment, the current land-use is dominated by pasture for cattle, horses and a few sheep, with some small areas of cover-crops for game birds. Three lines of electricity pylons cross the landscape.
- 3.11.2 The Aylesbury Vale Environmental Character Assessment, Historic Environment Assessment (AVDC and BCC 2006), categorises the Broughton Farmland area within which the development area sits as:

This area encompasses a large area of rural land to the east and southeast of Aylesbury and has been assessed as having a high degree of sensitivity. The historic landscape character of this area is composed predominantly of parliamentary enclosed fields laid out in the beginning of the 19th century, with some incidences of earlier irregular enclosures and modern fields. The area is not greatly constrained by the built environment, although the medieval moat and aisled barn at Broughton would benefit from positive management and the canal presents opportunities for recreation. The character area does contain two scheduled ancient monuments: the moated sites at Broughton and Vatches Farm, Aston Clinton. Development would damage these sites and their settings unless carefully designed including provision to bring them into positive management. There is significant potential for buried archaeology in this area, especially in proximity to the former Roman road of Akeman Street, now the current A41 which runs diagonally through the southern end of the area and in association with the medieval settlements. Further field evaluation would be

required if development was to be considered in this area. From an historic environment perspective, there is moderate potential for absorbing new development provided the most sensitive sites are protected and enhanced and the large-scale sub-divisions of the surveyed parliamentary enclosure landscape are reflected (pg 20).

- 3.11.3 The landscape can fairly easily be discerned as essentially consisting of former later medieval open arable fields and meadows, enclosed in the 18th and 19th centuries, and then transected by the 18th century canal and the 19th century railway. The enclosure process has left boundaries dividing fields into a fairly regular pattern of medium to large angular fields. The majority of the extant boundaries appear to be 18th century enclosure boundaries, primarily consisting of hedgerows (some incorporating mature trees) but a few may follow the curvilinear orientation of former furlongs. For example, the fields delineated by the north south track, now a path, which originally ran from the Green at Broughton, seen on the 1780 map to Bieton. The Burcott Lane/Broughton Lane also suggests an origin in an access route that respected extant blocs of cultivation. More recently some of the original field boundaries have been removed to create larger fields and some boundaries, especially in the centre of the proposed development area are later in date.
- 3.11.4 The development of the historical landscape within and around the proposed development area therefore is visible as the imposition of the post-medieval enclosure boundaries (consisting largely of hedgerows) upon the former later medieval open fields (seen as well-preserved later medieval ridge and furrow). These can be accessed by a number of Public Rights of Way (PROW) and roads that exist across the Site that currently enable access to this historic landscape. The historic landscape is also intermittently visible from the public access canal towpath on the southern edge of the Site. The historical landscape within and around the proposed development area may thus be seen as having an amenity value.
- 3.11.5 There are *c* 60 hedges (although the number is approximate depending on the way that they are counted) that fall under the protection of the Hedgerow Regulations under the criteria that: 'a hedgerow that forms an integral part of a pre-1845 field system or a pre-1870 enclosure field system'. This is clearly the case for those plotted on the 1790 enclosure map and seen on the ground today.
- 3.11.6 The Grand Union Canal, as it crosses the Study Area from east to west, may be described as a linear structural and industrial feature that incorporates Listed structures such as the canal bridges and a mile-post (**OA 50**). It also forms an element of the historic landscape that can be accessed by the canal-path PROW, which has a number of interpretation boards located along its length. The canal thus has a recreational and a contextual value. In the context of a collective cultural heritage asset, this features survives as an example of a canal of 18th century origin in a predominantly rural setting and that includes features distinctive to that specific environment, the form of the bridges, for example.

4 SENSITIVITY OF THE HERITAGE ASSETS AND HISTORIC ENVIRONMENT

- 4.1.1 The Sensitivity to Change of the Broughton Farmland area has been assessed by Bucks CC and AVDC (2006) as being derived by cross-indexing the scale of impact with the importance of the asset affected. This assessment is based on a broad brush approach and the study suggests that definitive assessments of individual development sites would require more detailed study (2006,14).

4.2 *Archaeological sites*

- 4.2.1 The Assessment records that the archaeology within the Broughton Farmland has a moderate sensitivity to change with Broughton Scheduled Monument being mentioned specifically (15). Moderate impacts in this case are defined by 'significant damage or harm leading to noticeable loss of historic value'.

4.3 *The historic environment*

- 4.3.1 The Assessment records that the historic environment within the Broughton Farmland has a moderate sensitivity to change based on the impact to the areas of Parliamentary enclosure.

4.4 *Historic buildings*

- 4.4.1 The Assessment records that the historic building resource within the Broughton Farmland has a minor sensitivity to change with potential impacts to the historic buildings at Broughton Hamlet specifically referenced. It also mentions the potential to enhance Broughton Barn, which is classified as at Risk. Minor impacts in this case are defined by 'slight damage or harm leading to noticeable loss of historic value'.
- 4.4.2 The Assessment also recognises that there may be a moderate impact on the setting of Listed Buildings in the area.

4.5 *Overall*

- 4.5.1 The Historic Environment Assessment for Broughton Farmland scores this landscape character as a 7 reflecting a cumulative sensitivity rating from an overall score of between 0-12.
- 4.5.2 The Assessment suggests that any development could have positive effects on the Broughton barn and Scheduled monument and the canal:
- 4.5.3 'Broughton Moat and Barn - This scheduled medieval moat and listed aisled barn sit alongside one-another, although in different ownership, adjacent to the Aston Clinton MDA. The aisled barn is on the national "Buildings at Risk" Register. Ideally the two sites and their immediate settings, would be brought together as "green infrastructure" in public use, perhaps linking to a green corridor along the nearby canal' (pg 31-2)
- 4.5.4 'Grand Union Canal (Aylesbury Arm) - The waterway already provides a distinctive and intimate landscape feature and has potential for wider access. It will be important to protect the canal's distinctive setting, including the late 19th century housing and industrial buildings along it. The redevelopment of the canal basin represents an opportunity to reintegrate the canal into the town centre but to retain character the detailed design could be informed by a conservation appraisal. The designation of the canal and its setting as a conservation area should be considered' (pg 32).

Appendix 1.1: Gazetteer

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Gazetteer of known cultural heritage within the Study Area

OA = Oxford Archaeology

NMR = National Monuments Record

HER = Buckinghamshire Sites & Monuments Record data

WS = Features recorded in walkover surveys of 2006 and 2010.

Features numbered 200+ were recorded during the walkover survey undertaken in August 2010 and from the geophysical survey.

OA Number	Feature Type	Description	NMR/HER Ref
OA 1	Scheduled Monument	Moated site, a rectangular dry homestead moat, spring fed, part-water filled on a gentle south facing slope.	32102
OA 2	Scheduled Monument	Moated site containing earthworks of a rectangular complex of buried walls interpreted as the remains of a formal hall house with internal subdivisions and a possible ancillary building.	29411
OA 3	Archaeological site	A dry homestead moat enclosing Manor Farm (17th century and not outstanding). The farmer stated that about 3 years ago, he discovered the foundations of a stone buttressed wall, apparently forming a rectangle about 90m N-S by 30m E-W, to the west of the moat. It is now overlaid with farm buildings.	NMR 344496
OA 4	Archaeological site	Site of civil war battery mentioned in secondary source. No physical evidence found.	NMR 344423
OA 5	Archaeological site	Site of a late Iron Age settlement; a possible Roman villa indicated by finds of tesserae, roof and flue tile and a Roman cemetery. In January 1861 excavations were undertaken by James Bonham. Eight skeletons were along with a number of 'urns' said to be Romano-British.	NMR 344413
OA 6	Findspot	early medieval spindle whorl found at Bierton in 1874.	NMR 344436
OA 7	NUMBER NOT USED		

OA Number	Feature Type	Description	NMR/HER Ref
OA 8	Archaeological Site	Deserted farmstead of post-medieval date. A house platform marks the site of a deserted farmstead, shown as consisting of three buildings on the Bierton Enclosure map of 1780.	NMR 869803
OA 9	Aylesbury urban area	Suburban area of Aylesbury containing a number of Grade II Listed Buildings, including: a non conformist mortuary chapel; , a building on Walton Street; an 18th century watermill; the gateway of the former County Goal; a 17th century former inn; the timber framed Corner Farm; Walton Mill House; and a large 18th century corn-milling complex.	NMR 869869 NMR 869811 NMR 408475
OA 10	Archaeological Site	Possible site of an Iron Age inhumation. A crouched burial was found in the upper part of a ditch cut through limestone, in which there were two pottery sherds of possible Iron Age date.	NMR 870845
OA 11	Findspot	Possibly Mesolithic and Neolithic implements including 4 flint blades, a side scraper, core and other flakes found on an allotment in Aylesbury.	NMR 869823
OA 12	Archaeological site	The site of a watermill established by 1296 and abandoned in 1928, possibly on the site of the mill documented in the Domesday Book.	NMR 869096
OA 13	Findspot	The findspot of a Late Bronze Age hoard discovered in April 1973. The hoard is of the Carp's Tongue Complex of the C7th BC, and consists of seven socketed axes, two winged axes, one palstave, and several lumps of bronze cake. Both of the winged axes are broken as is common with this type of hoard. No further objects were recovered from the area around the hoard. Although a number of isolated bronzes have been found in Bucks, this is only the fifth recorded instance where more than three bronze objects have been found together, and the first Carp's Tongue industry hoard.	NMR 869824
OA 14	NUMBER NOT USED		
OA 15	Historic Hedgerows	Hedgerows identified on the 1780 Enclosure map for Bierton and Hulcott, and still extant, and seen during the walkover survey in 2006. These hedgerows fall under the Hedgerows Regulations 1997.	Map regression
OA 15a	Historic Hedgerows	Hedgerows identified on the 1780 Enclosure map for Bierton and Hulcott, and still extant, but not viewed during the walkover survey in 2006. These hedgerows fall under the Hedgerows Regulations 1997.	Map regression
OA 16	Former Landscape feature	Former field boundaries identified on the Enclosure map for Bierton and Hulcott. These boundaries may be of later medieval origin.	Map regression
OA 17	Findspot	An Antoninianus of Probus was found in a garden in Aylesbury.	NMR 869829
OA 18	Findspot	A bronze coin of Constantine.	NMR 344511
OA 19	Former Landscape feature	The course of a former stream, identified on the OS 1st edition 6" mapping, and formally a Parish boundary.	Map regression

OA Number	Feature Type	Description	NMR/HER Ref
OA 20	Listed Building	Grade 1 - The Parish Church of St James is built of limestone rubble, covered with rough-cast. The roofs are of lead, except that of the chancel which is covered with slate. The church is of cruciform plan, and was built early in the C14th.	NMR 42604, 869809
OA 21	NUMBER NOT USED		
OA 22	Findspot	A c 1st century Iron Age bow-brooch of a form similar to Hod Hill Type 65	NMR 869834
OA 23	Listed Building	School House, The Green, Hulcott. Built in 1862. Grade II Listed Building.	NMR 42685
OA 24	NUMBER NOT USED		
OA 25	Historic landscape feature	The Grand Union Canal. The main trunk canal linking Birmingham with London, and Leicester with London. The canal incorporates the routes of the Grand Trunk Canal, the Birmingham and Warwick Junction Canal, the Warwick and Birmingham Canal, and the Warwick and Napton Canal, these being united as the Grand Union Canal in 1929.	NMR 1339424
OA 26	Historic landscape feature	Akeman Street, a Roman road running from Alchester to St Albans (Verulamium)	NMR 1329566
OA 27	Former structure	The Cheddington branch line from Aylesbury to Cheddington, on the London and Birmingham Railway was begun in 1836 and opened in 1839. Passenger service ceased in 1953 , and goods in 1963. Closed in 1965.	NMR 1363933
OA 28	Bierton Historic Built Environment and Conservation Area	The historic built environment of Bierton and its modern Conservation Areas. This area includes all post Anglo Saxon finds and features related to the settlement. For details of these features within this area refer to OA features in this gazetteer in italics	n/a
OA 29	Cropmark	A circular ring ditch with two causeways observed on aerial photograph, possibly prehistoric	AP analysis
OA 30	Cropmark	A circular ring ditch observed on aerial photograph	AP analysis
OA 31	Cropmark	A circular ring ditch observed on aerial photograph	AP analysis
OA 32	Listed Building	Thatchings, Seventeenth century timber-framed house. Grade II	NMR 42603
OA 33	Listed Building	Grade II. Burcott Cottage, C18th brick house, old tiled roof, half hipped with a chimney to right of centre, projecting stack against gable.	NMR 42612
OA 34	Listed Building	Grove Farmhouse, 22 Rowsham Road. 18th century building. Grade II Listed.	NMR 42694
OA 35	Listed Building	Grand Union Canal, bridge number 12	NMR 42930, HER 0295200002
OA 36	Listed Building	Church eighteenth century house and witchert boundary wall. The house is painted brick on a stone base, with an old tiled roof in mansard form with flanking chimneys. Grade II	NMR 42592

OA Number	Feature Type	Description	NMR/HER Ref
OA 37	Listed Building	Corner Farmhouse, 202 Aylesbury Road. 17th century timber framed building with 18th century additions. Grade II Listed Building.	NMR 42602
OA 38	Listed Building	The Old House, 194 Aylesbury Road. 17th century timber framed building refronted with 18th century red and blue brick. Grade II Listed Building.	NMR 42601
OA 39	Listed Building	Pecks Farm Close, Grade II	NMR 469085, HER 1340600000
OA 40	Listed Building	Conkers Farmhouse, 178 Aylesbury Road. 17th and 18th century. Grade II Listed Building.	NMR 42598
OA 41	Listed Building	Grendon cottage, A seventeenth century house, possibly timber-framed, currently painted in roughcast. The cottage has an old tiled roof with a massive central brick chimney stack. Grade I	NMR 42595
OA 42	Listed Building	Badricks Farmhouse, a seventeenth century timber-framed house with eighteenth century alterations. Grade II	NMR 42597
OA 43	Listed Building	Barn at New Manor Farm, seventeenth century or earlier timber-framed aisled barn, possibly built with reused medieval timbers. Grade II*	NMR 42609, HER 0012402000
OA 44	Listed Building	Cedar Villa, an early nineteenth century house. Grade II	NMR 42594
OA 45	Listed Building	Red Lion Public house, a seventeenth century timber-framed public house with colour washed brick infilling. Grade II	NMR 42593
OA 46	Listed Building	The Poplars, an early nineteenth century house. Grade II	NMR 42599
OA 47	Listed Building	Manor Farm, fifteenth or early sixteenth century timber-framed hall house with later alterations, probably the original manor of Broughton Abbots. Grade II	NMR 42608
OA 48	Listed Building	3 Burcott Lane. 17th century building. Grade II Listed Building.	NMR 42611
OA 49	Listed Building	Thatched Cottage, Grade II	NMR 42610
OA 50	Listed Building	Milepost on Grand Union Canal, Grade II	NMR 42931, HER 0295200003
OA 51	Listed Building	Bridge No. 14 on the Grand Union Canal, Grade II	NMR 42932, HER 0295200004
OA 52	Listed Building	Bierton House, an eighteenth century house incorporating earlier fabric. Roughcast with a slate roof. Grade II	NMR 42596
OA 53	Listed Building	West Dene, an eighteenth century house incorporating earlier fabric, red brick with flanking chimneys. Grade II	NMR 42605
OA 54	Listed Building	Redberry House, an eighteenth century two story tiled house, built of red brick. Grade II	NMR 42607

OA Number	Feature Type	Description	NMR/HER Ref
OA 55	NUMBER NOT USED		
OA 56	Listed Building	Bridge No. 11 on the Grand Union Canal, Grade II	NMR42929, HER 0295200001
OA 57	Listed Building	Front garden, railings and gate to No. 186 Aylesbury Road, Grade II	NMR 42600 HER 1125301000
OA 58	Listed Building	Outbuildings attached to No. 105 Aylesbury Road, Grade II	NMR 42606
OA 59	Listed Building	Burcott Lodge, Grade II	NMR 490429, HER 1340500000
OA 60	Listed Building	Barn at Burcott Lodge, Grade II	NMR 490430, HER 1340501000
OA 61	Findspot	Silver Denarius of Septimus Severus	HER 0402800000
OA 62	Former Structure	Possible site of a windmill, shown on early mapping, no longer extant	HER 0427700000
OA 63	Findspot	Small coin minted at Trier during Constantine's reign (307-337 AD). Further details obscured by corrosion	HER 0428400000
OA 64	Archaeological Feature	Ditch seen in western section of a pit excavated for a petrol storage tank in garage forecourt, c 1965. ditch was c 2.40m. deep and 3.10m across at the top. No associated finds and no suggestion of date	HER 0476000000
OA 65	Landscape feature	Narrow, sinuous depression, presumably a pathway, leading into fields from small disused gate by the road. Interpreted as a mediaeval trackway.	HER 0495000000 NMR 869804
OA 66	Listed Building	Gateway to HM Prison, 13 Bierton Road. 1845 on frieze of gateway. Grade II Listed Building.	NMR 41802
OA 67	Listed Building	Gate lodges and gate piers at Tindal Hospital (the former Aylesbury Union Workhouse). Grade II Listed Building.	NMR 502254
OA 68	Findspot	Findspot of a strap end buckle, probably late medieval, and a tinned belt fitting with a hint of an animal head terminal amongst corrosion. Found with metal detector on new housing development east of Schweppes factory.	HER 0533100000
OA 69	Findspot	Findspot of an early medieval pin with flat ring and dot decorated face. A silver 'short cross' penny of Danish/English king Cnut 1016-1035 (probably London mint) was also found at this location.	HER 0533102000 HER 0533103000
OA 70	Listed Building	Anglican, Non-Conformist and Mortuary chapels, Aylesbury. Mid 19th century. Grade II Listed Building.	NMR 41979
OA 71	Listed Building	Barn at Broughton Farm, Tring Road. 18th century. Grade II Listed Building.	NMR 42913
OA 72	Findspot	Surface scatter of Roman pottery, 10 RB rims; 7 RB bases (including 1 imitation samian); 1 dark colour coat sherd, Nene valley or oxford ware.	HER 0533105000

OA Number	Feature Type	Description	NMR/HER Ref
OA 73	Findspot	Mixed scatter of Roman and Medieval finds from housing development, including pottery, beads and dice.	HER 0533106000
OA 74	Archaeological site	Ponds noted on the OS First Edition 6" map of 1884 and still present, although not seen on the walkover due to lack of access.	Map regression
OA 75	Archaeological site	Structure noted on the OS first edition 6" map of 1884 and no longer extant. Probably an agricultural building, possibly a barn.	Map regression
OA 76	Archaeological site	Structure noted on the OS first edition 6" map of 1884 and no longer extant, possibly a barn. Geophysics survey records a scatter of debris in the vicinity.	Map regression
OA 77	Findspot	Fragment of a perforated stone axe hammer.	NMR 344382
OA 78	Findspot	Post-medieval pottery and clay-pipe fragments found in field-walking survey	HER 0555100001 HER 0555100002
OA 79	Findspot	Neolithic flints.	NMR 869807
OA 80	Building	'Baptist chapel (particular)' and 'burial ground'. This church was formed by William Bonham who registered a house for preaching 1821. Certificate of 1831 probably relates to the present chapel of brick and slate, originally aligned with row of cottages but enlarged at the front in 1885	HER 0556400000, NMR 1497744
OA 81	Cemetery	Burial ground attached to chapel (OA 80)	HER 0556401000
OA 82	Findspot	Unidentified Roman coin	HER 0560700000
OA 83	Findspot	Unidentified Roman coin	HER 0566300000
OA 84	Findspot	Scatter of early-middle Anglo-Saxon pottery.	NMR 869806
OA 85	Archaeological Site	Deserted house sites, Berton.	NMR 869804
OA 86	NUMBER NOT USED		
OA 87	Findspot	Roman pottery and mortarium fragments found on surface of ploughed field. Associated with geophysics anomaly OA 213.	HER 0581000000
OA 88	Archaeological Investigation	Evaluation carried out by Network Archaeology in 2004 at 80 Aylesbury Road, Berton. Four trenches excavated in advance of proposed development, recording Saxon and medieval activity.	NMR 1483814
OA 89	Findspot	Medieval jug handle, soft fabric. collected from spoil in digging new trout ponds	HER 0583900000
OA 90	Cemetery	Possible Civil War cemetery discovered in the nineteenth century	HER 0045600000
OA 91	Cemetery	Cremation cemetery of possible Roman or Saxon date uncovered by workmen in the nineteenth century	HER 0004200000
OA 92	Findspot	Findspot of three civil war period halberds	HER 0004560001
OA 93	Findspot	Bronze coin of Diocletian	HER 0588500000

OA Number	Feature Type	Description	NMR/HER Ref
OA 94	NUMBER NOT USED		
OA 95	Archaeological Site	Medieval to post-medieval house platforms recorded on aerial photographs	HER 0622700000
OA 96	Findspot	Findspot of medieval pottery found as surface scatter	HER 0012300001
OA 97	Park	The current site of a Municipal Park (post dates 1900), marked on the 1st and 2nd edition 6-inch maps as a cricket ground. The site of Vale Park was purchased by the Borough Council in 1929, tennis courts and a putting green were immediately laid out, but the landscaping was not completed until 1937. The open-air swimming pool was opened in 1935. Original 1930s design by landscape architect Thomas Mawson.	HER 0638600000
OA 98	Cemetery	Mid 19th century municipal cemetery with chapel designed by Poulton and Woodman of Reading (also designed chapels at Amersham). Unfortunately the matching gates and lodge have been demolished.	HER 0638800000
OA 99	Archaeological Site	Supposed site of a Roman villa, suggested by reported find of a mosaic in the 1920s, however, subsequent geophysical survey has failed to identify the site.	HER 0012304000
OA 100	Findspot	Roman pottery found during building works for new school	HER 0103900000
OA 101	Findspot	Roman pottery and tile found during housing development	HER 0104600000
OA 102	Findspot	A nominal findspot for Iron Age and Roman coins all found in close proximity to this spot. These coins include four Roman coins found together, a Dobunnic triple tailed horse Stater, Late Gallo-Belgic Morini gold Stater; a hoard of 4th century Roman coins, mostly discarded, only 36 saved and a Roman coin of Valens.	HER 0105300000 HER 0180601000 HER 0180602000 HER 0181200000 HER 0025000000
OA 103	Archaeological Site	Medieval park, Aylesbury. A park documented at Aylesbury in 1329 is probably the same as that called 'Poundefold' in 1390. it is probably situated near to the town.	NMR 869836
OA 104	Findspot	Findspot of mixed pottery dating from the 12th to 16th centuries, found while digging a service trench.	HER 0012200001
OA 105	Historic Building	Aylesbury Union Workhouse was built in 1844 and originally had an H-plan. Only the front range of this now (2004) survives, along with two contemporary entrance lodges and a nurses' home dating from 1925-6. The infirmary block, built between 1844 and 1899, was extended in 1911 and 1932. It has since been demolished. In around 1939-40, some Emergency Medical Scheme huts were erected and a cottage hospital was built in the mid 20th century.	NMR 1406257, HER 0581700000

OA Number	Feature Type	Description	NMR/HER Ref
OA 106	Historic Building	In 1843 a Gaol Building Committee approached the architect Joshua Jebb for advice regarding the building of a new gaol in Aylesbury. In November Jebb submitted a design to accommodate 300 prisoners (235 adult males, 25 females, 20 juveniles and 20 debtors). It opened in spring 1847, although not completed until November, providing accommodation for 285 inmates. In 1895-6 Aylesbury became a female convict prison remaining so until 1918. In 1902-05, a State Inebriate Reformatory for women was established. From 1912-1933 part of the former reformatory was used for women undergoing preventative detention. In 1929 the prison was a convict prison and borstal. In 1960 the borstal closed. It now holds young offenders.	NMR 1090841, HER 0045200000, 0045202000, 0045203000, MBC25585
OA 107	Geophysical survey	Geophysical surveys carried out by Stratascan in April 2005 identified a small area of anomalies interpreted as ditched (and possibly banked) sub-rectangular enclosures, a cluster of pits and possible buried stone walls.	HER 0012305000
OA 108	Findspot	Findspot of late Celtic pedestal urn pottery of same general type as Aylesford ware in imitation of cordoned north Italian bronze situlae.	HER 0013000000
OA 109	Findspot	Seven fragment of penn tile were found behind bosse memorial in St James' Church chancel when it was removed for renovation. other penn tiles were identified set into the floor of the church.	HER 0153600001
OA 110	Well	Remains of medieval St Osyth's well, extensively restored in the nineteenth century	HER 0153800000
OA 111	Findspot	Roman or Saxon quern-stone dug up near Aylesbury cemetery in the early twentieth century	HER 0014700000
OA 112	Former site of gibbet	Site of last gibbet erected in Buckinghamshire in 1773, known from historic records and field-name evidence	HER 0176100000
OA 113	Findspot	Roman coin of Tetricus 1st	HER 0178000000
OA 114	Findspot	Roman coin of Constantine	HER 0178100000
OA 115	Findspot	Roman pottery found as surface scatter	HER 0178400000
OA 116	Historic Building	A large corn-milling complex, probably a Domesday site. A four-storeyed, brick, 18th century watermill survives as the core, but is largely obscured by later additions. The mill probably originally had an external waterwheel at the south end of the mill, this was contained in a mid 19th century extension. This extension was a three-storeyed brick structure that was built over and beyond the waterwheel. Further pre-1877 extensions obscure all the elevations except for the western one, in which the northern and upper parts are exposed. A steam-powered roller mill was added to the southern end of this range of buildings between 1877 and 1898. Modern extensions to the east and west of the mill continued to be added until the end of the 1960s, but most of these additions have been demolished.	NMR 1031670, 1031671, 869095, HER 0285700000, 0285500000

OA Number	Feature Type	Description	NMR/HER Ref
OA 117	Archaeological Site	A possible Roman and Anglo-Saxon cemetery with finds of pottery and a spearhead.	NMR 344475
OA 118	Archaeological Investigation	Evaluation carried out by Archaeological Solutions Ltd in 2007 at Land at Aston Clinton recorded an area of medieval occupation with possible house plots. A geophysical survey at the same site identified anomalies associated with Roman and medieval occupation. Monitoring of test pits at the site recorded a possible ditch of uncertain date.	NMR 1494828, 1456461, 1494898, HER 0964700000, 0012307000
OA 119	NUMBER NOT USED		
OA 120	Findspot	Roman coin of Probus	HER 0182800000
OA 121	Findspot	Roman coin, possibly Valentinian	HER 0185700000
OA 122	Findspot	Unidentified Roman coin	HER 0193000000
OA 123	Cemetery	Probable site of a Saxon cemetery, suggested by the number of Saxon burials found in Walton	HER 0194400000
OA 124	Findspot	Medieval pottery collected as surface scatter	HER 0018300000
OA 125	NUMBER NOT USED		
OA 126	Findspot	Romano-British pottery, Weston Turville.	NMR 869886
OA 127	Findspot	Complete Rowel spur found in spoil during groundworks	HER 0018301000
OA 128	Archaeological Investigation	Watching Brief carried out in 1979 at Weston Turville recovered Roman pottery.	NMR 657125
OA 129	Archaeological Investigation	Traces of Romano-British occupation were found during two excavations in Caldecote in 1965 and 1994.	NMR 641280
OA 130	Archaeological Investigation	Excavation carried out between 1964 and 1967 at "Caldecote", Bedgrove Farm recorded a Roman settlement, and a medieval village and manor.	NMR 641280, 344503
OA 131	Findspot	Findspot of an artefact scatter comprising Neolithic (& 1 Mesolithic?) flint from a single allotment, also 2 sherds of Neolithic/Iron Age pottery found.	HER 0225800000
OA 132	Findspot	Findspot of flint tools comprising 1 side scraper, 1 end scraper, 1 other scraper, 1? plano-convex knife, 1 core and 3 blades- all of Neolithic date.	HER 0225800001
OA 133	Findspot	Iron Age, Roman, Saxon and medieval pottery found by chance and in excavation in garden	HER 0229600000 HER 0512000000
OA 134	Archaeological Investigation	Possible pits, enclosures and walls identified during earthwork and geophysical surveys.	HER 0012305000, 0012306000
OA 135	Findspot	Roman pottery found by workmen at Stocklade, by Osier Beds The fragments were of at least three jars and a larger jar apparently broken when found. All sherds present were found around 1.3m below current	HER 0291200000

OA Number	Feature Type	Description	NMR/HER Ref
		ground level in clay. Findspot was located on the grass verge opposite a stile over the railway.	
OA 136	Archaeological Investigation	Evaluation carried out at Jansel Square, Bedgrove in 1994 identified boundary ditches of the Domesday hamlet, and pottery suggested a Saxon origin for the settlement. In addition, two small ditches of apparent Romano-British date were found.	NMR 1063914
OA 137	Findspot	The VCH mentions a number of 'Ecclesiastical' stones have been found around Broughton Manor Farm and that some were used in the construction of the farmhouse itself. Medieval pottery, an iron key and pewter spoons dating from the 18th century were also found here in 1914 and dated by the Victoria and Albert Museum.	HER 0012300000
OA 138		NUMBER NOT USED	
OA 139	Findspot	Scatter of Medieval and Post-medieval pottery, with a few sherds of possible Iron Age and Romano-British date.	HER 0671800000
OA 140	Archaeological Investigation	An outer enclosure attached to the medieval moat and dating between the 12th and 14th centuries, was found in an evaluation at Broughton Manor Farm Conducted by John Moore Historical Services	HER 0012403000
OA 141	Archaeological Investigation	An evaluation was carried out at immediately to the south of Broughton Manor Farm by Archaeological Solutions Ltd. A number of shallow medieval features were found.	HER 0012300000
OA 142	Former Landscape Feature	Site of former clay pit and quarry shown on OS 1st edition 25" mapping	HER 0920300000
OA 143	Excavation	Excavation of a Roman cemetery carried out by J Bonham in 1861, no further details are available in the NMR records.	NMR 641290
OA 144	Watching Brief	Monitoring of restoration works to the St Osyth's well identified additional features associated with earlier 19th/20th century restoration works. Carried out by Michael Farley Archaeology.	NMR 1349776
OA 145	Watching Brief	Watching brief carried out at St James' Church, Bierton by Bucks. County Archaeological Service. Monitoring revealed no archaeological features.	NMR 1170951
OA 146	Excavation	Excavation at Vicarage Garden revealed evidence for an Iron Age settlement	NMR 641292
OA 147	Evaluation	Two trenches excavated on the site of a new dwelling, recording a ditch containing prehistoric, Roman and Saxon finds as well as recent rubbish pits.	NMR 1409566
OA 148	Evaluation	Trial trenching close to the site of the 1979 excavations (Event 641291) recovered evidence for Iron Age, Romano-British, Saxon and early medieval activity. Excavation followed (Event 1096642). Funded by Banner Homes.	NMR 1096641
OA 149	Excavation	Excavation following evaluation (Event 1096641) Tempus Reparatum in the mid 1990s. These found	NMR 1096642

OA Number	Feature Type	Description	NMR/HER Ref
		Early Bronze Age settlement features and datable finds that included a complete beaker. Saxon settlement evidence dating between the late 5th and 9th centuries was also found along with residual pottery from the Iron Age, Romano-British and medieval periods.	
OA 150	Excavation	Excavation revealing an inhumation and possible ditch. No further information is held in the NMR.	NMR 641284
OA 151	Excavation	Excavation revealing evidence for Roman and Medieval occupation in the form of domestic structure, pits, ditches and a well. No further information is held by the NMR.	NMR 641291
OA 152	Evaluation	Evaluation following an assessment (Event 1321125) recorded a medieval house platform to the north-west of Oak Farm. HER No: 1220.	NMR 1338709
OA 153	DBA	Assessment and earthwork survey carried out in advance of proposed development at Broughton Farm, adjacent to Akeman Street.	NMR 1441747
OA 154	Landscape feature	Trout pond identified on modern mapping	Map regression
OA 155	Landscape feature	Trout pond identified on modern mapping	Map regression
OA 156	Excavation	Bronze Age to Late Iron Age pits recorded during excavation at Cane End Farm . Finds included a former stream channel which had preserved some brushwood with man-made cut marks, including the sharpened end of a small stake. Radiocarbon dating of the wood showed it to be Early-Middle Bronze Age. The branches could have been from fish-traps, erosion or land clearance. A fire-pit underlay an Iron Age layer and was probably Late Bronze Age. It contained charred cereal grains, large legumes, small quantities of charred chaff, charcoal and domestic sheep and pig. A pit and a recut ditch dated to the Late Bronze Age from the pottery. Mollusc evidence from the stream suggests an environment made up of woodland, grassland, wet meadow and marsh. The stream probably flooded and the ditch may have been for drainage. Six east-west orientated ditches and pits in the southern part of the site probably dated to the mid- to late Iron Age. One of the gullies could have been a beam slot. The larger ditches were probably the boundary of a settlement that lay further to the east .	HER 0630100000
OA 157	Archaeological Site	Site of a medieval watermill. Established by 1322 and known to have been abandoned by 1768.	NMR 869091
OA 158	Archaeological Site	Possible medieval to post-medieval farmstead recorded on aerial photographs and in field survey C. 800m east south east of Hulcott Church.	HER 0539200000
OA 159	Landscape Feature	Historical evidence, field-name evidence and field survey of possible medieval fish ponds. The site was planned in 1975, although a later visit in March 2010 by Mike Farley identified a rectangular earthwork subdivided into two distinct 'tanks' or ponds.	HER 0227400000 EBC17311
OA 160	Scheduled Monument	A medieval moated site east of All Saint's Church and 450 metres west of the River Thame. The moated	32110

OA Number	Feature Type	Description	NMR/HER Ref
		site includes a roughly square island measuring 76 metres in width and level with the surrounding ground surface. The island is contained by a water-filled ditch which measures up to 8 metres wide and at least 1 metre in depth. An outer bank, measuring a maximum of 7 metres wide and 0.8 metres in height and thought to represent upcast from the ditch, is visible on the east side of the moat. An inner bank, measuring on average 6 metres wide by 0.75 metres high, is visible on all four sides. The local antiquarian, JJ Sheahan noted in 1861 that the foundations of a building were discovered on the island during the planting of fruit trees and such remains may account for slight undulations visible towards the northern side. Given its proximity to the church the moat is likely to mark the site of the original manor of Hulcott.	HER 0000301000
OA161	Listed Building	Post medieval manor house, two-storeyed, probably built in the first quarter of the 17th century, and enlarged in the 18th and 19th century. Originally, the plan appears to have been L-shaped, the wings projecting towards the south and west. The timber-framed walls appear to have been encased with brick at different periods. Grade II.	42691
OA162	Archaeological site	Possible medieval to post-medieval village earthworks and pottery noted immediately to the east of Hulcott Mill by Mike Farley during a field visit in March 2010. These earthworks are also visible in the Google Earth image of the site in May 2010.	HER 0662500000
OA163	Listed Building	Timber-framed granary at Church Farm, probably nineteenth century. Grade II.	42688 HER 1130002000
OA 164	Listed Building	Church Farm is an early 17th century house of two storeys and an attic, almost entirely encased in modern brick. Some of the original timber-framing remains at the gabled North end. The roof is tiled. The central chimney stack built of thin bricks is original. Condition -Good. Church Farmhouse, 17th century origins with 18th century NW wing, the west part of the main building being 19th century. Grade II.	42686
OA 165	Listed Building	Stables located to the north west of Manor Farm with attached front boundary wall	42692
OA 166	Findspot	Portion of a perforated stone axe hammer found in a path circa 1914 at Hulcott Rectory garden and donated to Bucks County Museum by the Reverend B. Butler. This is actually a perforated macehead of Horneblende Schist, probably a glacial erratic. Examined by Prio F.W. Shotton in 1969.	HER 0013300000
OA 167	Listed Building	Hulcott Nursing Home. Grade II building located on the village green.	42693 HER 28406
OA 168	Listed Building	Cobwebs.. Formerly two cottages. Grade II. C17 altered c 1870 probably by George Devey. Timber framed with brick infill panels. Interior has large inglenook fireplace and exposed beams.	42683 HER 28396

OA Number	Feature Type	Description	NMR/HER Ref
OA 169	Listed Building	Ivy Cottage on The Green at Hulcott. Grade II listed.	HER 42684
OA 170	Hulcott Historic Built Environment and Conservation Area	The historic built environment of Hulcott and its modern Conservation Areas. This area includes all post Anglo Saxon finds and features related to the settlement. For details of these features within this area refer to OA features in this gazetteer in italics	
OA 171	Findspot	Romano-British metalwork found on the ground surface in a ditch near to Crown Stores.	HER 0185700000
OA 172	Listed Building	Aylesbury Arm Bridge number 10 on the Grand Union Canal. Grade II.	42928
OA 173	Watching brief	Early Iron Age settlement, possibly with late Bronze Age occupation, found during watching brief	HER 0840200000
OA 174	Findspot	Mesolithic flint blade found in garden at 5 Caldicot close, Bedgrove.	HER 0568400000
OA 175	Findspot	Late Iron Age, Roman and medieval pottery found during gardening at 65 Cambourne Avenue	HER 0443500000
OA 176	Former historic building	Vale Park swimming pool opened in 1935. The architect was WH Taylor. The pool was demolished in 1999. A new sports complex that included an outdoor pool was put up on the site.	NMR 1439259
OA 177	Archaeological site	Possibly late nineteenth century well in back garden of 21 Vale Road, Aylesbury. found in the mid 1970s and reported as having a 'bottleneck' form.	HER 0248500000
OA 178	Findspot	Scatter of late prehistoric, Roman, medieval and post-medieval pottery sherds found in field-walking survey	HER 0554500000
OA 179	Findspot	Scatter of late prehistoric pottery and flint, Roman, Saxon, medieval and post-medieval pottery found in field-walking survey	HER 0554600000
OA 180	Findspot	Scatter of late prehistoric, Roman, medieval and post-medieval artefacts found in field-walking survey	HER 0554800000
OA 181	Findspot	Romano-British pottery dating between the 2nd and 4th centuries AD and coins from the 3rd and 4th centuries AD found in this area in the early 1980s.	NMR 869808
OA 182	Findspot	Scatter of late prehistoric pottery and flint, Roman, Saxon and medieval pottery and post-medieval finds found in field-walking survey	HER 0554700000
OA 183	Findspot	Scatter of late prehistoric to post-medieval finds recorded in field-walking survey	HER 0469400000
OA 184	Findspot	Late prehistoric to twentieth century artefacts found in field-walking survey	HER 0494800000
OA 185	Findspot	A scatter of pottery dating between the Iron Age and Saxon periods found in the early 1980s.	NMR 869805
OA 186	Findspot	Finds of late prehistoric, Roman, Saxon, medieval and post-medieval pottery made in field-walking survey	HER 0554900000
OA 187	Historical site	Site of a World War II searchlight battery located 650m south of Grendon Hill Farm recorded from cartographic sources.	HER 0625000000
OA 188	Archaeological site	Possible late prehistoric settlement suggested by crop-marks in aerial photographs and finds of late	HER 0239802000

OA Number	Feature Type	Description	NMR/HER Ref
		prehistoric artefacts	
OA 189	Archaeological site	Site of post-medieval to nineteenth century farmstead 1km east of Grendon Hill. Recorded in field survey and on historic maps	HER 0494900000 NMR 869802
OA 190	Historical site	Site of World War II beacon 800m west of Cane end Farm. Recorded from a cartographic source	HER 0625100000
OA 191	Historical site	The 1788 map of the area by John Munger records both a watermill and a windmill at Hulcott. A mill is first mentioned here in 1322	HER 0197900000
OA 192	Excavation	Excavations conducted by Allen immediately to the south of St James's church, Berton in 1979. A late Iron Age 'Belgic' settlement was found, along with evidence for a Romano-British villa and a medieval manorial complex dating between the 12th and 18th centuries. Published in vol. 28 of Records for Buckinghamshire, 1986.	Records for Buckinghamshire, Vol 28, 1986
OA 193	Cropmarks	A concentration of semi-circular and circular cropmarks were noted on three vertical APs taken in 1950. Possible prehistoric settlement.	AP analysis
OA 194	Cropmarks	A series of straight lines running at right angles to each other in a grid formation. These features may represent the road system of a former settlement, possibly a DM.	AP analysis
OA 195	Cropmarks	A number of irregular ditches and what appear to be the boundaries of former smallholdings to the south east of the high street in Berton	AP analysis
OA 196	Historical site	The route of the Grand Union Canal as it crosses the Study Area from east to west, heading into Aylesbury.	Current Mapping
OA 200	Earthwork	Livestock pond	WS
OA 201	Earthwork	Livestock pond	WS
OA 202	Earthwork	Slight bank, series of shallow, linear depressions and group of mature trees defining former orchard boundary shown on OS 1st Edition map of 1884. Several apple trees survive to the east of the boundary with wrought-iron tree-guards around them.	WS
OA 203	Earthwork	Broad bank to west side of field boundary, up to c 0.80m high and c 10m wide. Possible former ridge and furrow headland preserved on alignment of enclosure boundary.	WS
OA 204	Earthwork	Lynchet up to c 0.70m high, possibly a former field boundary but not shown on the OS 1st Edition map of 1884 or the parish enclosure map of 1770.	WS
OA 205	Historic Structure (Non-Listed)	Aylesbury Arm Bridge number ? on the Grand Union Canal.	WS

OA Number	Feature Type	Description	NMR/HER Ref
OA 206	Pasture marks	Pasture marks seen on aps showing the DMV north of Broughton. Same site as shown on Figure 9 of Broughton DMV	HER (0012201000)
OA 207	Geophysics anomaly	Anomaly showing a group of enclosure boundaries needing further investigation to clarify, but given the similarity with OA 215 could be part of an Iron Age Romano-British Site. Lack of clarity may be from presence of alluvium overlying the features making the readings less distinct.	Geo
OA 208	Geophysics anomaly	Possible pit	Geo
OA 209	Geophysics anomaly	Ditch like and 'other features' some of which are cut by ridge and furrow. Site extends either side of Burcott lane. Possibly post-medieval.	Geo
OA 210	Geophysics anomaly	Possible enclosures adjoining Broughton Lane - possible enclosure or property boundaries associated with existing settlement. Possible medieval.	Geo
OA 211	Geophysics anomaly	Possible enclosures adjoining Broughton Lane - possible enclosure or property boundaries associated with existing settlement. Possible medieval.	Geo
OA 212	Geophysics anomaly	Possible enclosures	Geo
OA 213	Geophysics anomaly	Possible ditched enclosure associated with a strong magnetic anomaly – suggests that the presence of Roman industrial site can not be ruled out. In same place as OA 87 a Roman pottery findspot.	Geo
OA 214	Geophysics anomaly	Possible ditched enclosures – possibly associated with OA 215.	Geo
OA 215	Geophysics anomaly	Series of ditched enclosures with internal features suggesting a possible Iron Age/Romano-British Site	Geo

Appendix 1.2: Bibliography and Sources Consulted

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Map of Buckinghamshire, 1" to 1 mile, 1770 by Jeffery (Ref. AR 4/59).

Map of Buckinghamshire 1" to 1 mile, 1825 by Bryant.

Ordnance Survey 1st edition 6" map, Bucks 28 SE (1884).
Ordnance Survey 1st edition 6" map, Bucks 29 SW (1884).
Ordnance Survey 2nd edition 6" map, Bucks 28 SW (1900).
Ordnance Survey 2nd edition 6" map, Bucks 29 SW (1900).
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Ordnance Survey 25" map, Bucks 29/13 1880 edition
Ordnance Survey 25" map, Bucks 18/12 1880 edition
Ordnance Survey 25" map, Bucks 28/16 1880 edition
Ordnance Survey 25" map, Bucks 29/9 1925 edition
Ordnance Survey 25" map, Bucks 29/13 1925 edition
Ordnance Survey 25" map, Bucks 18/12 1925 edition
Ordnance Survey 25" map, Bucks 28/16 1925 edition
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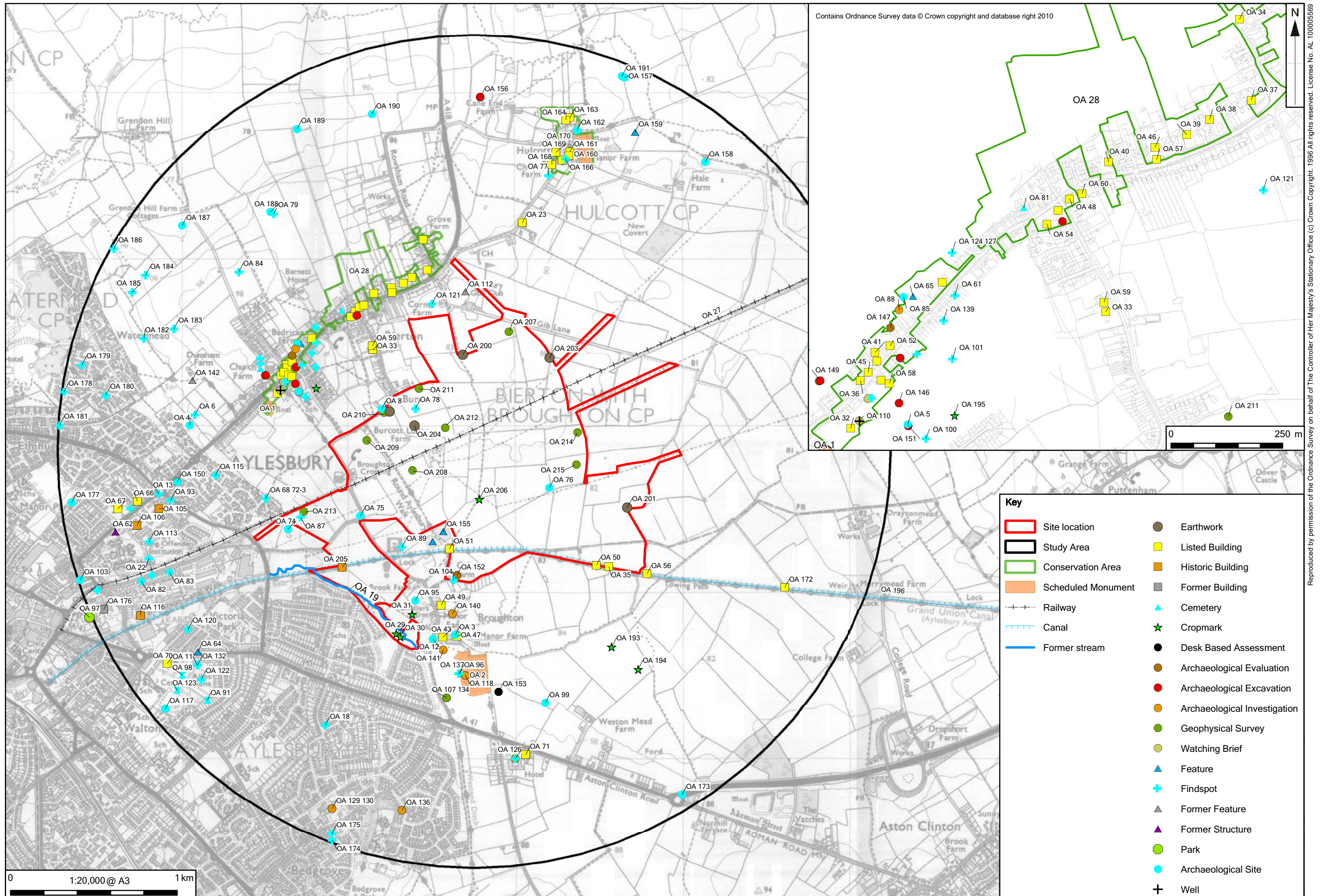


Scale 1:50,000

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Figure 1: Site location

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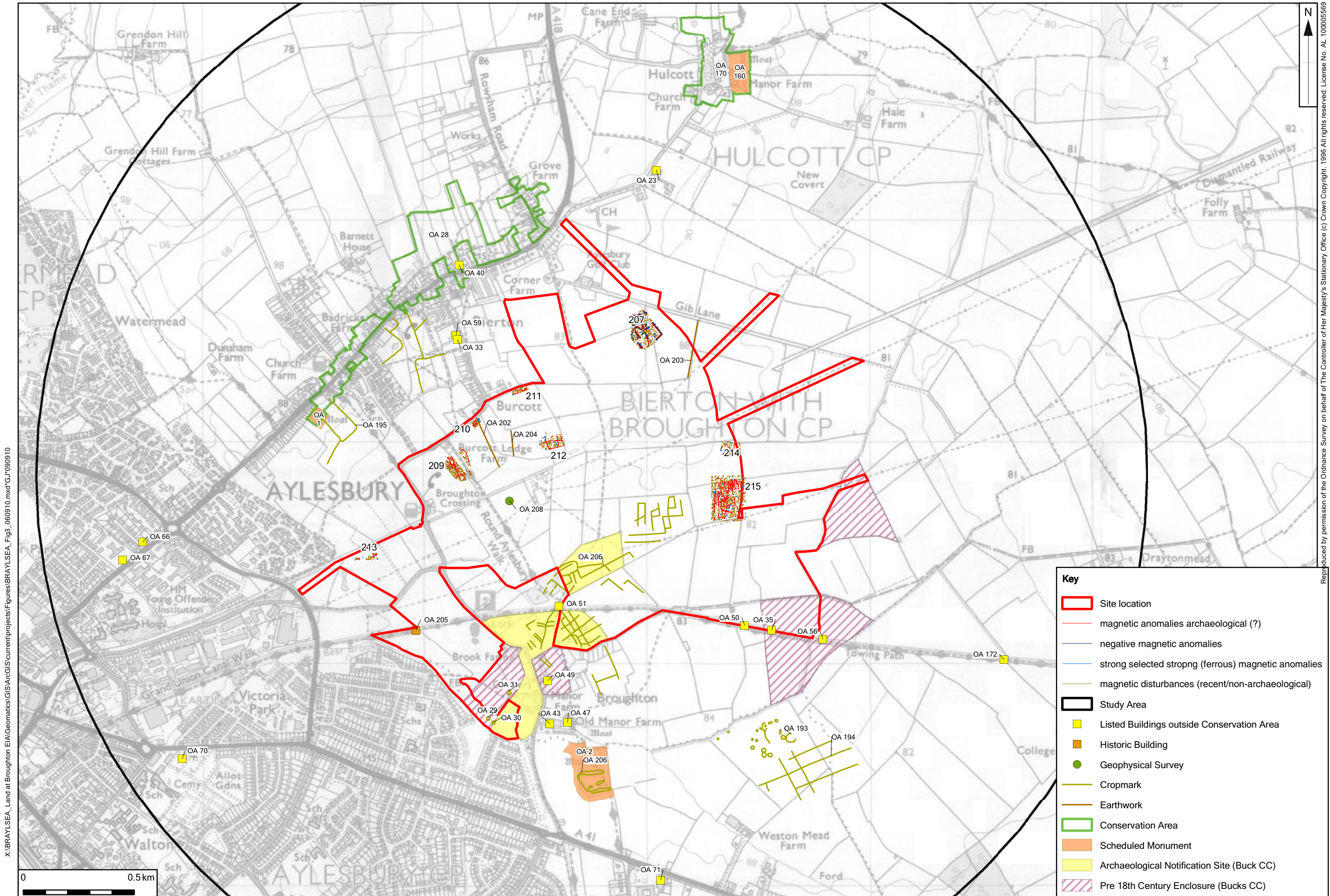


Figure 3: Designated sites with cropmarks and geophysics plotted

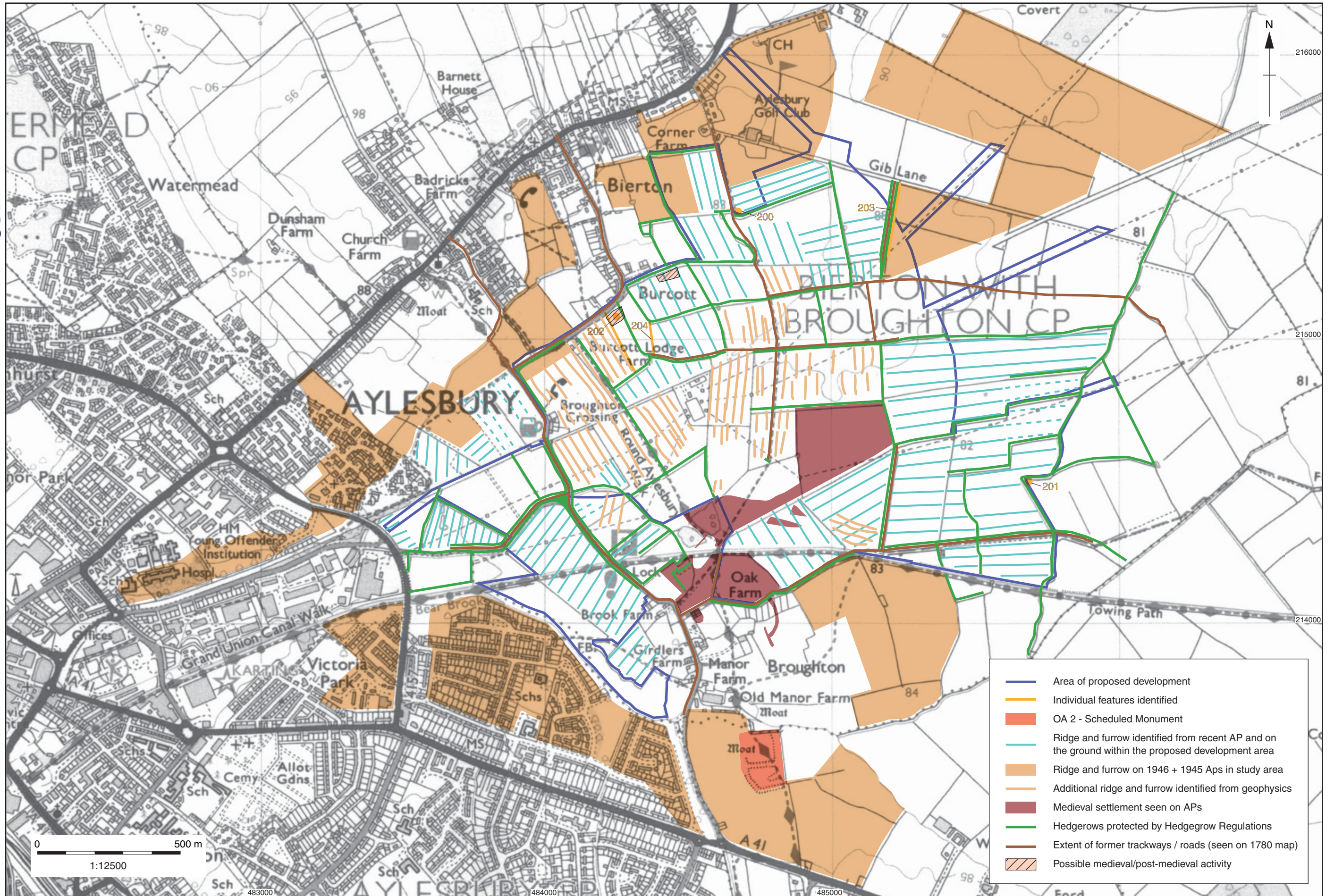


Figure 4: Medieval and later features, including ridge and furrow and hedges protected under the Hedgerow Regulations

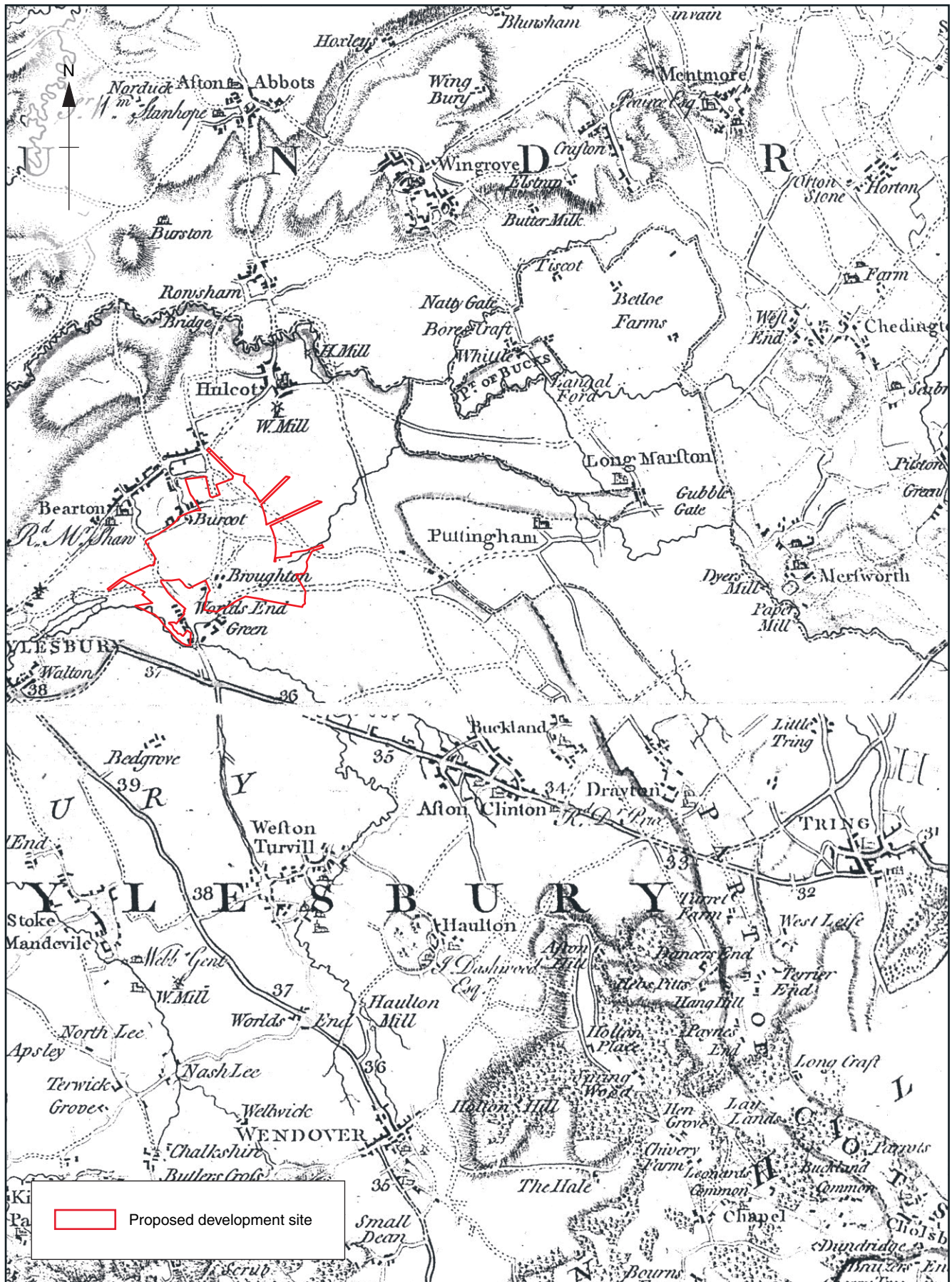


Figure 5: Jeffrey's map of Buckinghamshire (1770)

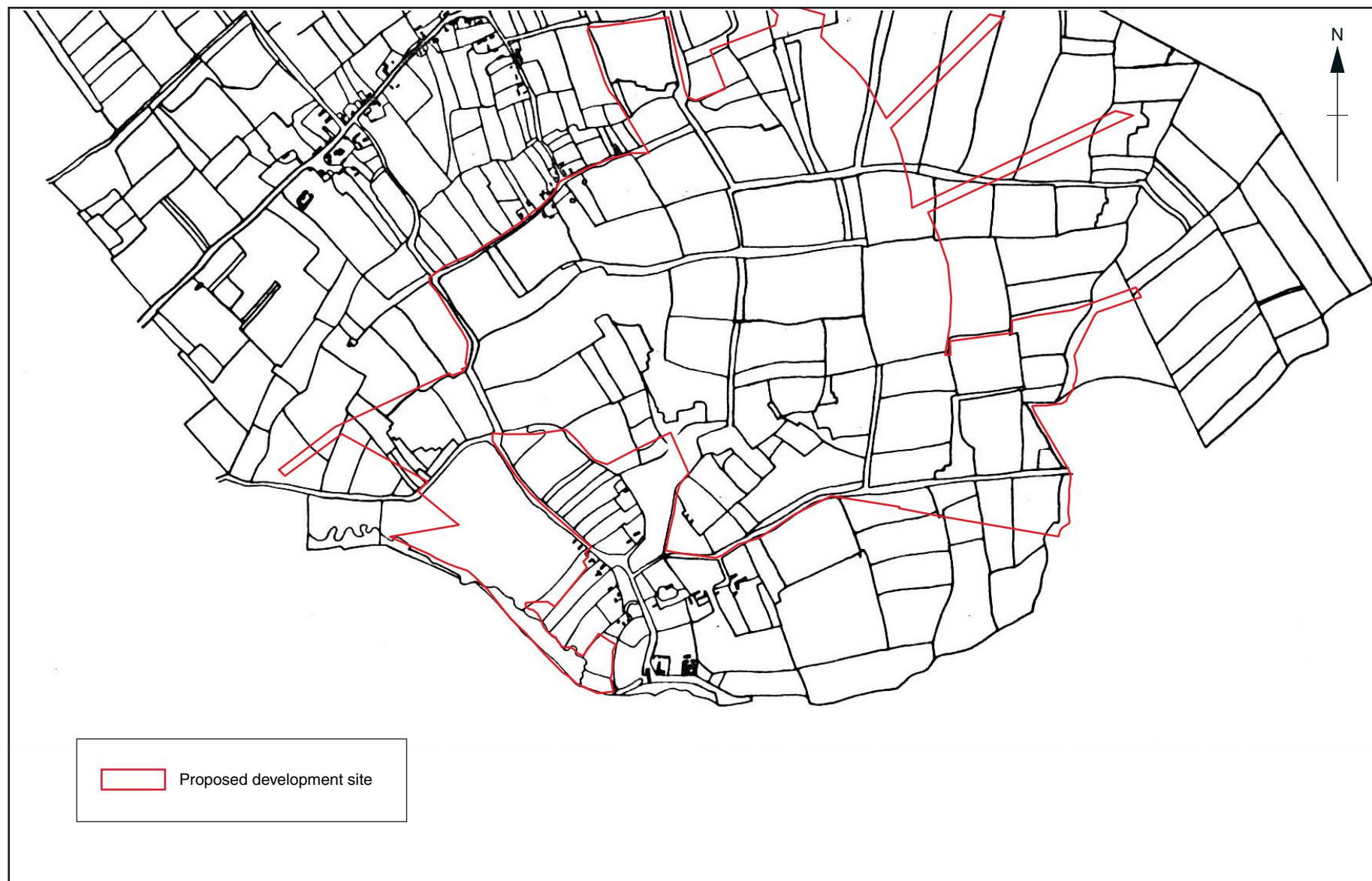


Figure 6: Bierton & Hulcott enclosure map (1780)

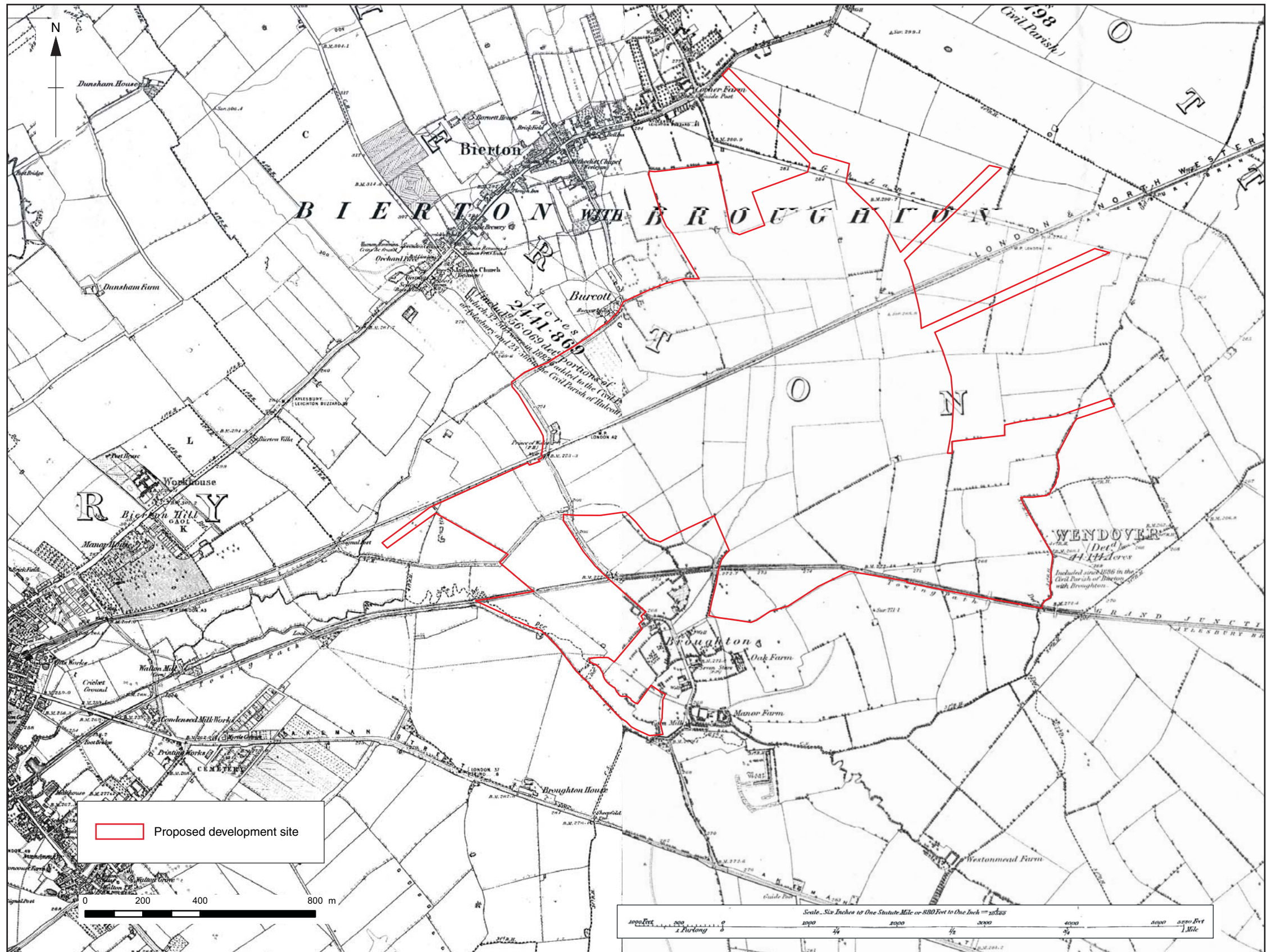


Figure 7: OS 1st ed. 6" (1884)

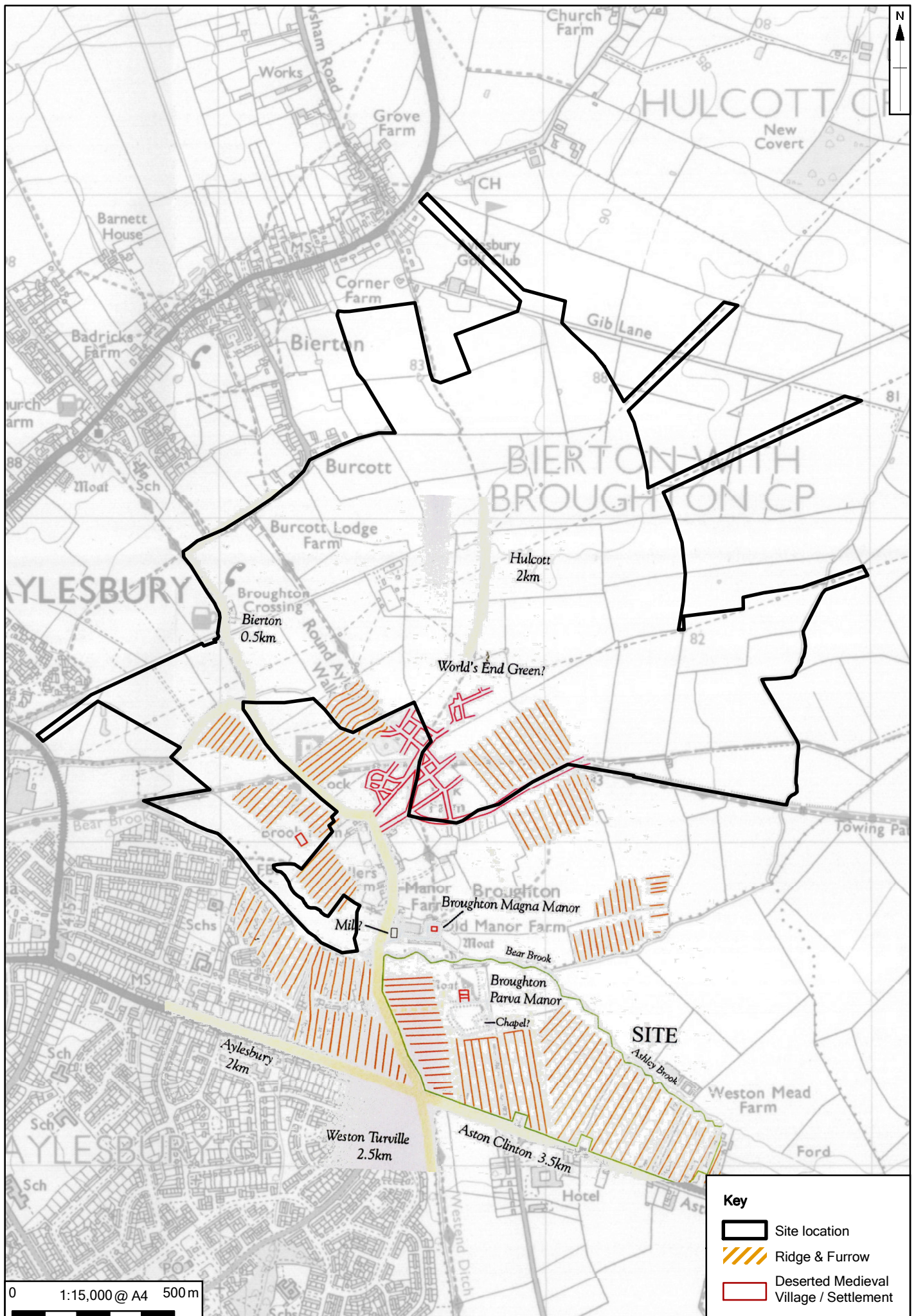


Figure 8: Medieval landscape around Broughton as reconstructed by Archaeological Solutions 2004

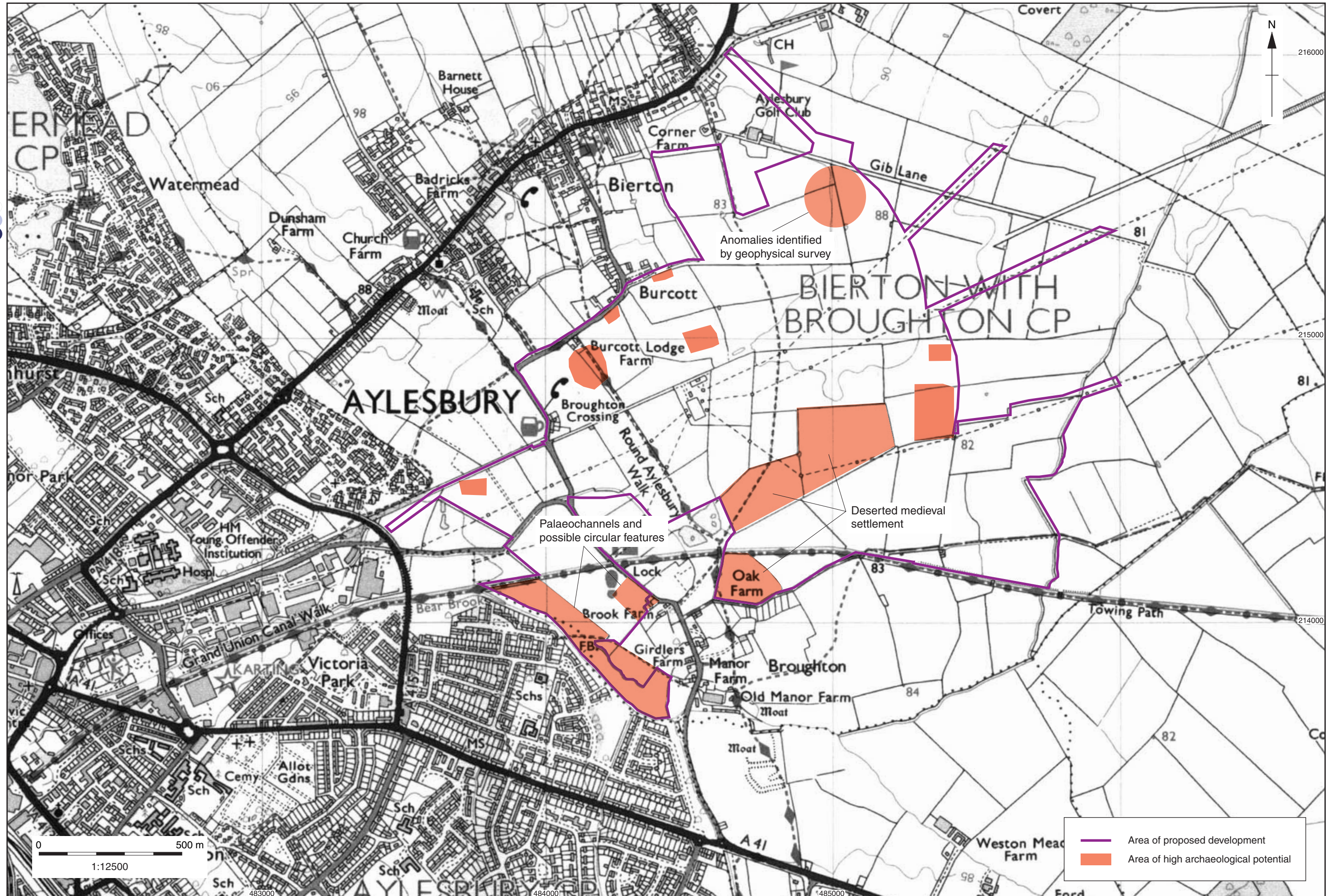


Figure 9: Areas of identified potentially significant archaeological potential

Area 1

Description of Area
To the north of the old railway line is an area of existing pasture that is heavily grazed. A network of hedgerows and ponds will be created that will connect existing ponds to newly created ones. There will be scrub planting to the base of some hedgerows and to the banks that border the railway line.

To the south of the old railway line to the east of the existing ponds the area will be stripped of soil and the ridge and furrow system reinstated with seasonally wet depressions and scrapes being incorporated. The area will be sown with seed gathered from stock that is both diverse and of local provenance. There will be hedgerow planting in proximity to the ponds and also a line of hedgerows planted running parallel with the Stocklake Link Road with poor habitat in between to draw bats away from the road. The Link Road will be placed on flood relief arches to avoid habitat fragmentation and reduce habitat loss. Wildlife will be able to pass under the road naturally or if necessary through created underpasses which will be marshy and include linear features such as hedgerows and scrub to act as a green corridor. Gully pots will not be used or will be covered in this section of the Stocklake Link Road as they often trap amphibians.

To the west of the ponds, the road will be treated the same as in the eastern area. A network of ponds will be created, which are both seasonally wet and dry, with a broad-leaved copse, hedgerows and scrub planting.

All ponds will be fenced with stock proof fencing and grazing will be carefully controlled with set stock levels. Lighting will be excluded from this section of Stocklake Link Road.

Biodiversity Aims
Area one will provide wide biodiversity gains for wildlife, but will also provide significant enhancements for rare aquatic invertebrates that are found within the Three Ponds Meadow. Local Wildlife Site as suitable adjacent habitat will be available. There will be major improvements to the conservation status of great crested newts living as a metapopulation centred on existing ponds as the currently poor quality aquatic habitat and land management is limiting recruitment and negatively affecting the conservation status of this species locally. The area also currently offers habitat for bats, which will be significantly enhanced with the network of aquatic and terrestrial habitats that will be created. Roosting opportunities will be provided with new tree planting and with the provision of bat boxes on existing mature trees. Farmland bird interest will also be significantly improved with species such as song thrush and tree sparrow benefiting from the creation of hedgerows, wet ditches, scrub planting and ponds.

The earth bank will provide excellent sett building habitat for badgers, as opportunities are currently limited within the flat landscape.

Area 5

Description of Area
These wetlands will be a mixture of habitats to include seasonally inundated wet grasslands, open pools, interspersed damp (but not flooded) grasslands, reedbeds, wet woodlands and wet scrub/carr habitats. They will be specifically designed and managed using locally available grazing stock (cattle and sheep) to encourage breeding, wintering and migrating waterfowl and other wetland species of County conservation significance, such as Cetti's warblers.

Biodiversity Aims
Generally, these wetland habitats are uncommon nationally (including Buckinghamshire) and it is likely that wetland creation on this scale will encourage many bird species of conservation importance to use the wetlands for breeding and wintering. It is possible that in time it will be of similar ornithological value to recently created wetlands such as Otmoor in Oxfordshire and Berney Marshes in Norfolk. Projects such as Otmoor demonstrate that creating wetlands on inland floodplains can bring substantial ornithological benefits, potentially of value on a national scale.

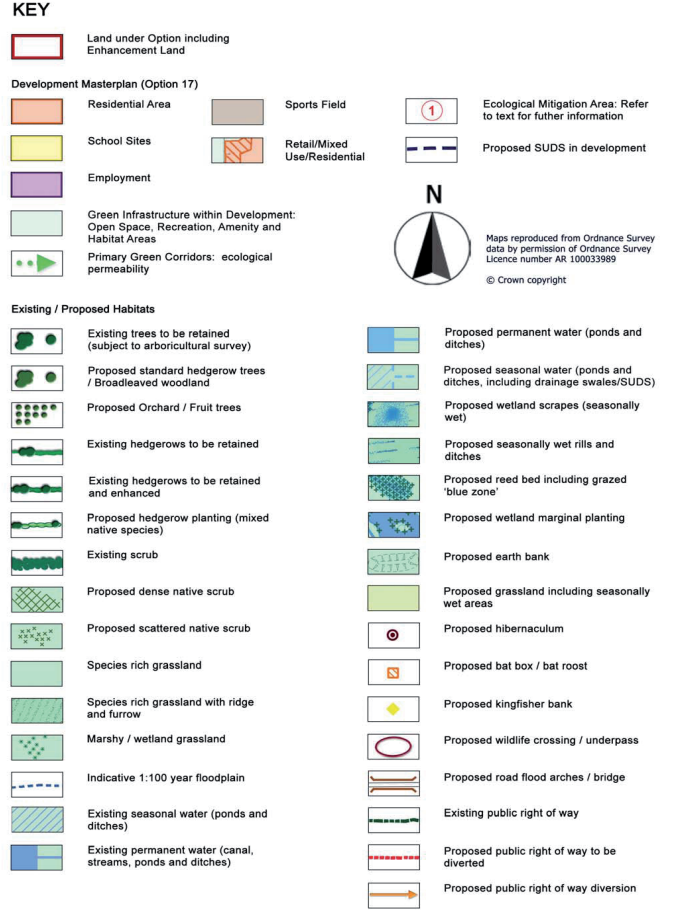
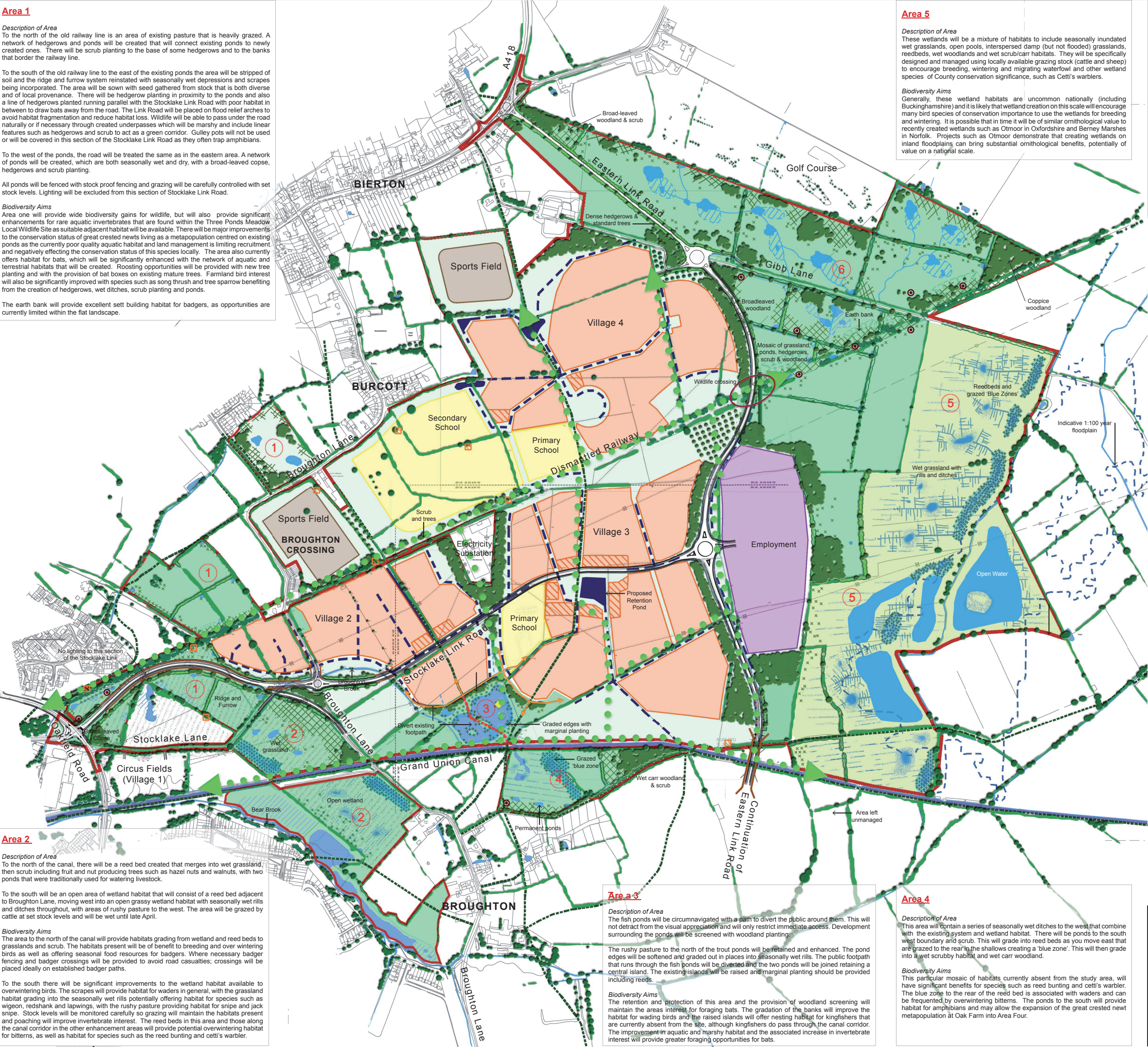
Area 6

Description of Area
This area will be a mosaic of species rich hedgerows, woodland, scrub, wet and dry ditches and ponds. There will be species rich grassland habitat present within the fields that is managed in a low intensity manner. The majority of the ponds will have stock proof fencing around them. The old railway line will be enhanced with native woody species and will have ponds incorporated into it. Hibernacula and wood piles will be included. Newly created hedgerows and existing hedgerows will be managed in a way that is beneficial to great crested newts and wildlife in general. Deadwood features will be created in association with the hedgerows.

The Eastern Link Road will have amphibian and wildlife crossings or underpasses linking this enhancement land with habitats on site. Gully pots will not be used or will be covered in this section of the Eastern Link Road as they often trap amphibians. This will help maintain the ecological permeability of the site as a whole with species moving through the built environment through the network of Sustainable Urban Drainage Systems (SUDS) and green corridors. There will be woodland planting along the Eastern Link Road, which will form a north south green corridor. This with other internal green corridors will link the green infrastructure areas within the development to the wider landscape.

Biodiversity Aims
This area will provide significant gains for great crested newts enforcing the existing metapopulation structure to the east and linking them with an isolated great crest newt population to the west. The newly created habitat will also provide significant enhancements for farmland birds, bats, badgers and invertebrates. This area also contains a small isolated population of common lizards, which is the only known reptile population on site. The common lizards will be retained in situ and will naturally expand into the newly created habitats. If reptiles require translocation from local development sites, this area could be used as a receptor site to improve genetic diversity and species diversity.

The earth bank will provide excellent sett building habitat for badgers, as opportunities are currently limited within the flat landscape. The woodland, grassland and scrub mosaic of habitats will also offer high quality badger foraging habitat. The earth bank may also be used by rabbits as a warren, which will in turn be of benefit to raptors.



Note:
The ecological compensation and enhancement scheme has provided significant overall net gains in biodiversity in accordance with Planning Policy Statement 9: Geological and Biodiversity Conservation. The scheme has been produced with reference to extensive base line and species specific survey, which can be provided on request.

UK Biodiversity Action Plan Priority Habitats Created and/or Enhanced:

- Eutrophic Standing Water
- Ponds (Local Priority Habitat)
- Reed beds
- Hedgerows
- Wet Woodland
- Traditional Orchards (Local Priority Habitat)
- Lowland Mixed Deciduous Woodland (Local Priority Habitat)
- Lowland Meadows

Enhancement Area	Size (ha)
Area 1	14.13
Area 2	15.72
Area 3	5.46
Area 4	5.49
Area 5	65.37
Area 6	36.24
Other Green Infrastructure within Development (including strategic landscape, green corridors, open space, allotments, orchards)	61.19
TOTAL	203.6

Area 2

Description of Area
To the north of the canal, there will be a reed bed created that merges into wet grassland, then scrub including fruit and nut producing trees such as hazel nuts and walnuts, with two ponds that were traditionally used for watering livestock.

To the south will be an open area of wetland habitat that will consist of a reed bed adjacent to Broughton Lane, moving west into an open grassy wetland habitat with seasonally wet rills and ditches throughout, with areas of rushy pasture to the west. The area will be grazed by cattle at set stock levels and will be wet until late April.

Biodiversity Aims
The area to the north of the canal will provide habitats grading from wetland and reed beds to grasslands and scrub. The habitats present will be of benefit to breeding and over wintering birds as well as offering seasonal food resources for badgers. Where necessary badger fencing and badger crossings will be provided to avoid road casualties; crossings will be placed ideally on established badger paths.

To the south there will be significant improvements to the wetland habitat available to overwintering birds. The scrapes will provide habitat for waders in general, with the grassland habitat grading into the seasonally wet rills potentially offering habitat for species such as wigeon, redshank and lapwings, with the rushy pasture providing habitat for snipe and jack snipe. Stock levels will be monitored carefully so grazing will maintain the habitats present and poaching will improve invertebrate interest. The reed beds in this area and those along the canal corridor in the other enhancement areas will provide potential overwintering habitat for bitterns, as well as habitat for species such as the reed bunting and cetti's warbler.

Area 3

Description of Area
The fish ponds will be circumnavigated with a path to divert the public around them. This will not detract from the visual appreciation and will only restrict immediate access. Development surrounding the ponds will be screened with woodland planting.

The rushy pasture to the north of the trout ponds will be retained and enhanced. The pond edges will be softened and graded out in places into seasonally wet rills. The public footpath that runs through the fish ponds will be diverted and the two ponds will be joined retaining a central island. The existing islands will be raised and marginal planting should be provided including reeds.

Biodiversity Aims
The retention and protection of this area and the provision of woodland screening will maintain the areas interest for foraging bats. The gradation of the banks will improve the habitat for wading birds and the raised islands will offer nesting habitat for kingfishers that are currently absent from the site, although kingfishers do pass through the canal corridor. The improvement in aquatic and marshy habitat and the associated increase in invertebrate interest will provide greater foraging opportunities for bats.

Area 4

Description of Area
This area will contain a series of seasonally wet ditches to the west that combine with the existing system and wetland habitat. There will be ponds to the south west boundary and scrub. This will grade into reed beds as you move east that are grazed to the rear in the shallows creating a 'blue zone'. This will then grade into a wet scrubby habitat and wet carr woodland.

Biodiversity Aims
This particular mosaic of habitats currently absent from the study area, will have significant benefits for species such as reed bunting and cetti's warbler. The blue zone to the rear of the reed bed is associated with waders and can be frequented by overwintering bitterns. The ponds to the south will provide habitat for amphibians and may allow the expansion of the great crested newt metapopulation at Oak Farm into Area Four.

Figure 10: Proposed Development and development site boundary

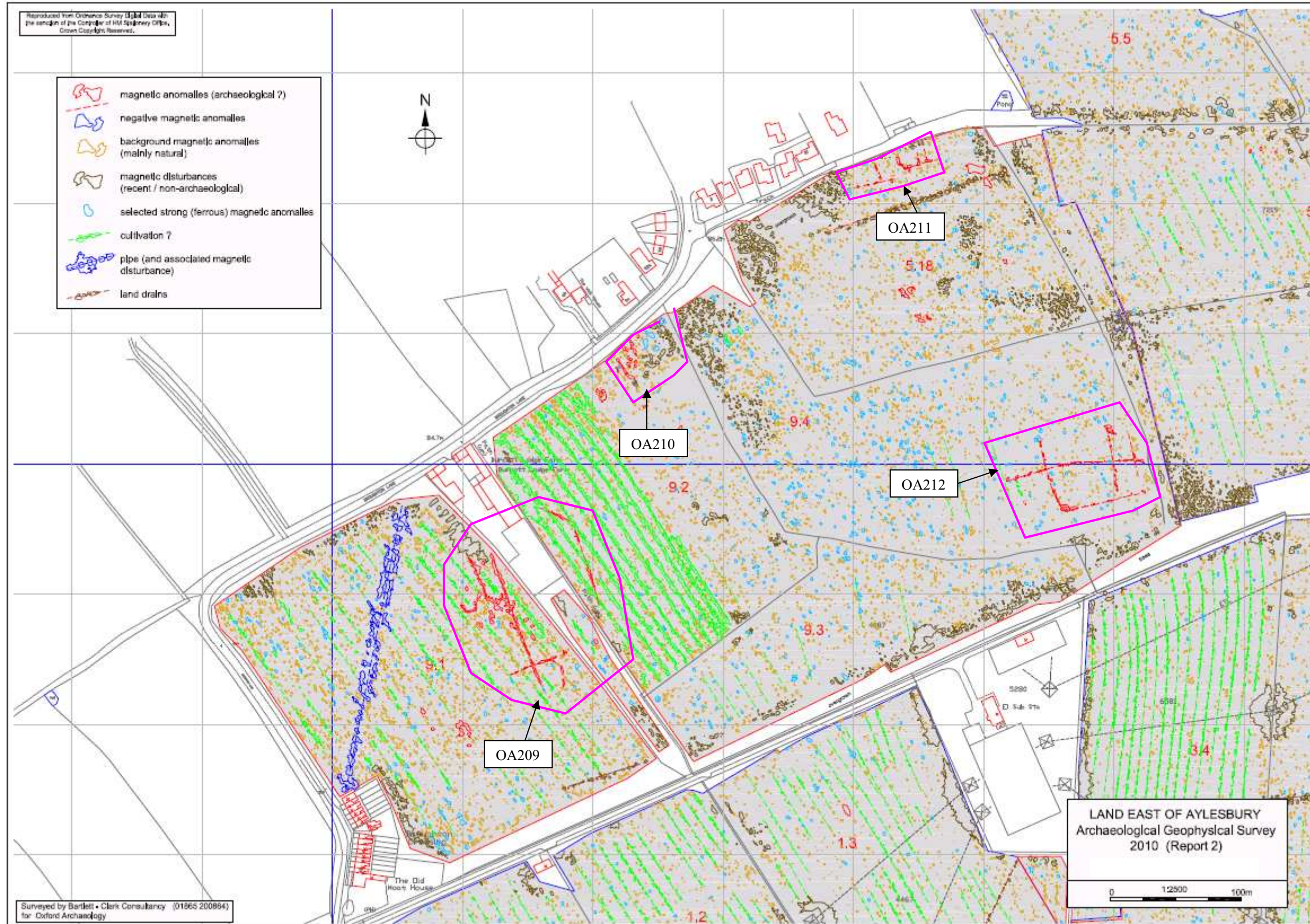


Figure 11: Geophysical results

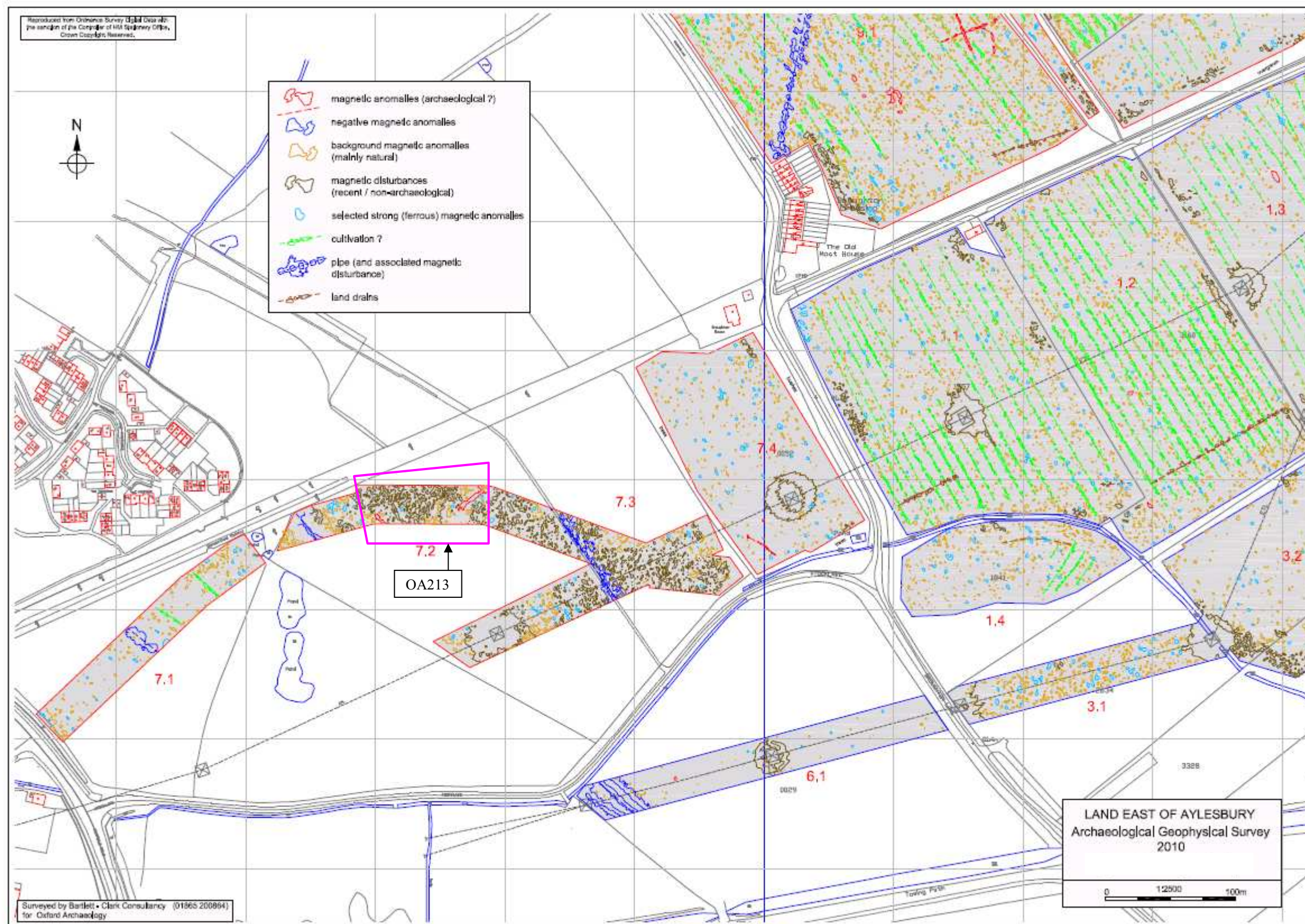


Figure 12: Geophysical results

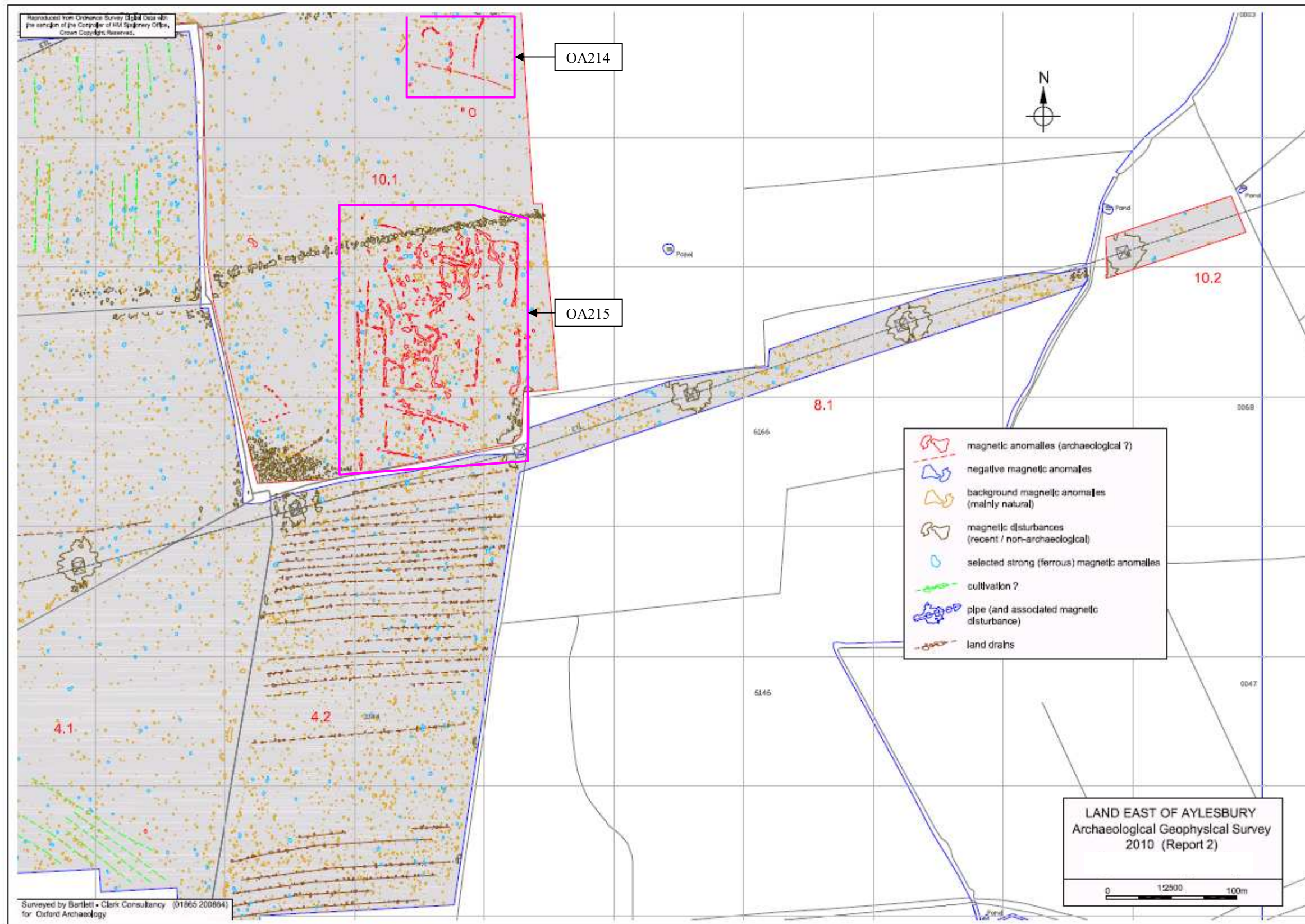


Figure 13: Geophysical results

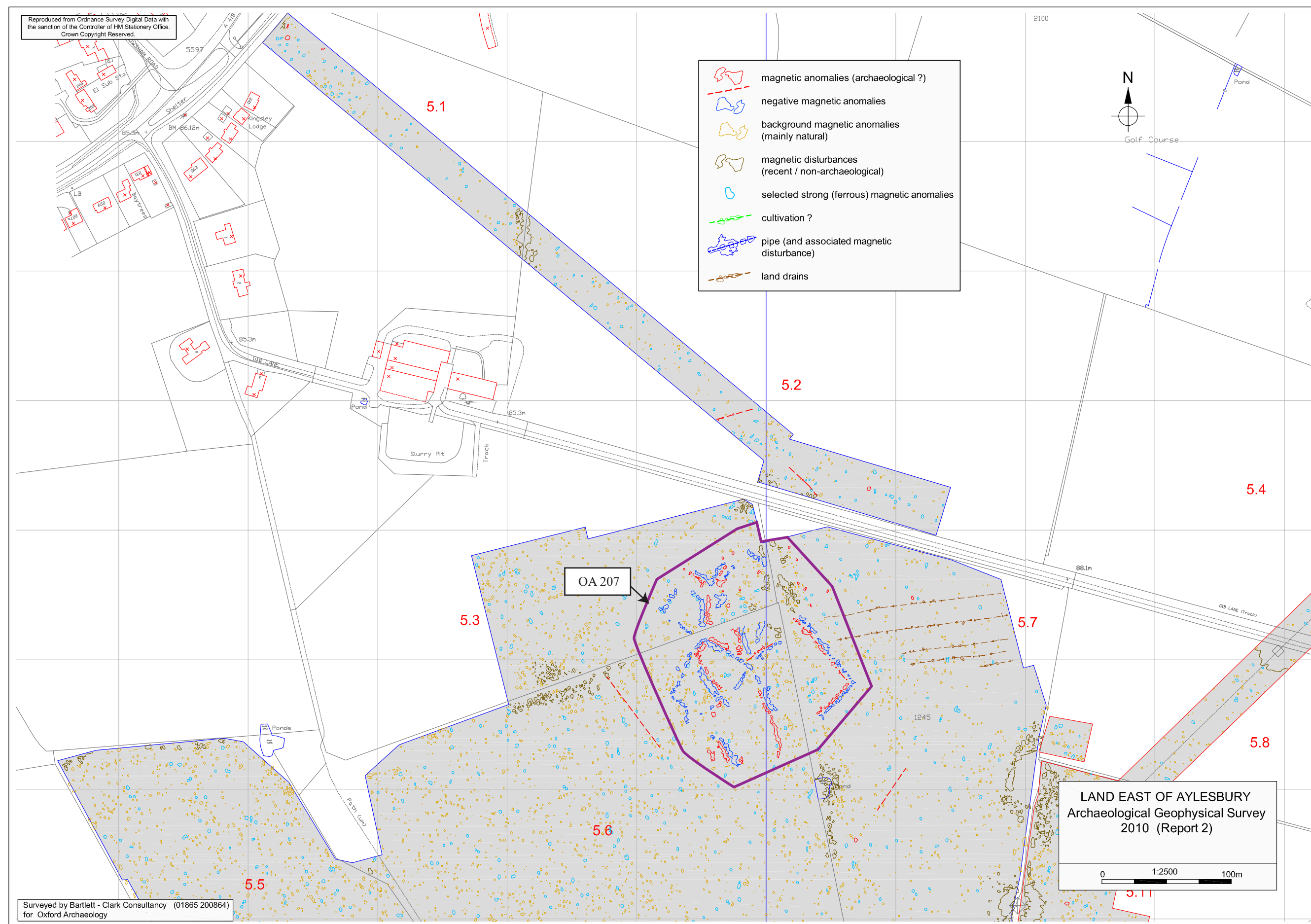


Figure 14: Geophysical results

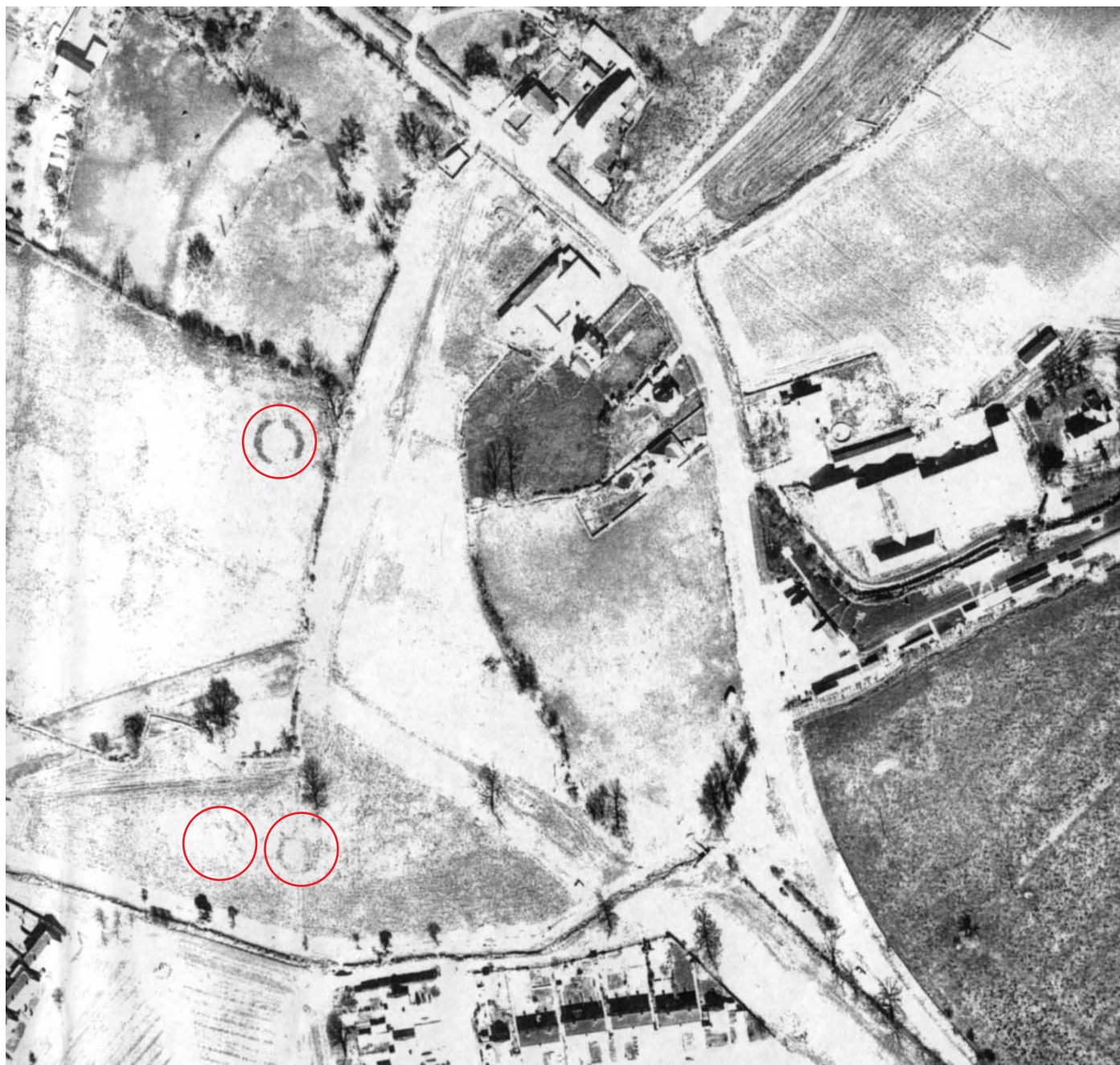


Plate 1: Aerial Photograph showing circular cropmarks



Plate 2: Earthworks of DMV plotted by Archaeological Solution north of Broughton



Plate 3: Earthworks of DMV plotted by OA North east of Broughton



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OA East

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