THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

# Land East of College Road South, Aston Clinton, Buckinghamshire

**Archaeological Desk-based Assessment**

**by Genni Elliott**

**Site Code: CAC25/51**
**(SP 8774 1278)**

# Land East of College Road South, Aston Clinton, Buckinghamshire

**Archaeological Desk-based Assessment**

**for Rectory Homes Limited**

by Genni Elliott

Thames Valley Archaeological Services Ltd

Site Code CAC 25/51

**April 2025**

## Summary

**Site name:** Land East of College Road South, Aston Clinton, Buckinghamshire

**Grid reference:** SP 8774 1278

**Site activity:** Archaeological desk-based assessment

**Project coordinator:** Genni Elliott

**Site supervisor:** Genni Elliott

**Site code:** CAC 25/51

**Area of site:** 3.62ha

**Summary of results:** There are no known heritage assets on the site. The proposed development lies in the vicinity the Grade II listed Sunnybrook Farmhouse to the south of the site but is not expected to impact the building nor its setting. Documentary and archaeological evidence suggest the area has high potential for Medieval to Post-medieval remains to be encountered. Iron Age and Roman remains have a low to moderate potential to be encountered due to the extensive remains which have been recorded to the north, west, and south-west of the site and Roman road nearby. It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. This could be secured by planning condition.



*This report may be copied for* bona fide *research or planning purposes without the explicit permission of the copyright holder. All TVAS unpublished fieldwork reports are available on our website: www.tvas.co.uk/reports/reports.asp.*


| | |
|---|---|
| Report edited/checked by: | Steve Ford✓ 02.04.25<br>Steve Preston✓ 02.04.25 |




*Thames Valley Archaeological Services Ltd, 47–49 De Beauvoir Road, Reading RG1 5NR*
*Tel. (0118) 926 0552; email: tvas@tvas.co.uk; website: www.tvas.co.uk*

# Land East of College Road South, Aston Clinton, Buckinghamshire
# Archaeological Desk-based Assessment

by Genni Elliott

**Report 25/51**

## Introduction

This report is an assessment of the archaeological potential of, and the heritage impact of construction on, land east of College Road South, Aston Clinton, Buckinghamshire, SP 8774 1278 (Fig. 1). The project was commissioned by Mr George Bethell-Vickers, of Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, HP17 8DA and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Buckinghamshire Council for an outline application for residential development on the site. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2024) and the Council's local plan policies.

## Site description, location and geology

The proposal site is located at the north outskirts of the village of Aston Clinton approximately 6km south-east of Aylesbury (Fig. 1). It comprises a nearly square parcel of land covering an area of 3.62ha and is centred on NGR SP 8774 1278 (Fig. 2). The proposal site is bounded by agricultural fields to the north and east, properties fronting Sunnybrook Close and College Road South to the south and College Road South to the west. A site visit conducted on 26th March 2025 showed that the proposal site currently comprises three undeveloped agricultural fields. An unnamed stream runs along the eastern boundary of the site. For the most part the site is bounded by mature hedgerows. A hedgerow also marks the boundary between the western and middle fields while a fence appears to divide the middle and the eastern field (Fig. 2, Pls 1-6). All three fields retain low ridges of a ridge and furrow system, though currently minimally evident in the western field. A manhole is present within the central field, along the line of a pipeline, likely related to sewage, thought to have been done around 12 years ago. The proposal site is located on Upper Greensand (BGS 1990) and lies at a height of between approximately 90 and 95m above Ordnance Datum, gently rising from north to south.

## Planning background and development proposals

Planning permission is to be sought from Buckinghamshire Council for an outline application for residential development. A proposed layout is available in Figure 15.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in December 2024 (NPPF 2024) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2024, 74) as:

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

Paragraphs 207 and 208 state that

> '207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
> '208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

A 'heritage asset' is defined (NPPF 2024, 73) as

> 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

'Designated heritage asset' includes (NPPF 2024, 72) any

> 'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

'Archaeological interest' is glossed (NPPF 2024, 71) as follows:

> 'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 210 to 216:

> '210. In determining planning applications, local planning authorities should take account of:
> 'a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
> 'b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
> 'c) the desirability of new development making a positive contribution to local character and distinctiveness.'
> '212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
> '213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
> 'a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
> 'b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional[75].

Footnote 75 extends the application of this provision considerably:

> 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'

> '214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
> 'a) the nature of the heritage asset prevents all reasonable uses of the site; and
> 'b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
> 'c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
> 'd) the harm or loss is outweighed by the benefit of bringing the site back into use.
> '215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
> '216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Paragraph 218 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

> '218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible[76]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'
> Footnote 76 'Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository'

In determining the potential heritage impact of development proposals, 'significance' of an asset is defined (NPPF 2024, 78) as:

> **'**The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

while 'setting' is defined (NPPF 2024, 78) as:

> **'**The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

In the case of Scheduled Ancient Monuments, the provisions of the *Ancient Monuments and Archaeological Areas Act (1979)* also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State's Consent.

Buckinghamshire Council became a unitary authority 1 April 2020, replacing the four previous district councils. Currently no local plan exists for the whole of Buckinghamshire and the relevant plan for the former district council is still in use. The proposal site lies within the former Aylesbury Vale district. The Aylesbury Vale Local Plan 2013-2033 adopted in September 2021 (VALP 2021) contains the following relevant policies relating to heritage assets and archaeology:

> **'BE1 Heritage assets**
> 'The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.
> 'Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or possible archaeological site.
> 'Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.
> 'The council will:
> 'a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets
> 'b. Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage

assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported, and

'c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

'Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.'

The site does not lie within a conservation area or an archaeological notification area. The fields forming the proposal site are however noted for having ridge and furrow. The Buckinghamshire Council Historic Landscape Characterisation classes the proposal site as the parliamentary enclosure (divided allotments) (HBC6470, 18th to 19th century - 1774 AD to 1885 AD)[*sic*] (BHER 2017).

## Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Buckinghamshire Historic Environment Record, geological maps and any relevant publications or reports.

## Archaeological background

### *General background*

In general, the site lies within the Vale of Aylesbury, a topographic zone whose archaeology was relatively poorly understood until recently, at least for pre-medieval periods, when compared to the chalk uplands of the Chilterns to the south (e.g., Farley 1995; Kidd 2007). Yet archaeological monitoring of large-scale infra-structure projects (e.g., Ford *et al.* 2004) has shown that a lack of opportunity for survey was perhaps the main reason for this gap in knowledge and more recent projects have revealed a high density of Iron Age and Roman sites.

Evidence for the early prehistoric periods is sparse in the area around Aston Clinton although artefact scatters have been found during systematic fieldwalking surveys such as in advance of the construction of the Aston Clinton bypass to the north of the proposal site (see below). However, these findspots are not suggestive of a settlement. There is considerable evidence that suggests that by the middle/late Iron Age large tracts of the Buckinghamshire landscape had been cleared of woodland and an open grassland environment predominated.

During the late Iron Age a large number of sites were either extensively modified or occupied for the first time, perhaps indicating a fundamental shift in settlement organisation together with an expansion into previously unoccupied areas. Certainly, the settlement and agricultural exploitation of the claylands, as at Aston Clinton, was much more prevalent in this period than previously. Sites based on the heavy clay soils appear to have predominantly specialised in a pastoral economy, more suited to this geology than arable farming (Kidd 2007). Later prehistoric settlement and field systems have also recently been excavated at Stratford Close (Stansbie *et al.* 2024).

Recent archaeological fieldwork in Aston Clinton and along the A41 has demonstrated that the area was extensively settled during the Iron Age and Roman periods. The archaeological investigations associated with the construction of the Aston Clinton bypass revealed evidence for Bronze Age, Iron Age, Roman and Saxon occupation. The three main sites identified ahead of the construction of the bypass comprise a late Bronze Age to early Iron age settlement at Woodlands Roundabout to the north-west of the proposal site, middle/late Bronze Age cremations and Iron to Roman settlement at Lower Icknield Way near Buckland to the north-east of the proposal site and late Iron Age settlement and an early Saxon cemetery at Tring Hill to the south-east of the proposal site (RPS 2005). Archaeological investigations at the Arla Diary site to the north of the proposal site identified a further late Iron Age to Roman settlement some 500m to the north-east of the proposal site (see below).

A possible system of bi-axial trackways across Buckinghamshire and neighbouring counties has been identified (Bull 1993). He suggests a possible Iron Age date for their creation and postulates that the Lower Icknield Way, a track that is thought to have prehistoric origins, may have formed the axis from which these trackways radiated. Many of these trackways appears to have been fossilised by later roads and parish boundaries. The parish boundary between Aston Clinton and Buckland was identified on Bull's map of the biaxial landscape as a possible former trackway, although an evaluation did not find any proof of this or produce any dating evidence.

The course of a major Roman road, Akeman Street, passed to the south of the proposal site along and is preserved by the routes of modern Aylesbury and London roads. A section of the road was identified during the Woodland Roundabout excavations (RPS 2005).

The villages of Aston Clinton and Buckland can be traced to the late Saxon period, having been recorded in Domesday Book of 1086. The only substantial discovery within the area dated to the Saxon period, however, is the already mentioned mid-7$^{th}$ century cemetery at Tring Hill (RPS 2005).

Several medieval moats are present in the local area, the closest is the Scheduled moated site to the north-west of Moat Farm, lying just over 500m south-east of the site (see below). The moated site at Vatches Farm, approximately 1km west of the proposal site is also a Scheduled Ancient Monument. The possible location of an additional moated site and medieval manor are thought to have existed within Aston Clinton. These monuments suggest a prosperous medieval presence in the area. Medieval ridge and furrow earthworks survive in the fields around Aston Clinton including within the proposal site itself (BHER 2017).

## *Buckinghamshire Historic Environment Record*

A search was made on the Buckinghamshire Historic Environment Record (HER) on 31 March 2025 for a radius of 1km around the proposal site. This revealed relevant 78 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

A scatter of prehistoric flint flakes, scrapers, cores and fragment of an axe **[Fig. 1: 1]** were found during a fieldwalking survey of the route of the proposed Aston Clinton bypass to the north of the proposal site.

Palaeolithic, Mesolithic, Neolithic

There are no entries recorded in the HER for the Palaeolithic, Mesolithic and Neolithic periods within the study area.

Bronze Age

A late Bronze Age pottery sherd **[2]** was found during an evaluation of land north of Brook Street to the south-west of the proposal site. At the rear of 93 Aylesbury Road **[3]**, Late Bronze Age to Early Iron Age ditches were observed during an excavation and are suggested to relate to a settlement focus to the west and north-west of that site. At land between Aston Clinton Road and the Grand Union Canal to the north, a Bronze Age pit was observed containing worked flint and pottery at Weston Mead Farm **[4]** (Simmonds 2016). Not included in the HER report, a Middle Bronze Age enclosure has been excavated to the south at Stratford Close **[39]** in Aston Clinton (Stansbie *et al.* 2024).

Iron Age

In the land between Broughton and Aston Clinton, Iron Age enclosures have been identified across the six sites investigated over a large area north and north-west of the proposal site: shown on Fig 1 as **[4]** but in fact covering most the the area north of the bypass and west of College Road (Simmonds 2016). These are suggested

to show an attempt to formalise the management of the landscape at this time. Further indications of settlement are represented by the presence of pits and domestic artefact remains. Archaeological investigations of land at College Road to the north-east of the proposal site identified an enclosed farmstead of late Iron Age and Roman date, dominated by pastoral farming beneath a build-up of post 4th century deposits **[5]**. The late Iron Age to early Roman phase of occupation there, dated between the 1st century BC and 1st century AD, comprised cultivation trenches and enclosures. The earliest features were ditches forming early land boundaries and pits. There was also evidence of drainage gullies and ditches. Later, four enclosures and a set of parallel gullies, indicate that the main use of the area was given over to manage livestock with a subsidiary economy of small-scale market garden defined by a series of parallel cultivation tranches which is likely to have continued well into the Roman period (Simmonds 2015, 15-26). Not included in the HER report, a Middle Iron Age penannular gully probably representing a settlement or an enclosure, and a field system have been excavated to the south at Stratford Close **[39]** (Stansbie *et al.* 2024).

Roman

Occupation in the land between Broughton and Aston Clinton continued and intensified in the Roman period **[1, 4, 5]** (Simmonds 2015; 2016). To the north-west **[4]** represents a site increasingly utilised for grain processing in this period, while the western-most site appears to be utilised for cattle farming. The central site is suggested to have a domestic focus, perhaps the centre of a local estate or farm with the presence of cattle, pigs, sheep, and horses. To the east are enclosures and a mortuary enclosure.

The late Iron Age to Roman farmstead at College Road **[5]** also included three phases of occupation that took place during the Roman period. The early Roman phase dating from the late 1st to early 2nd century comprised enclosures, timber structures and burials. From the 1st century AD the evidence indicated that the settlement developed and the former loose irregular enclosures and boundaries of the late Iron Age were replaced with clearly defined rectangular enclosures. At least three possible post-built or beam-slot structures, likely to have been domestic and farm related, were sited within one of the enclosures. Six burials (five inhumations and one cremation) were also identified (Simmonds 2016, 27-42). The middle Roman period dated to 2nd century comprised land reclamation, redefinition and expansion of enclosures and further burials. The redefinition of the land included a creation of small ponds, enclosure of more land and construction of trackways. Further five inhumations and two cremations were identified. Late Roman activity dated to the late 2nd to late 4th centuries comprised enclosures and paddocks, reorganisation and contraction of enclosures. The post-2nd century settlement of the site suggests a continuation of the mixed pastoral economy albeit in a smaller

scale. The formal enclosures were replaced by a sparse field system reminiscent of the late Iron Age to early Roman period. Abandonment in the late 4th century is evidenced by midden and occupation layers.

Further evidence of the Roman occupation within the study area is evidenced by the presence of a road, Akeman Street (Margary's road 16A) which ran from London to Cirencester to the south of the proposal site and whose line has largely been preserved by the route of the modern London Road **[6]**.

Roman pottery fragments were found during a fieldwalking survey of the route of the proposed Aston Clinton bypass **[1]** to the north of the proposal site and during groundworks at 2 New Road **[8]** to the south-east, while Roman coins were recovered from a cottage garden **[7]** in the village to the south of the proposal site.

Three evaluations carried out within the study area also found evidence for Roman occupation. Ditches interpreted as field boundaries **[9]** were found during an evaluation of land to the rear of Brook Street/London Road to the south-west of the proposal site (Holt 2009). A ditch, quarry and pottery dated to the Roman period **[10]** were identified during an evaluation of land north of Brook Farm also to the south-west. Residual Roman pottery and a fragment of tile **[11]** were found in an evaluation at Park Farm to the south (CA 2016).

Saxon

There are no entries recorded in the HER for the Saxon period within the study area.

Medieval

Medieval pottery has been found during a fieldwalking survey of the route of the proposed Aston Clinton bypass **[1]**, during groundworks at 2 New Road **[8]**, and just north-east of the proposal site in the field north-east of Sunny Brook Close **[12]**.

Medieval to post-medieval ridge and furrow is very widespread in the general area and in particular remains of this have been identified during the evaluation of land to the rear of Brook Street/London Road (Holt 2009) **[9]**, to the rear of 93 Aylesbury Road **[3]**, as well as within land between Broughton and Aston Clinton **[4]**. Ditches and gullies dated to the 11th century and 11th to 14th century pottery **[10]** were excavated during the evaluation of land north of Brook Farm to the south-west of the proposal site. A medieval ditch, pit and pottery dated to the 12th/13th centuries **[11]** were found during the evaluation at Park Farm also south-west of the proposal site. The ditches are thought to be the remains of medieval plot boundaries aligned on Church Lane, which originally extended further to the south-west to provide access to the medieval watermill (CA 2016). A geophysical survey of land north of Chapel Drive identified a number of parallel linear anomalies interpreted as the remains of medieval ridge and furrow cultivation **[14]** (Richards 2013). A subsequent evaluation revealed a

pit and pottery dated to the late 12th-13th century and confirmed the presence of medieval furrows and associated drainage gullies (Chinnock 2013).

A Scheduled Ancient Monument, a moated site immediately north-west of Moat Farm **[13]** is located to the south-east of the proposal site (see below). Another possible medieval moat **[15]** has been identified to the rear of Rose and Crown Inn to the south of the proposal site. However, it would appear that the feature might be a stream diversion of medieval or post-medieval date and is now an ornamental garden feature. The HER also records evidence for the medieval to modern settlement of Aston Clinton **[16]** which was first recorded in 1086.

Post-medieval

Post-medieval pottery sherds **[8]** were found during groundworks at 2 New Road to the south-east of the proposal site, while post-medieval to modern ditches have been identified at 93 Aylesbury Road **[3]**, on land between Broughton and Aston Clinton **[4]**, at Park Farm **[17]**, off Vatches Farm **[32]**, and off Chapel Drive **[34]**. A clothing tag was found via metal detecting near Hammond Road **[33].**

In addition to an entry which refers to a turnpike road between Tring and Bicester **[18]**, the remainder of the post-medieval entries relates to listed buildings. All of the buildings recorded within the study area are Grade II listed. The largest cluster of buildings is located on Green End Street followed by London Road. Only two buildings are sited outside of these two clusters: 62 Aylesbury Road (17th century) **[19]** and 1-6 Ballards Row, College Road (19th century) **[20]**.

Green End Street buildings include Nos 42, 44 and 46 (18th century) **[21]**; Dormer Cottage (17th century) **[22]**; 58 (Blenheim Cottage, 17th century) **[23]**; 61 (Gingers Farmhouse, 17th century) **[24]**; 74 (Sunnybrook Farmhouse, 17th century) **[25]**; and 119 (The Oak Public House, 17th century) **[26]**. The buildings sited on London Road comprise No 19 (17th century) **[27]**; 21 (Minshulls, 18th century) **[28]**; 32 (Moat Cottage, 17th century) **[29]**; Old Building (former infants' school, 1859) **[30]** and Anthony Hall (village hall, 1884) **[31]**.

Modern, undated, negative

The only modern monument recorded in the HER within the study area is a war memorial commemorating the residents of Aston Clinton killed in the two World Wars **[35]** located at the junction of the A41 and Brook Street. At land off Chapel Drive, a modern pipeline was encountered **[34]**.

A number of undated ditches **[36]** were identified during the evaluation at Park Farm to the south of the proposal site.

The HER also records that a magnetic susceptibility and magnetometer survey **[37]** carried over the route of proposed Aston Clinton bypass but does not indicate its results; and an evaluation carried out at 42 Aylesbury Road **[38]** revealed nothing of archaeological interest.

## *Scheduled Ancient Monument*

The moated site immediately north-west of Moat Farm **[Fig. 1:13]** is located approximately 520m to the east of the proposal site and is described in the National Heritage List for England as:

> 'Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.
> The moated site immediately north west of Moat Farm survives well. Excepting the concrete building platform on the north east side, the island is largely undisturbed and will, as mentioned by Sheahan, retain buried evidence for structures and other features relating to the period of occupation. The buried silts in the base of the ditch will contain both artefacts relating to the period of occupation and environmental evidence for the appearance of the landscape in which the monument was set.
> 'Fishponds are artificially created pools of slow moving fresh water constructed for the purpose of cultivating, breeding and storing fish in order to provide a constant and sustainable food supply. The tradition of constructing and using fishponds began in the medieval period and reached a peak of popularity in the 12th century. They were largely the province of the wealthier sectors of medieval society, and are considered important as a source of information concerning the economy of various classes of medieval settlements and institutions. The two extensions to the moat are thought to have been utilised as fishponds, and to have formed an integral part of the settlement. Despite some recent infilling the features survive well, providing further evidence for the site's economy and status.
> 'The monument lies in an area where moated sites are relatively numerous, and is situated in close proximity to two such sites; one at Vatches Farm in Aston Clinton, and the other south west of Upper Farm in Drayton Beauchamp. Comparisons between these sites will provide valuable insights into the nature of settlement and society in the medieval period.
> **'Details**
> 'The monument includes a medieval moated site to the north of Aston Clinton and immediately west of the village of Buckland.
> 'The island is rectangular, surrounded by a water-filled ditch measuring on average 8m in width and some 2m deep. The interior measures some 76m from north east to south west by 34m north west to south east and its level surface stands about 0.5m above its immediate surroundings, no doubt through the use of material originally excavated to form the moat. Nothing now remains of the principal dwelling or ancillary buildings which would have stood upon the island, although the antiquarian, J J Sheahan reported in 1862 that the `foundations of ancient buildings have frequently been found upon the moat'. Access to the island is provided by a causeway across the southern arm of the moat near the eastern corner.
> 'The northern corner of the moat is connected to a water-filled extension, similar in width, which continues to the north west for approximately 40m. This is thought to have originated as a fishpond in which stocks of fish could be raised, perhaps separated by a hurdle or a sluice, before being transferred to the moat itself. Buckland's Tithe Map of 1843 shows a second extension, attached to the eastern corner of the moat and running to the south east for approximately 70m.

> ‘This feature, also considered to be a fishpond, has been partly infilled in more recent years leaving only the most westerly section (some 45m in length) visible as an isolated pond.
> ‘The foundations of the modern buildings on the north east side of the island, the stiles, ceramic sink and all fences are excluded from the scheduling, although the ground beneath these features is included.’

Currently, the vistas from the moated site towards the proposal site to the north-west are obscured by the vegetation bounding the proposal site and the monument as well as the intervening agricultural fields. Given the already significantly compromised setting of the heritage asset, with a housing estate to the south-east of the proposal site, the proposed development would have little to no impact on the contribution made by its setting to the heritage significance of the moated site.

## Portable Antiquities Scheme

A search of the portable antiquities scheme database was made on 19th March 2025 for grid square SP8712. This revealed 6 entries within the 1km grid square consisting of five Iron Age coins and a post-medieval hooked tag.

## Cartographic and documentary sources

Aston is a common English place-name normally derived from Old English nouns *ēast* meaning ‘east, eastern’ and *tūn* denoting ‘an enclosure, farmstead, village, manor, estate’ giving the composite meaning of ‘Eastern farmstead or estate’. Clinton is a manorial affix derived from de Clinton family which held the land in the late 12th century. The village is first recorded as *Estone* in Domesday Book of 1086 while *Aston Clinton* is first recorded in 1237-40 (Mills 2011, 23).

*Estone* in the hundred of *Elesberie* (Aylesbury) was held by Edwards of *Sarisberie* (Salisbury) in 1086. Prior to the Conquest, it was held by Wlwen, a ‘man’ of King Edward (VCH 1905, 263). Wlwen is, however, a woman’s name, and Williams and Martin (2002, 413) render the name Wulfwynn. In either case, he/she seems to have been the predecessor of Edward de Salisbury in all his lands in Buckinghamshire. The manor of Aston Clinton was assessed at 20 hides and there was land for 17 ploughs. In the demesne there were 9 hides and 1 virgate and on it were 6 plough teams. Twenty-eight villagers and four smallholders had 11 ploughs. There were also thirteen slaves, a mill worth 5 ‘ores’ of silver (one ‘ore’ or ounce of silver was equivalent of 16 pence), meadow sufficient for 17 plough teams and woodland to feed 300 pigs. The manor was worth £18 and in 1066 and £20 in 1086 (VCH 1905, 263; Williams and Martin 2002, 413).

Edward de Salisbury was the standard-bearer of Henry I at the battle of Brenville in 1100, after which he was made Earl of Salisbury. By the end of the 12th century the manor was in the possession of the Clinton

family. With the exception of three years between 1216 and 1219 when the manor was in the hands of King John, the Clinton family held the manor until the mid-13th century. After this time the manor passed through numerous hands including the Earls of Warwick and of Salisbury, Dukes of Clarence and of Gloucester and the Countess of Salisbury. In the 17th century the Gerrards obtained the manor and held it without interruption until Elizabeth Gerrard married Warwick Lake. The manor then passed to her heirs and in 1765 her grandson Gerard Lake, Baron Lake of Delhi was the lord of the manor. An accomplished soldier, he served in Germany, France, America and Ireland and was raised to the peerage as a reward for distinguished services in India during the Mahratta War. He represented the borough of Aylesbury in Parliament from 1790 to 1802, although during part of the time he was absent from England. He died in 1808, and was succeeded in his titles by his two sons in succession. The third Viscount Lake died in 1848, leaving two daughters as his heiresses, and all his titles became extinct. The manorial rights in Aston Clinton were extinguished by the Inclosure Act of 1814, in return for several acres of land, but the estate was in the possession of the Lakes till shortly after the death of the last Lord Lake. In 1851 it was purchased by Sir Anthony de Rothschild, and was held by his widow Louisa, Dowager Lady de Rothschild in the early 20th century (VCH 1908, 312-9).

A range of Ordnance Survey and other historical maps of the area were consulted at Buckinghamshire Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).
The earliest map available of the area is Saxton's map covering Berkshire, Buckinghamshire and Oxfordshire from 1574 (Fig. 3). At this scale, there are no meaningful detail relating to the proposal site, however, *Aston clynton* (Aston Clinton) is depicted as a well-established settlement close to the border with Hertfordshire to the east and between two of the three streams that form *Tame flu* (the River Thame). *Buckland* is shown immediately to the north of Aston Clinton while *Draton beachm* (Drayton Beauchamp) is depicted to the east. The largest settlement is the area is *Alesburye* (Aylesbury) which is depicted at the confluence of the three streams to the north-west of Aston Clinton.

The 17th century maps by Blaeu (1645) (not illustrated), Speed (1666) (Fig. 4), Blome (1672) (not illustrated) and Morden (1695) (Fig. 5) reveal little additional information regarding the proposal site. The spelling of the village has changed from Saxon's *Aston clynton* to the modern spelling. The area continues to be dominated by *Alesbury* (Aylesbury) with numerous of smaller settlements dotted around. Blaeu, Speed and Morden name the hundred as *Alesbury*. Morden's map is the first to give a more detailed plans for the larger

settlements such as Aylesbury and *Windover* (Wendover) and depict the emerging road network in the locality. *Aston Clinton*, however, merits nothing more than a schematic representation indicating the small size of the settlement. A road passing through *Windover* to *Ivingho* (Ivinghoe) in Hertfordshire and aligned south-west to north-east is shown to the south of Aston Clinton.

The county map of Buckinghamshire by Jefferys from 1770 (Fig. 6) is the first to give any details as to the location of the proposal site. *Aston Clinton* is shown as an irregular settlement concentrated mainly around a triangle determined by the equivalents of modern Green End Street, Brook Street and London Road. Two larger buildings are depicted to the south of the modern London Road one of which can be identified as the church of St Michael and All Angels while the other building appears roughly in the location of the village hall (possibly a predecessor of the present structure which was built in the late 19th century). To the east of the village is *Buckland* with the recognisable curve of the modern Model Row dominated by All Saints' Church. Bowen's county map from 1758 (not illustrated) does not even depict Aston Clinton while Cary's map of Buckinghamshire from 1793 (not illustrated) shows the outlines of the main village roads but gives no additional details regarding the proposal site or its immediate surrounding.

Two 1813 preliminary Ordnance Survey drawings of Tring (Fig. 7) and Aylesbury (not illustrated) show the village of *Aston Clinton* concentrated around the triangular roads with further development to the south of the modern London Road. The area of the proposal site is undeveloped and the site boundaries appear to broadly be comparable to the existing. Bryant's county map from 1825 (Fig. 8) continues to depict the area of the proposal site as undeveloped with the village concentrated to the south.

The First Edition Ordnance Survey map of 1877 (Fig. 9) is the first available map to allow for a precise identification of the proposal site. It is depicted as comprising the majority of plot 240 to the west, plot 241 to the east and a small section of plot 243 to the south-east. A stream is depicted following the proposal site's eastern boundary. The site is undeveloped and has some mature trees along the western and southern boundaries. It is bounded by undeveloped plots 81 to the north and north-west, 82 to the east, 243 to the south-east and south, undeveloped plot 238 to the south-west and developed plot 239 and road to the west. Plot 239 contains a row of structures with long and narrow rear gardens. Two further structures are shown within the rear gardens. *Slaughter's Farm* is shown to the south and one of the buildings is sited in a location that appears to correspond to the Grade II listed Sunnybrook Farmhouse. To the west of the farm is a cluster of buildings which can be identified as Grade II listed 1-6 Ballards Row. The outbuildings present today to the north of the cottages appear to correspond to those depicted on this map.

No changes to the proposal site are depicted on the Second Edition Ordnance Survey map from 1899 (Fig. 10) apart from the plots comprising the proposal site having been renumbered (now it comprises the majority of plot 369 to the east, plot 384 to the west and part of plot 372 to the south-east) and the lines of trees along the western and southern boundaries no longer represented (trees are notably absent from the Second Edition's cartographic repertoire). Further development is shown to the west of the road.

The next available Ordnance Survey maps dating from 1974-5 (Fig. 11) and 1974-8 (not illustrated) are identical. Even though a significant amount of time has elapsed no changes to the proposal site have taken place. In the vicinity however, the buildings to the west of College Road are no longer shown but infilling of the section between Ballards Row, which remained unchanged, to the north and the row of structures to the south has taken place and is now occupied by eight residential dwellings fronting the road. The former Slaughter's Farm complex is now named *Sunny Brook Farm* and has additional buildings to the north. The Ordnance Survey maps from 1993 (not illustrated) and 1995 (Fig. 12) show the proposal site as comprising three plots, the eastern field having been subdivided into two. The proposal site has, however, remained undeveloped. Further development is shown around *Sunny Brook Farm* including a pond not depicted on earlier maps.

## Listed buildings

There are a number of listed buildings located within the radius of 750m around the proposal site. One listed building has been identified as being potentially liable to be affected by the proposed development and is discussed in detail below.

The remaining listed buildings, all Grade II and ranging in date from the 17$^{th}$ to 20$^{th}$ century, are situated some distance away from the proposal site to the south on Green End Street **[Fig 1: 21-26]**, London Road **[27-31]**, and Aylesbury Road **[19]**. These listed buildings will not be affected by the proposed development mostly due to the intervening development of the village.

The setting of Grade II listed Sunnybrook Farmhouse **[25]** may be potentially be affected by the proposed development due to its proximity. The setting of the farmhouse is historically rural, although modern residential development has already impacted historic viewscapes on all sides except to the north. Nevertheless, the proposed development is separated from the building by a number of fields. Furthermore, the proposed development will be partially screened by established hedgerow vegetation to the north. As such, the proposed development is not expected to impact Sunnybrook Farmhouse nor its setting.

## Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

## Historic Hedgerows

There are hedgerows on the site that would likely qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997. The preliminary Ordnance Survey map of 1813 (Fig. 7) appears to broadly show the northeast and northwest boundaries as unchanged along with what remains of the southwest boundary along College Road South and the southeast boundary. Permission may be needed to break through these hedges.

## Aerial Photographs

The aerial photographic coverage of the area has been mapped as part of the Aylesbury Vale Aerial Investigation and Mapping Project and incorporated in to the HER as noted above, although results for this area were very sparse. A search was made on the Historic England Archive's database of aerial photographs on 31st March 2025. This revealed 24 vertical prints from 24 sorties flown between February 1941 and March 2004 (Appendix 3). These photographs were viewed on 1st April 2025 (apart from 22 which were not available to view). No archaeological features of interest were present.

More recent mapping visible on Google Earth shows a pipeline crossing the site from College Road South and exiting the site in the east corner. This pipeline is traceable running broadly east-west from the A41 to Model Row to the east. No other features are visible.

## LiDAR

Lidar data tiles SP81se was downloaded from the Environment Agency website (EA 2025) and added to a Geographical Information System programme, QGIS. The tile gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files with a vertical angle of 15º from the earth's surface were created at every 45º from azimuth 0º to 315º with vertical settings varying from z=1 to z=3 (Fig. 13). Hillshade analysis shows agricultural ridge and furrow (Dark Blue) aligned north-east – south-west throughout the proposal site. The consistency of this suggests the site was all one field originally. A large service (Yellow - A) traverses the site from the south-eastern corner to the north-west and areas of disruption to the ridge and furrow are probably a consequence of the service installation (Yellow – B/C). The only potentially archaeological indications, and all very indeterminate, are an area of uneven ground

which extends along the full length of the north east side of the site along the stream (Pink - D), as well as what could be remnants of a possible enclosure (Pink – E), the latter very doubtful (Fig. 14).

## Discussion

There are no known heritage assets on the site and the proposed development is not thought to compromise the setting of any heritage assets. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Documentary and archaeological evidence suggest the high potential for Medieval to Post-medieval remains to be encountered as Medieval pottery remains in particular have been recorded in the adjacent field north-east of the proposal site. Recent fieldwork over a large area to the north suggests significant potential for Iron Age and Roman landscape organization, which must relate to a settlement nearby. The potential for remains attributed to these periods are therefore at least moderate it not high.

Cartographic evidence shows that the site has never been developed. Some of the site has been disturbed due to the presence of a pipeline, which will have removed any archaeology along its route, but this covers a small proportion of the area and large undisturbed areas on either side have the potential for archaeological features, if present, to remain intact.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this work will need to be drawn up and approved by the archaeological advisers to the Council and implemented by a competent archaeological contractor. This could be secured by planning condition.

## References


BGS, 1990, *British Geological Survey*, 1:50000, Sheet 238, Solid and Drift Edition, Keyworth

Bull, E J, 1995, 'The Bi-Axial Landscape of Prehistoric Buckinghamshire', *Recs Bucks* **35**, 11-18

Chinnock, C, 2013, 'Archaeological Trial Trench Evaluation on land at Chapel Drive, Aston Clinton, Buckinghamshire', Northamptonshire Archaeology unpubl rep **13/191**, Northampton

CIfA, 2020, *Standard and guidance for historic environment desk-based assessment,* Chartered Institute for Archaeologists, Reading

EA, 2024, *Defra Survey Data Download*, https://environment.data.gov.uk/DefraDataDownload/?Mode=survey (accessed 21/03/25)
Farley, M, 1995, 'The Buckinghamshire Chilterns in Late Prehistory', in R Holgate (ed), *Chiltern Archaeology Recent Work A Handbook for the Next Decade*, Dunstable, 28–30
Ford, S, Taylor, K and Howell, I, 2004, *The archaeology of the Aylesbury-Chalgrove pipeline and a Saxon site at The Orchard, Walton,* TVAS Monogr **5**, Reading
Hey, G and Hind, J, 2014, *Solent-Thames Research Framework for the Historic Environment: Resource Assessments and Research Agendas*, Oxford Wessex Monogr **6**, Oxford
Holt, R, 2009, 'Land to the rear of Brook Street/London Road, Aston Clinton, Buckinghamshire, Archaeological Evaluation', Cotswold Archaeology unpubl rep **09215**, Cirencester
Kidd, S, 2007, 'Buckinghamshire- Later Bronze Age and Iron Age, Historic Environment Resource Assessment (1st draft)', English Heritage Solent Thames Research Agenda
Mills, A D, 1998*, Dictionary of English Place-Names*, Oxford
NPPF, 2024, *National Planning Policy Framework* (revised), Ministry of Housing, Communities and Local Government, London
Richardson, T, 2013, 'Chapel Drive, Aston Clinton, Geophysical Survey Report', Stratascan Ltd unpubl rep **J5634**, Upton-upon-Severn
RPS 2005, 'Archaeological Investigations for the A41 Aston Clinton Bypass, Buckinghamshire. Analysis of Excavations at the Woodlands Roundabout, Lower Icknield Way & Tring Hill Sites Including Watching Brief Results', RPS Planning Transport & Environment unpubl rep, Abingdon
Simmonds, C, 2015, 'A Late Iron Age and Roman settlement on land at College Road, Aston Clinton, Buckinghamshire, November 2011 to February 2012', MOLA Northampton unpubl rep **15/146**, Northampton
Simmonds, C, 2016, Archaeological trial trenching Aylesbury Woodlands, Buckinghamshire (Phase 1) August to October 2016. Northampton: MOLA Northampton.
Stansbie, D, Hewson, M and Barker, J, 2024, 'Later prehistoric settlement and field systems at Stratford Close, Aston Clinton: Excavations in 2016', *Recs Bucks* **64**, 29–35
VALP, 2021, *Vale of Aylesbury Local Plan 2013-2033*, Aylesbury
VCH, 1905, *Victoria History of the Counties of England: Buckingham*, **i**, London
VCH, 1908, *Victoria History of the Counties of England: Buckingham,* **ii**, London
Williams, A and Martin, G H, 2002, *Domesday Book, A complete Translation,* London

***APPENDIX 1:*** *Historic Environment Records within a 1km search radius of the development site*

| *No* | *HER Ref* | *Grid Ref (SP)* | *Type* | *Period* | *Comment* |
|---|---|---|---|---|---|
| 1 | 0624500000 - MBC22232 EBC15863 | 8765 1313 87666 13082 | Findspot Fieldwalking survey | Prehistoric Roman Medieval Modern | Prehistoric flint flakes, scrapers, cores and fragment of axe and Roman and medieval pottery found during fieldwalking survey of route of proposed Aston Clinton bypass south of Dropshot Farm. |
| 2 | 0786600000 - MBC34461 | 87707 12429 | Findspot | Bronze Age | Late Bronze Age pottery sherd found during evaluation of land north of Brook Street. |
| 3 | 0791800000 - MBC34615 0791900000 - MBC34616 EBC18035 | 87430 12493 87485 12502 | Excavation | Bronze Age Iron Age Medieval Post-medieval | Late Bronze Age to Early Iron Age ditches excavated at 93 Aylesbury Road suggest that a settlement lay to the west and north-west. Late Medieval to Post-medieval furrows and quarry pits identified. |
| 4 | EBC17821 EBC17880 | 86176 13528 86173 13526 | Geophysical survey Evaluation | Bronze Age Iron Age Roman Medieval | Geophysical survey across c. 195ha between Broughton and Aston Clinton. Six sites identified possibly Iron Age to Roman in date, including rectilinear enclosure complexes of small to medium sized settlements, and a trackway. Medieval ridge and furrow also identified. Evaluation revealed Roman enclosures, a Bronze Age pit, a Roman settlement, and an Iron Age enclosure with pottery. |
| 5 | 0716800000 - MBC32922 EBC17445 EBC17549 EBC17838 | 88025 13468 87769 13553 88006 13452 | Evaluation Geophysical survey Excavation | Iron Age Roman Modern | Late Iron Age to Roman settlement identified during geophysical survey, evaluation trenching and open area excavation on land at College Road to the east of Dropshot Farm. |
| 6 | 0105004000 - MBC4802 0105000000 - MBC3193 | 8780 1211 77326 15566 | Road | Roman | Akeman Street (Margary's road 16A). A major Roman road from London to Cirencester, now the A41. Known from field survey. |
| 7 | 0013500000 - MBC439 | 87900 12400 | Findspot | Roman | Coins of Vespasian and Hadrian found in a garden. |
| 8 | 0577000000 - MBC14880 | 88142 12260 | Findspot | Roman Medieval Post-medieval | Roman, medieval, 16th and 19th century pottery sherds found in groundworks found at 2 New Road. |
| 9 | 0768500000 - MBC33961 EBC17571 | 87525 12398 87507 12362 | Evaluation | Roman Medieval Post-medieval | Roman field boundary ditches and pottery and medieval to post-medieval furrow identified during evaluation trenching at Brook Street/London Road. |
| 10 | 0786400000 - MBC34459 0786500000 - MBC34460 EBC17684 | 87631 12441 87649 12433 87654 12518 | Evaluation | Roman Medieval | Roman ditch, quarry and pottery as well as medieval. ditches, gullies and pottery identified during evaluation of land north of Brook Farm. |
| 11 | 0775900000 - MBC34245 EBC17770 EBC18181 | 87886 12043 8783 1199 87855 12038 | Evaluation Excavation | Roman Medieval | Residual Roman pottery and possible medieval ditch and pit found during evaluation at Park Farm. |
| 12 | 0790600000 - MBC34556 EBC17987 EBC18020 EBC18041 EBC18042 | 8795 1278 | Find spot | Medieval | Surface find of 9 sherds of Medieval pottery. |
| 13 | DBC7128 0013600000 - MBC440 EBC13939 EBC17649 EBC17650 | 8844 1262 88469 12639 88441 12618 88437 12618 88439 12616 | Scheduled monument Field survey Topographic survey | Medieval | Moated site immediately north-west of Moat Farm. |
| 14 | 0769100000 - MBC34001 EBC17639 EBC17652 EBC18082 | 88137 12400 88182 12440 88182 12438 8804 1242 | Evaluation Geophysical survey | Medieval Modern | Geophysical survey of land north of Chapel Drive identified ridge and furrow cultivation. Subsequent evaluations identified medieval pit and pottery, as well as a trackway. Undated features include a post-hole, irregular linear features and a boundary ditch. |
| 15 | 0013100000 - MBC432 | 8765 1221 | Earthwork | Medieval Post-medieval | Possible moat or stream diversion of medieval or post-medieval date recorded in field survey. |
| 16 | 0666300000 - MBC22341 | 8811 1221 | Documentary | Medieval | Medieval to modern settlement of Aston Clinton. First mentioned in Domesday Book of 1086. |
| 17 | 0776000000 - MBC34246 EBC17770 | 87851 12058 8783 1199 | Evaluation | Post-medieval Modern | Four post-medieval to modern ditches found during an evaluation at Park Farm. |
| 18 | 1504600000 - MBC34436 | 77323 15567 | Toll road Documentary | Post-medieval | Turnpike road between Tring and Bicester. The Sparrows Herne Turnpike Trust was set up in 1762, |

| *No* | *HER Ref* | *Grid Ref (SP)* | *Type* | *Period* | *Comment* |
|---|---|---|---|---|---|
| | | | | | administering the road between Bushey Heath and Aylesbury, with the road from Aylesbury to Bicester added in 1770. The trust closed by November 1873. |
| 19 | 1122700000 - MBC16886 DBC3900 | 87373 12253 87370 12254 | Listed building | Post-medieval | 62 Aylesbury Road. 17th century |
| 20 | 1122900000 - MBC16888 DBC3533 | 87784 12543 87781 12539 | Listed building | Post-medieval | 1-6 Ballards Row, College Road. Block of six cottages. Probably early 19th century, embellished later 19th century |
| 21 | 1123100000 - MBC16890 DBC3204 | 88173 12223 88172 12224 | Listed building | Post-medieval | 42, 44 & 46 Green End Street. Block of 3 cottages. 18th century |
| 22 | 1123200000 - MBC16891 DBC2292 | 88097 12333 88092 12332 | Listed building | Post-medieval | Dormer Cottage, Green End Street. 17th century |
| 23 | 1123400000 - MBC16892 DBC3901 | 87951 12474 87950 12472 | Listed building | Post-medieval | Blenheim Cottage, 58 Green End Street. 17th century |
| 24 | 1123600000 - MBC16894 DBC2293 | 88010 12324 88009 12324 | Listed building | Post-medieval | Gingers Farmhouse, 61 Green End Street. 17th century |
| 25 | 1123500000 - MBC16893 DBC4116 | 87836 12581 87832 12585 | Listed building | Post-medieval | Sunnybrook Farmhouse, 74 Green End Street. 17th century |
| 26 | 1123700000 - MBC16895 DBC2454 | 87860 12482 87855 12481 | Listed building | Post-medieval | The Oak Public House, 119 Green End Street. 17th century |
| 27 | 1124300000 - MBC16902 DBC3860 | 87639 12157 87636 12155 | Listed building | Post-medieval | 19 London Road. 17th century |
| 28 | 1124500000 - MBC16905 DBC4598 | 87737 12108 87741 12112 | Listed building | Post-medieval | Minshulls, 21 London Road. 18th century |
| 29 | 1123800000 - MBC16896 DBC3271 | 87678 12178 87680 12182 | Listed building | Post-medieval | Moat Cottage, 32 London Road. 17th century |
| 30 | 1123900000 - MBC16897 DBC4287 | 87982 12090 87984 12083 | Listed building | Post-medieval | Old Building, Aston Clinton County Primary School, London Road. Former Infants' School. 1859. |
| 31 | 1124600000 - MBC16906 DBC4599 | 87859 12075 87856 12074 | Listed building | Post-medieval | Anthony Hall, London Road. Village Hall. 1884. |
| 32 | MBC47277 | 8734 1274 | Photographic | Post-medieval | Drainage ditches of Medieval/Post-medieval date visible on aerial photography and remote sensing data as extant earthworks. |
| 33 | MBC47728 | 87 12 | Find spot | Post-medieval | Post-medieval clothing tag find whilst metal detecting, Hammond Road. |
| 34 | EBC18294 | 8803 1258 | Geophysical survey | Post-medieval Modern | Magnetometer survey on land off Chapel Drive. Survey identified a 19th century field boundary and modern pipeline. |
| 35 | 0743100000 - MBC33269 DBC8179 | 87507 12208 87510 12208 | Listed building | Modern | Aston Clinton War Memorial, a Celtic cross of 1921 commemorating people from Aston Clinton killed in WW1 and WW2. |
| 36 | 0776100000 - MBC34247 EBC17770 | 8780 1198 8783 1199 | Evaluation | Undated | Undated ditches found during an evaluation at Park Farm. |
| 37 | EBC15869 | 88220 12320 | Geophysical survey | Uncertain | Magnetic susceptibility and magnetometer survey carried out over route of Aston Clinton bypass. Results not recorded. |
| 38 | EBC16007 | 8722 1228 | Evaluation | Negative | Evaluation at 42 Aylesbury Road revealed no archaeological features or finds. |
| 39 | - | 87075 12119 | Excavation | Bronze Age Iron Age | Middle Bronze Age enclosure and Middle Iron Age settlement and field system. Not included in HER report. |

All Listed Buildings are Grade II.

**Buckinghamshire HER Enquiry Reference Number:** 1666

**APPENDIX 2:** Historic and modern maps consulted

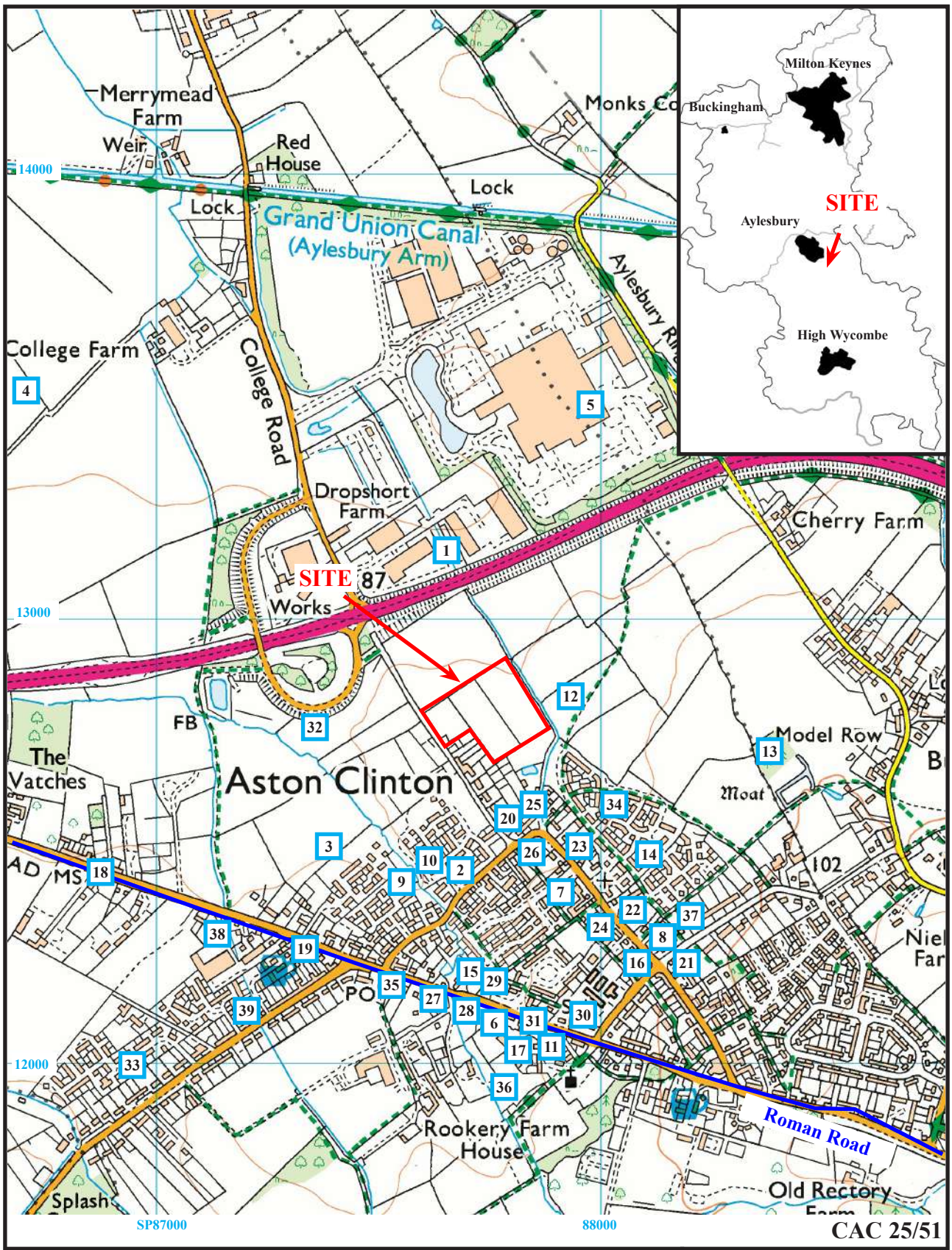
| | |
|---|---|
| 1574 | Saxton' map of Berkshire, Buckinghamshire and Buckinghamshire (Fig. 3) |
| 1645 | Blaeu's map of Buckinghamshire (not illustrated) |
| 1666 | Speed's map of Buckinghamshire (Fig. 4) |
| 1672 | Blome's map of Buckinghamshire (not illustrated) |
| 1695 | Morden's map of Buckinghamshire (Fig. 5) |
| 1770 | Jefferys' map of Buckinghamshire (Fig. 6) |
| 1758 | Bowen's map of Buckinghamshire (not illustrated) |
| 1793 | Cary's map of Buckinghamshire (not illustrated) |
| 1813 | Ordnance Survey drawing of Tring (Fig. 7) |
| 1813 | Ordnance Survey drawing of Aylesbury (not illustrated) |
| 1825 | Bryant's map of Buckinghamshire (Fig. 8) |
| 1877 | Ordnance Survey First Edition (Fig. 9) |
| 1899 | Ordnance Survey Second Edition (Fig. 10) |
| 1974-5 | Ordnance Survey (Fig. 11) |
| 1974-8 | Ordnance Survey (not illustrated) |
| 1993 | Ordnance Survey (not illustrated) |
| 1995 | Ordnance Survey (Fig. 12, Fig. 15) |
| 2025 | Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1) |

**APPENDIX 3:** Aerial Photographs consulted

***Vertical***

| *No* | *Year taken* | *Sortie number* | *Frame number* | *Grid ref (SP)* | *Comment* |
|---|---|---|---|---|---|
| 1 | 05 FEB 1941 | RAF/HLA/110 | 29-30 | 881 129 | |
| 2 | 25 JAN 1944 | US/7PH/GP/LOC157 | 8003-4 | 876 124 | |
| 3 | 7 MAR 1944 | US/7PH/GP/LOC205/RS | 4012 | 897 125 | No archaeology visible |
| 4 | 23 AUG 1945 | RAF/106G/UK/683 | 3012-3 | 876 130 | |
| 5 | 26 AUG 1945 | RAF/106G/UK/717 | 3036-7 | 881 127 | Plough lines visible in northern field as well as modern pipeline aligned south-west to north-east. |
| 6 | 10 MAR 1948 | RAF/CPE/UK/2483 | 3198-9 | 883 120 | |
| 7 | 21 JUN 1949 | RAF/541/272 | 3019-20 | 881 132 | |
| 8 | 26 JUL 1949 | RAF/541/340 | 4304-5 | 879 127 | |
| 9 | 07 APR 1950 | RAF/541/479 | 3121-2 | 879 121 | |
| 10 | 16 AUG 1961 | RAF/58/4627 | 420-1 | 870 131 | |
| 11 | 29 AUG 1961 | RAF/58/4648 | 362-3 | 874 134 | |
| 12 | 30 AUG 1961 | RAF/58/4655 | 18-9 | 873 132 | |
| 13 | 16 MAR 1962 | RAF/58/4998 | 48 | 880 131 | |
| 14 | 22 OCT 1962 | RAF/543/1916 | 101-3 | 873 119 | |
| 15 | 14 NOV 1967 | RAF/58/8419 | 102-3 | 881 123 | |
| 16 | 10 JUN 1969 | OS/69254 | 68 | 877 132 | |
| 17 | 15 JUL 1971 | OS/71383 | 949-50 | 875 129 | |
| 18 | 17 OCT 1993 | OS/93598A | 18-9 | 872 130 | |
| 19 | 18 OCT 1994 | OS/94536 | 311-2 | 882 127 | |
| 20 | 15 JUN 1996 | OS/96629 | 136-7 | 876 131 | |
| 21 | 01 APR 1997 | EA/AF/97C/702 | 1359-60 | 876 127 | |
| 22 | 31 MAY 2000 | OS/00949 | 5587-8 | 873 130 | |
| 23 | 29 JUN 2003 | OS/031019 | 6589-90 | 879 125 | |
| 24 | 02 MAR 2004 | OS/04502 | 6-7 | 873 129 | |

*NB: Grid reference given is for start of run; multiple frames may offer wide coverage.*




**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**

Figure 1. Location of site within Aston Clinton and Buckinghamshire showing locations of HER entries.

Reproduced under licence from Ordnance Survey Explorer Digital mapping at 1:12500
Crown Copyright reserved

THAMES VALLEY ARCHAEOLOGICAL SERVICES

CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 2. Current Site Layout.

Google Imagery, 2025 Airbus, Maxar Technologies, Map data 2025

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**

Figure 3. Saxton's map of Berkshire, Buckinghamshire and Oxfordshire, 1574.

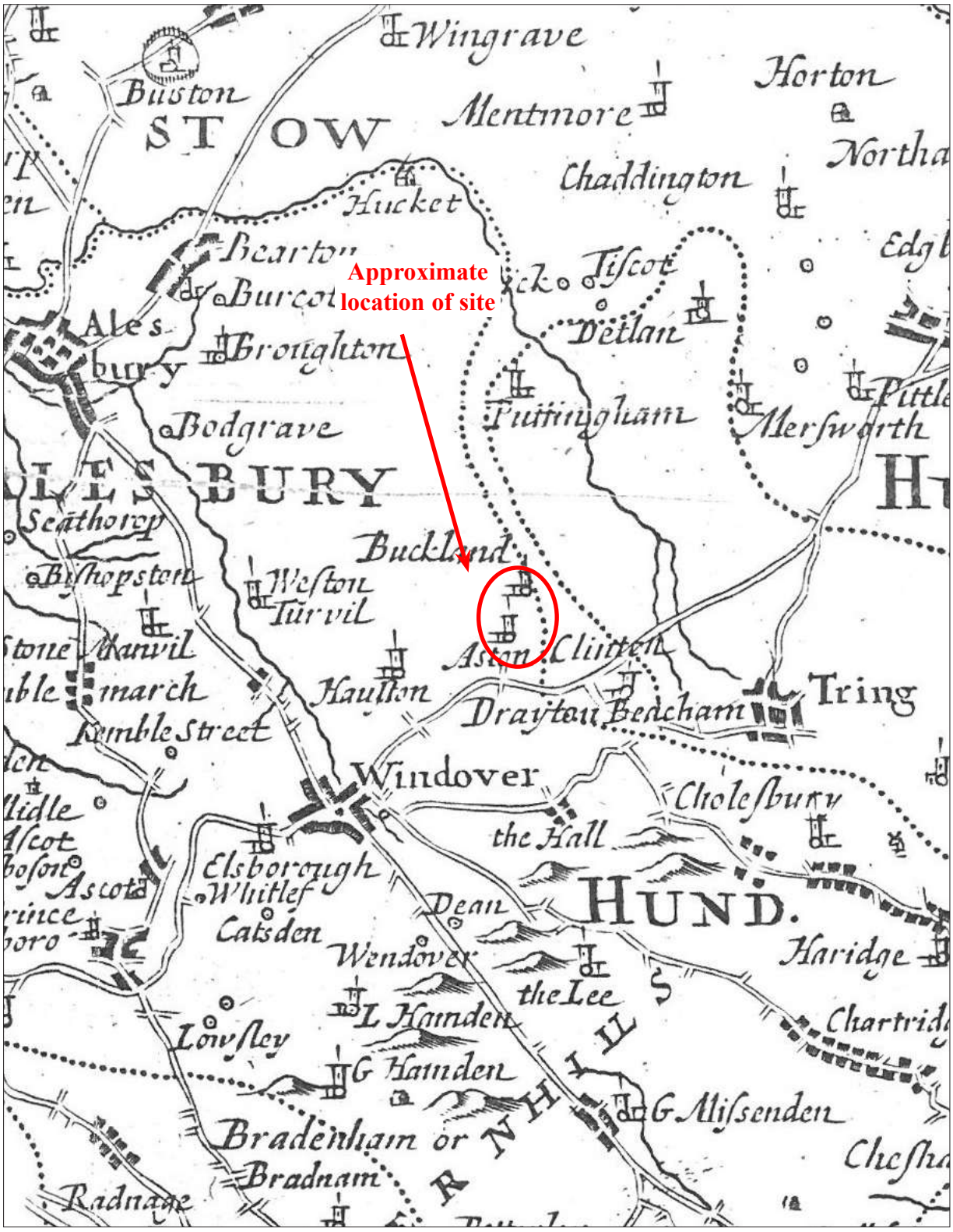
THAMES VALLEY ARCHAEOLOGICAL SERVICES

CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 4. Speed's map of Buckinghamshire, 1666.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

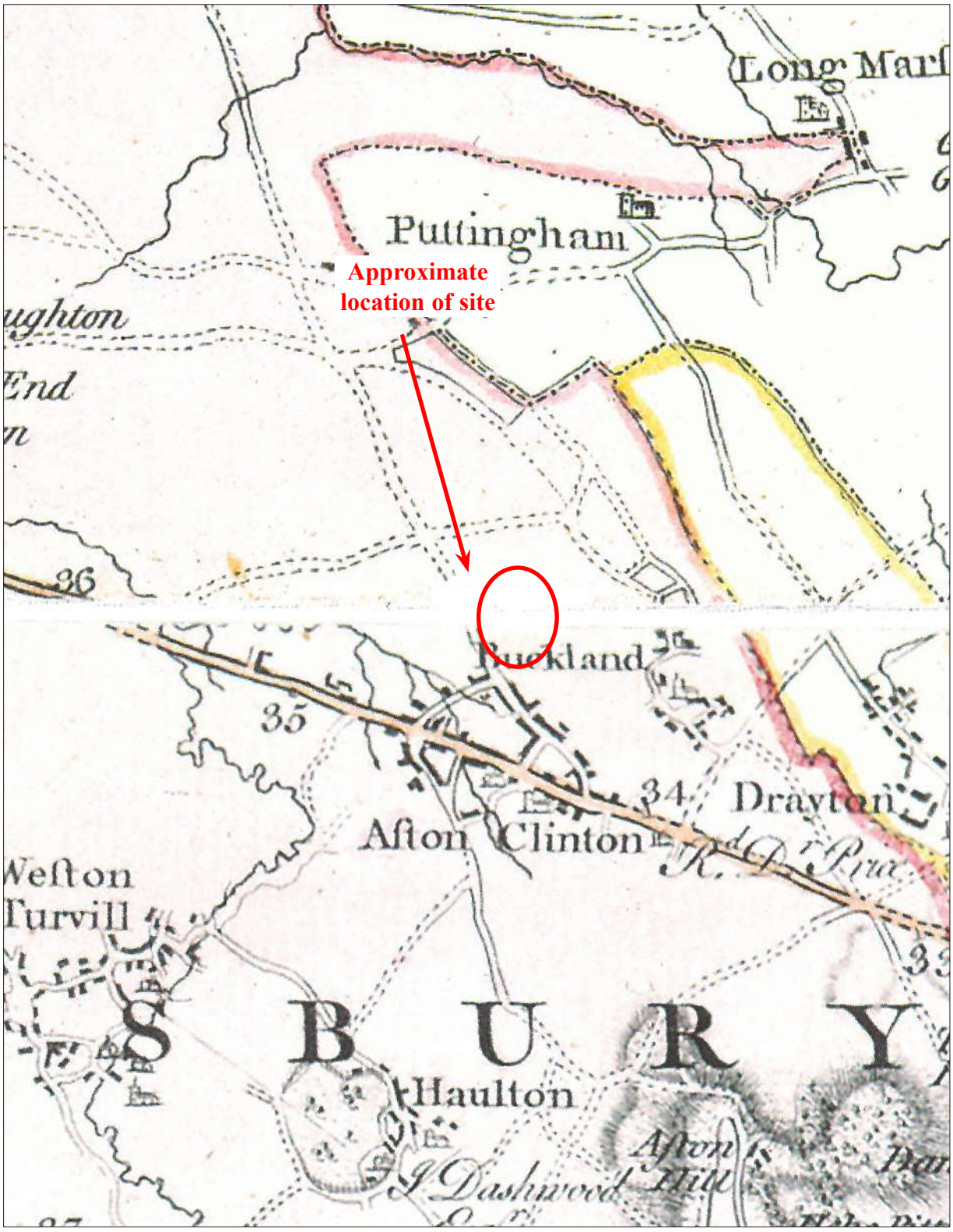



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 5. Morden's map of Buckinghamshire, 1695.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

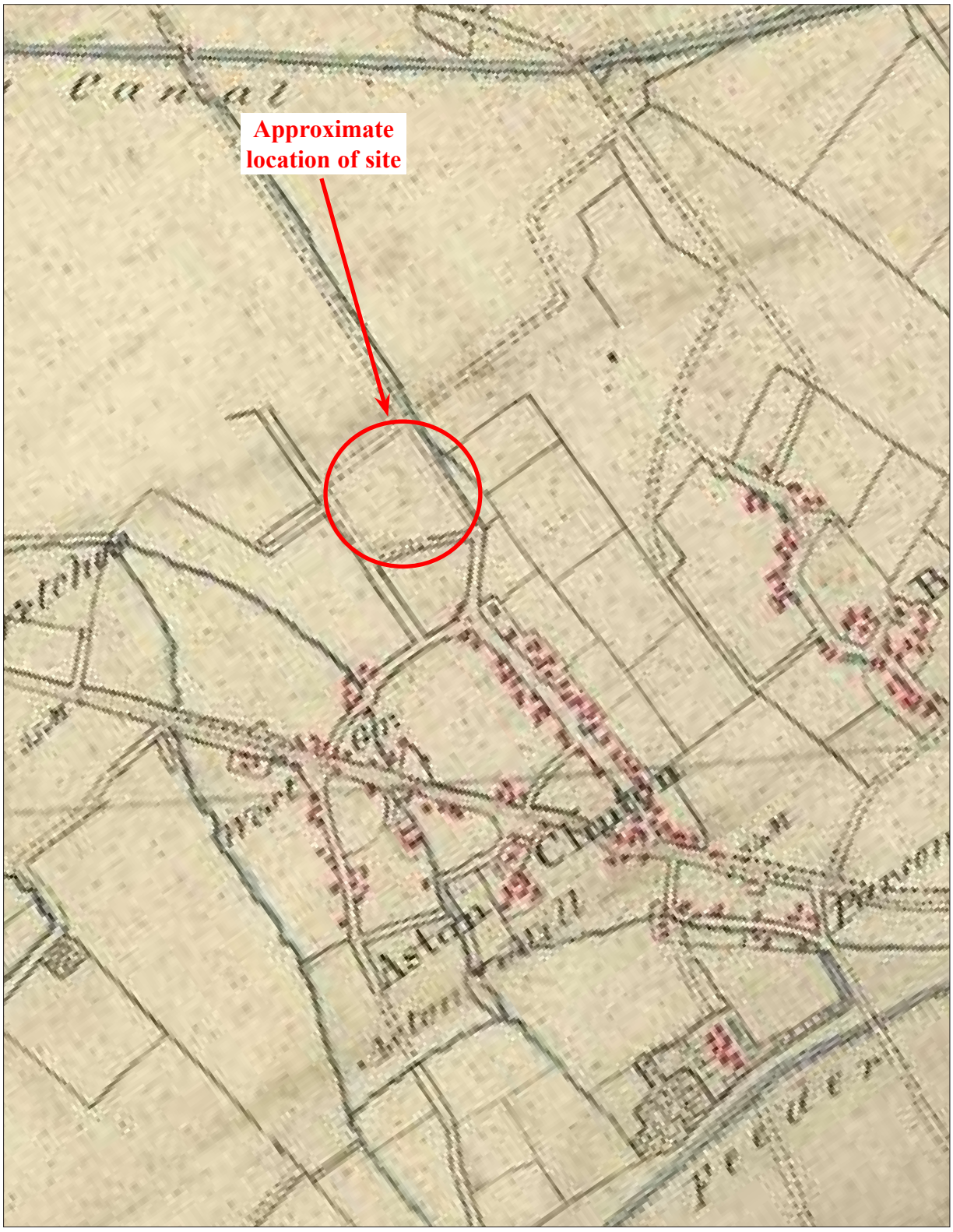



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 6. Jeffrey's map of Buckinghamshire, 1770.

THAMES VALLEY ARCHAEOLOGICAL SERVICES




CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 7. Preliminary Ordnance Survey, 1813.

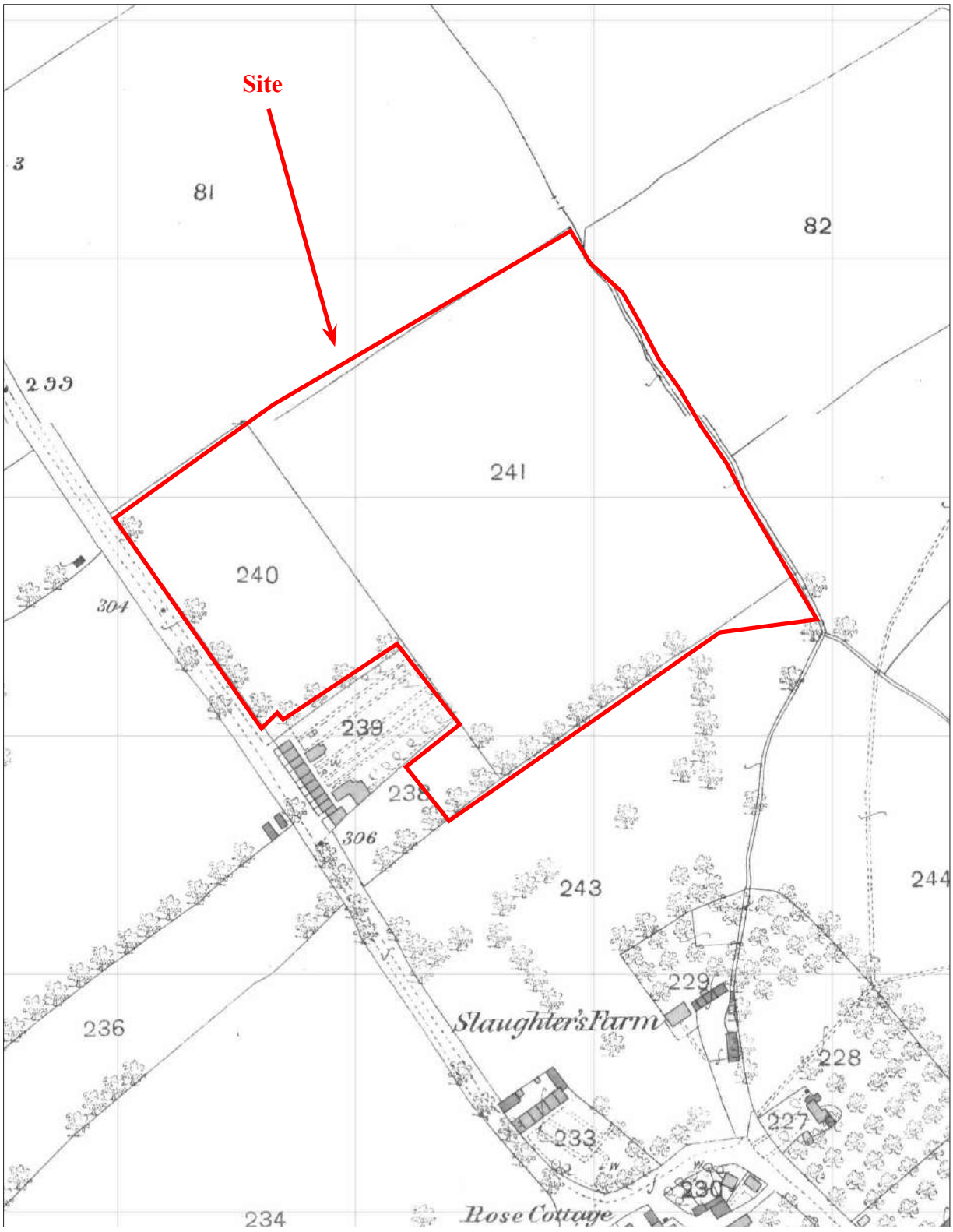
THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 8. Bryant's map of Buckinghamshire, 1825.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

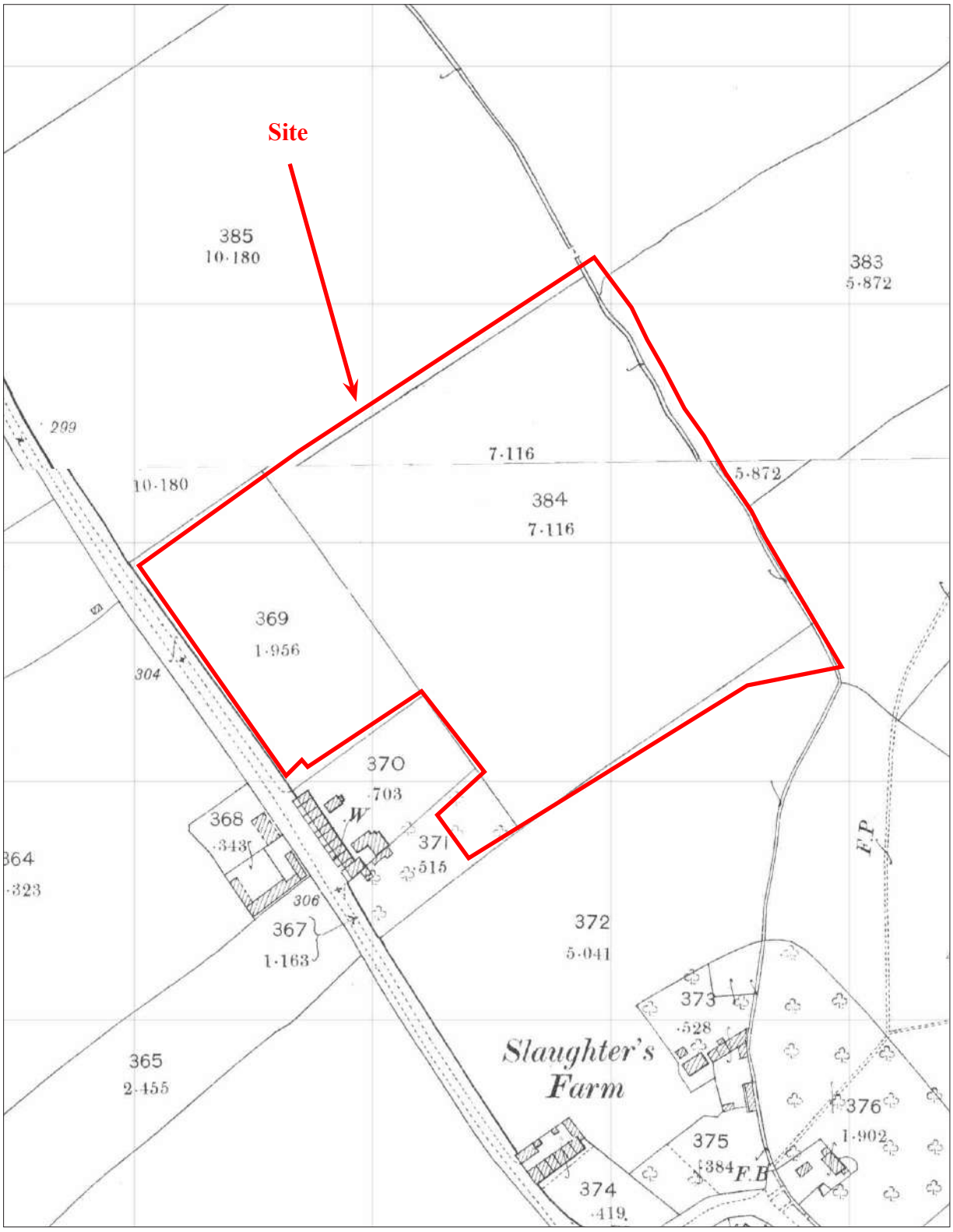



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 9. First Edition Ordnance Survey, 1877.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

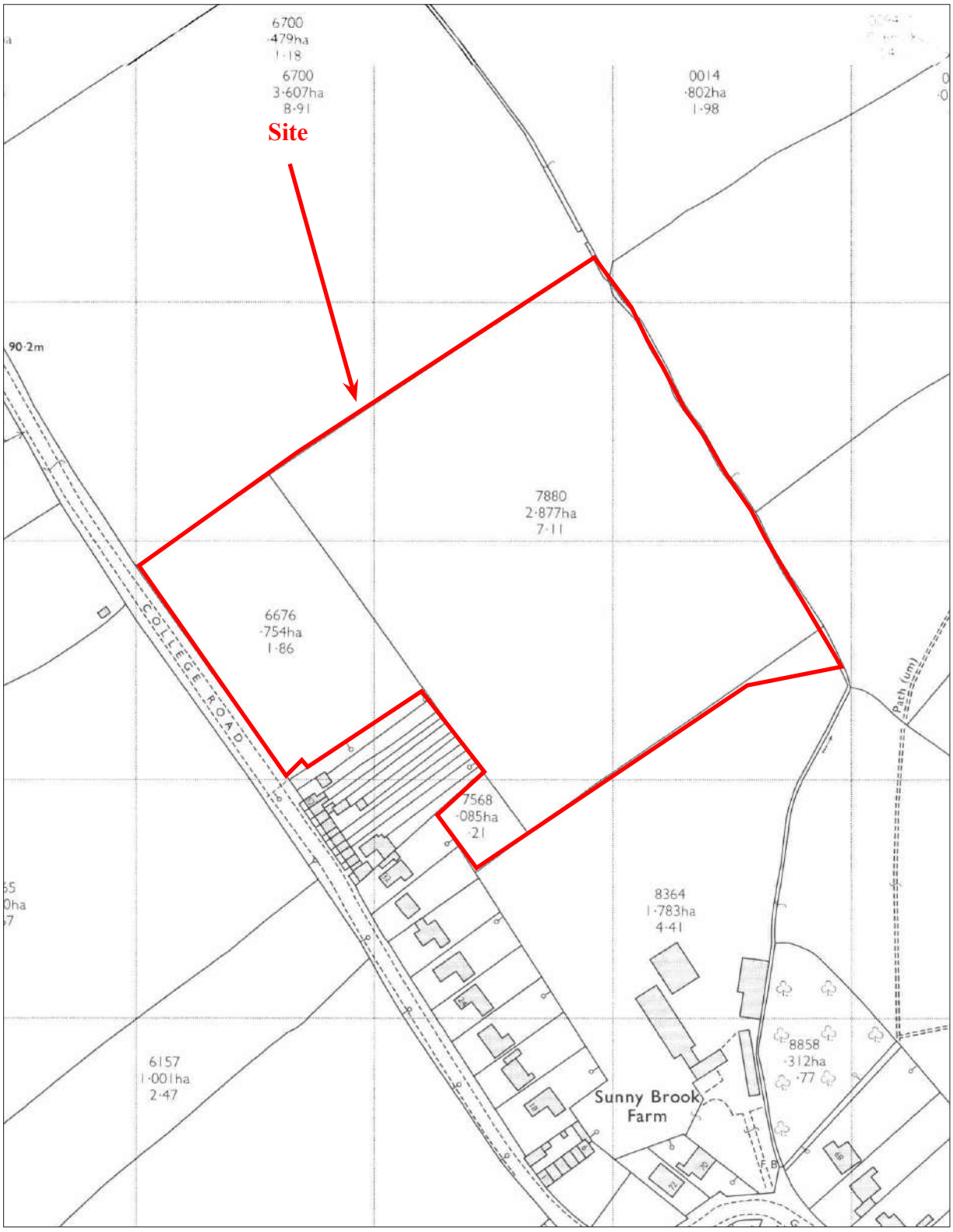



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 10. Ordnance Survey, 1899.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

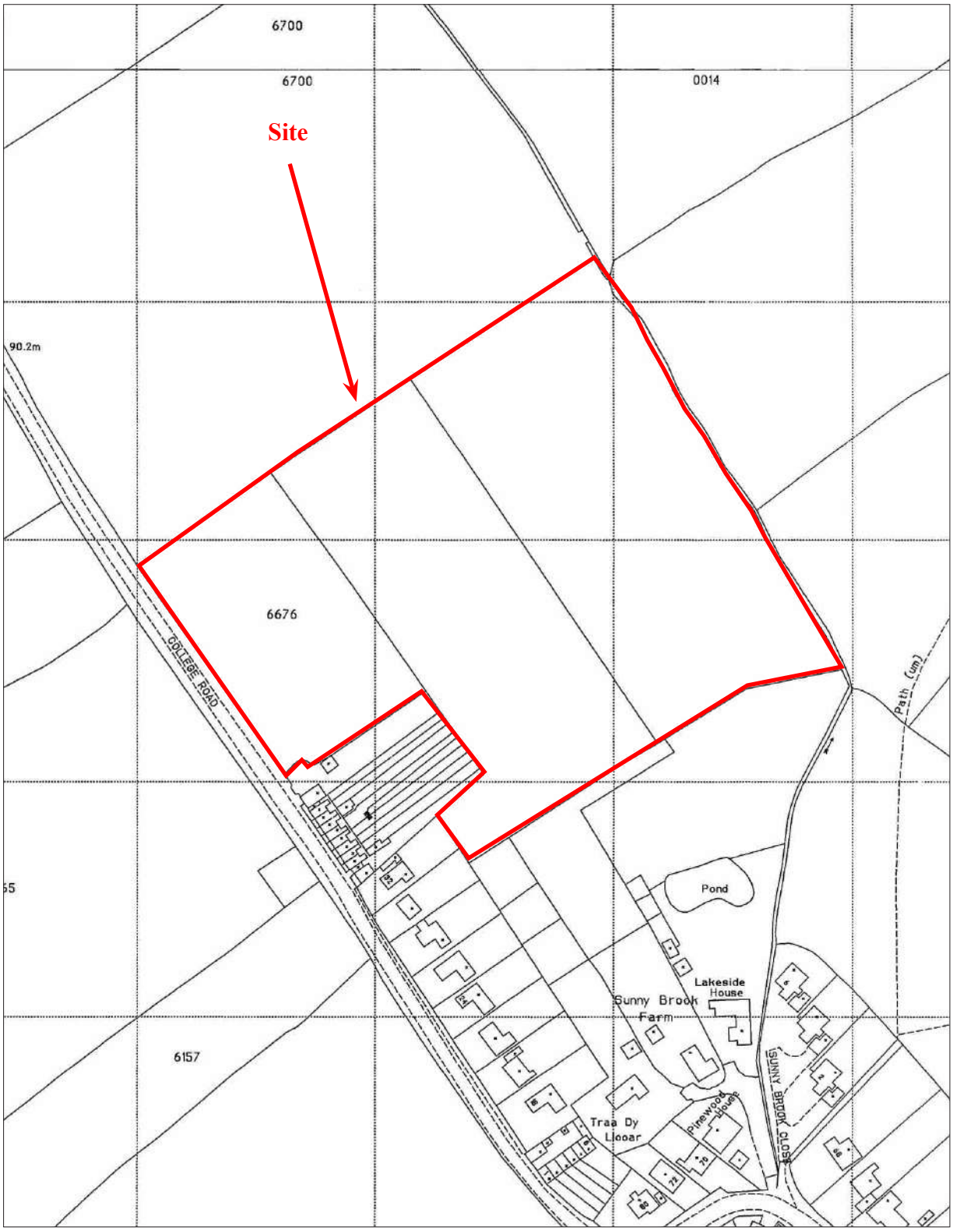



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 11. Ordnance Survey, 1974-75.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

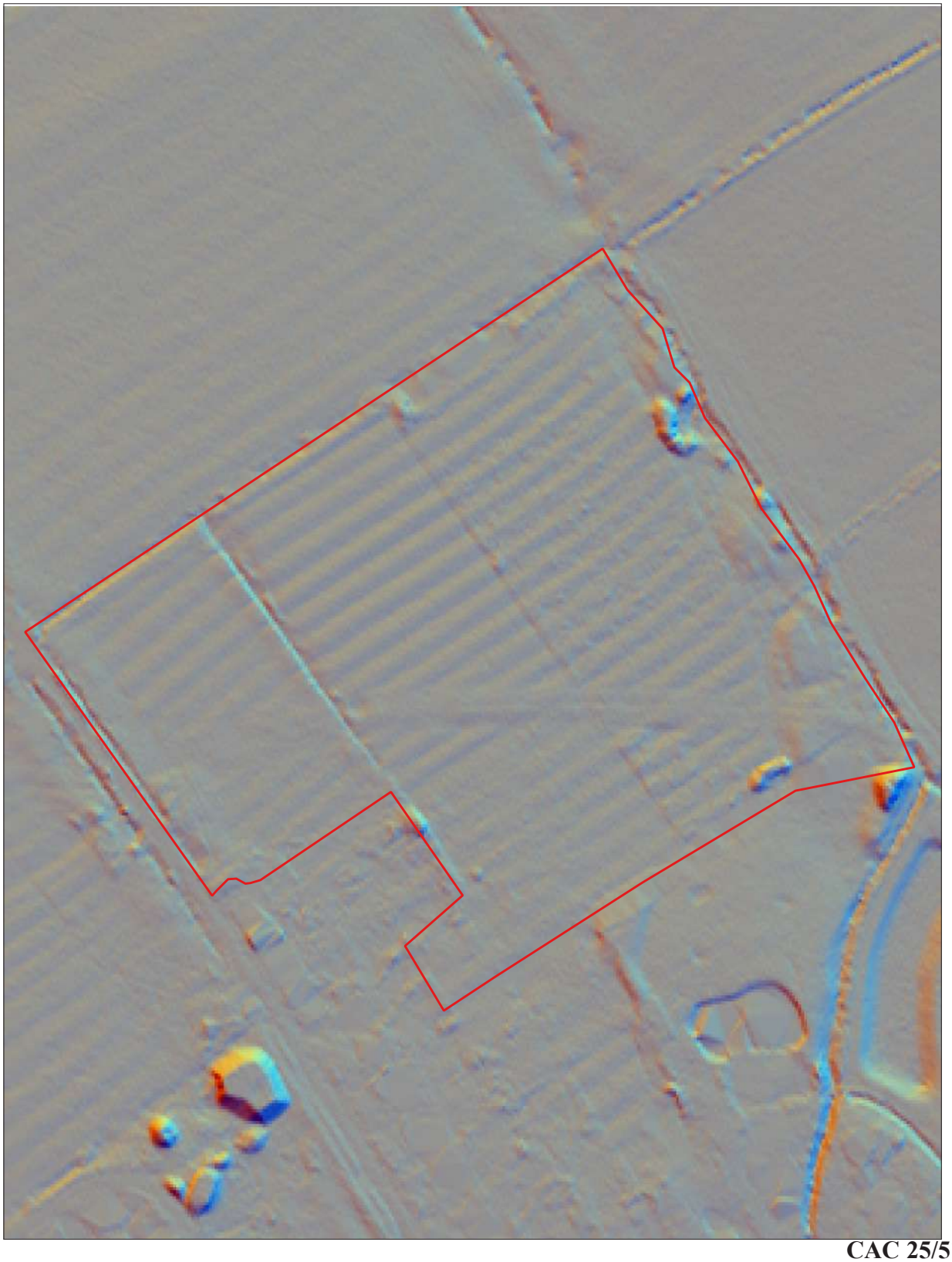



**CAC 25/51**

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 12. Ordnance Survey, 1995.

THAMES VALLEY ARCHAEOLOGICAL SERVICES



CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**

Figure 13. Lidar DTM, multi-direction hillshade visualisation. Azimuths 0°, 45° and 90°, vertical angle 15°.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

CAC 25/51

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 14. Lidar Interpretation.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

**CAC 25/51**

N

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Figure 15. Proposed Layout.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

Plate 1. View of western field from south corner, looking north.

Plate 2. View of western field from north-west corner, looking south-east.

Plate 3. View of central field, looking north.

Plate 4. View of eastern field from south-east corner, looking north-west.

Plate 5. Small fenced area in western field, looking south

Plate 6. Gardening outbuildings, looking south.

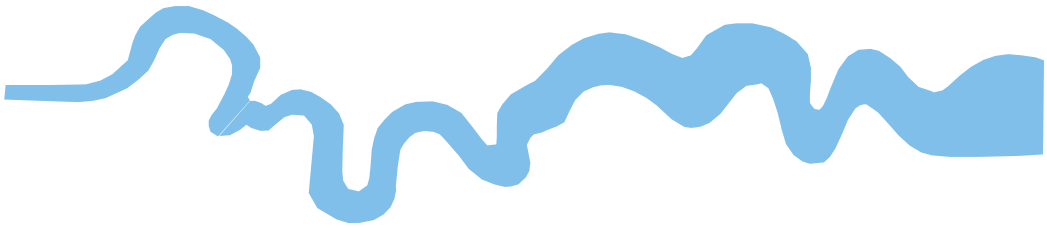
**CAC 25/51**

**Land East of College Road South,**
**Aston Clinton, Buckinghamshire, 2025**
**Archaeological Desk-based Assessment**
Plates 1-6.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

## TIME CHART

| | Calendar Years |
|---|---|
| Modern | AD 1901 |
| Victorian | AD 1837 |
| Post Medieval | AD 1500 |
| Medieval | AD 1066 |
| Saxon | AD 410 |
| Roman | AD 43 |
| | AD 0 BC |
| Iron Age | 750 BC |
| Bronze Age: Late | 1300 BC |
| Bronze Age: Middle | 1700 BC |
| Bronze Age: Early | 2100 BC |
| Neolithic: Late | 3300 BC |
| Neolithic: Early | 4300 BC |
| Mesolithic: Late | 6000 BC |
| Mesolithic: Early | 10000 BC |
| Palaeolithic: Upper | 30000 BC |
| Palaeolithic: Middle | 70000 BC |
| Palaeolithic: Lower | 2,000,000 BC |



**Thames Valley Archaeological Services Ltd,**
**47-49 De Beauvoir Road,**
**Reading RG1 5NR**

**Tel: 0118 9260552**
**Email: tvas@tvas.co.uk**
**Web: www.tvas.co.uk**

***Offices in:***
***Brighton, Taunton, Stoke-on-Trent, Wellingborough and Ennis (Ireland)***