

**Date:** 8th April 2015

**Our ref:** 0174ro

**Historic and Natural Environment Team**

**Planning and Transport Policy**

**Speedwell House**

**Speedwell Street**

**Oxford, OX1 1NE**

**Sue Scane**

**Environment & Economy**

Planning Control Manager

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxon OX15 4AA

Dear Sir or Madam,

**15/00377/F – Land North East Of Holts Farm, Mansmoor Road, Charlton On Otmoor**

Thank you for consulting us on the above planning application.

The site is located in an area of archaeological potential immediately north west of a large irregular enclosure identified from aerial photographs. A Bronze Age spearhead has been recorded to the north of the site and Roman settlement has been recorded to the south west. It is therefore possible that this development, despite its small scale, could impact on further archaeological features related to these sites.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

**F6** Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

**F11** Prior to any demolition on the site (other than in accordance with the agreed Written Scheme of Investigation) and prior to the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition [F6], a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.

Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

If the applicant makes contact with us at the above address, we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based, and provide a list of archaeological contractors working in the area.

Yours faithfully



**Richard Oram**

Planning Archaeologist

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[**www.oxfordshire.gov.uk/archaeology**](http://www.oxfordshire.gov.uk/archaeology)