

Rachel Tibbetts

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From: Planning  
Sent: 25 September 2023 11:07  
To: DC Support  
Subject: FW: Planning notification for application reference: 23/02523/F

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From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>  
Sent: Monday, September 25, 2023 10:42 AM  
To: Planning <Planning@Cherwell-DC.gov.uk>  
Subject: RE: Planning notification for application reference: 23/02523/F

Dear Sir/Madam,

**Ref: 23/02523/F Kirtlington Village Hall, South Green, Kirtlington, OX5 3HJ**

Thank you for consulting us in connection to the above application. We have previously given advice for a proposed tennis court at the same location, on the playing field in Kirtlington (PRN 11/00089/F and 11/00089/F). We also sent the below advice in response to the Pre-app enquiry, which now applies to this full application.

The site of the proposed development lies within an area of archaeological interest and potential, in the registered park and garden of Kirtlington Park (PG 2308), and east of the 12<sup>th</sup> Century Church of St Mary (PRN 5230). The development is also located 150m south of the Scheduled Ancient Monument of a moated site (SAM 154) which has been suggested as the site of a house belonging to John of Gaunt. The proposal site is on the edge of the Medieval core of Kirtlington, and the registered park which is known from historical records to have existed by 1279AD when Kirtlington Manor, held by the Countess of Warwick, is described as having a new park. In 1750 the 'Old Park' of 75 acres was taken into Sir James Dashwood's new park of 496 acres. It is possible that this new park would have been built over parts of the medieval settlement as has been seen elsewhere in the county (e.g. at Bletchington Park), and therefore important evidence for the medieval development of the village could be encountered by this development.

An archaeological watching brief which took place c. 114m north west of the proposed development site revealed pits dated to the 11<sup>th</sup>-12<sup>th</sup> centuries, a truncated undated wall and a 14<sup>th</sup> century coin was also recorded (PRN 1275). A two trench evaluation undertaken c. 100m west of the development site uncovered structures and pits with finds suggesting a date of 11<sup>th</sup>-15<sup>th</sup> centuries (PRN EOX5510).

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of an archaeological monitoring and recording action (watching brief) to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

1. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been 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 the NPPF (2023).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2023).

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.

Kind regards,

*Victoria*

Victoria Green BA (Hons.) MA PCIfA  
Planning Archaeologist  
Oxfordshire County Archaeological Services

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**From:** CDC Development Management <[planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)>

**Sent:** 20 September 2023 13:34

**To:** Archaeologydc - E&E <[Archaeologydc@Oxfordshire.gov.uk](mailto:Archaeologydc@Oxfordshire.gov.uk)>

**Subject:** Planning notification for application reference: 23/02523/F

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [www.cherwell.gov.uk](http://www.cherwell.gov.uk) Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil) Follow us on Twitter @Cherwellcouncil

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