

Rachel Tibbetts

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 30 June 2023 12:08
To: Planning
Subject: RE: Planning notification for application reference: 23/01633/F

Dear Sir/Madam,

Ref: 23/01633/F Site at Calthorpe Street and Marlborough Road, Banbury

This site is in an area of high archaeological interest. The site has been the subject of a previous archaeological evaluation, undertaken in 1984 by the then Oxford Archaeological Unit. Although they found one small medieval pit, the results of that evaluation reported that the majority of the site has been truncated by the later landuse across the site. However, the trenches in that evaluation were placed around the edges of the site and only constituted a small sample.

During the pre-application period (ref: 20/03208/PREAPP), we advised that an archaeological desk based assessment would need to be submitted with any planning application for this site. A detailed Heritage Assessment has been submitted, but this does not consider the below ground archaeological impacts of the development. A proportionate desk based assessment should, therefore, be produced which should consider the potential for below ground archaeological remains to be present, and the potential for the development to impact upon the significance of those remains.

The National Planning Policy Framework (NPPF 2021) contains paragraph 194:

194. 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.

Depending on the results of that assessment, it may be that field evaluation will be considered necessary. The assessment will help to advise on the nature, scope and location of such works. The assessment, and any possible evaluation, would also inform this service's advice on any potential conditions and the nature of any archaeological mitigation that might be recommended. This is also in line with the NPPF:

205. 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 [69](#). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

In summary, the application should include a proportionate desk based assessment that considers heritage assets with an archaeological interest. Once this is considered, this service may recommend field evaluation in order to better define the potential significance of those assets, and the effect on that significance that the development might create. It is also possible that conditions to ensure that archaeological mitigation is undertaken might be recommended for any planning permission.

Kind regards,

Victoria

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

Tel: 07922 848811
victoria.green@oxfordshire.gov.uk

From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: 28 June 2023 14:11
To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 23/01633/F

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

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](#). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice](#).