

Rachel Tibbetts

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 05 December 2023 11:47
To: Planning
Subject: RE: Planning notification for application reference: 23/03277/F

Dear Sir/Madam,

Ref: 23/03277/F Land Adjacent to Stable Lodge, Oxford Road, Middleton Stoney

Thank you for consulting us on this application, we will provide the same advice as with the previous application 23/01365/F. The site lies in an area of archaeological interest and potential, c. 180m northeast of the scheduled monument Middleton Stoney Castle. The Castle included an earthen motte built around a stone tower, as well as a group of associated buildings within the enclosure. Archaeological excavations in the 1970s at the site showed that the bank associated with the castle overlies a Roman building, which along with further Roman buildings recorded could represent a farmstead or small villa. Though the site appears to be part of a garden on historic OS maps, the proposals have the potential to disturb remains dating from the Roman to Medieval periods, and so a staged programme of archaeological investigation should be carried out.

We would 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:

1. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2023).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include 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 identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2023).

If the applicant contacts 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>
Sent: Wednesday, November 29, 2023 3:19 PM
To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 23/03277/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

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