



Historic England

Ms Clare O'Hanlon
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 0207 973 3644

Our ref: P01106445

26 January 2020

Dear Ms O'Hanlon

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJ TO PROMISED LAND FARM, WENDLEBURY ROAD, CHESTERTON,
OXFORDSHIRE
Application No. 19/01746/OUT and 19/01740/HYBRID**

Thank you for your letter of 18 December 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

19/01740/HYBRID and 19/01746/OUT

The applicant has submitted further information in response to our first advice letter, dated 13/10/19. Despite our advice, this further information maintains that no further assessment of the impact of the development on heritage assets, particularly in relation to the setting of the scheduled monument, is required. I advise that this is incorrect, and Historic England therefore sustains the original objection to this development.

However, it is encouraging to note that the applicant's heritage consultants have now submitted a Written Scheme of Investigation (WSI) for a revised desk-based assessment (DBA), to the Oxfordshire County Archaeological Service for approval. It was not sent to Historic England but I have had sight of it. The WSI states that the revised DBA will include an assessment of the development's impact, including a 'settings assessment':

A five-step methodology will be used, which is advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England 2017). The degree to which settings and views contribute towards the significance of the Scheduled Monument will



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



be assessed and described, as will the effect of the proposed development on the significance of the asset and its ability to be appreciated. This is in accordance with paragraph 193 of the NPPF (2019), the guidance issued by ClfA (2014) and 'Historic Environment Good Practice Advice in Planning Note 2'; (Historic England 2015b).

I advise that the settings assessment should:

- take note of my original advice letter and of the advice provided by the Oxfordshire County Archaeological Service.
- consider seasonality and permanence / impermanence of any vegetation screening.
- take note that the existing buildings occupy only part of the boundary between the site and elsewhere there is open ground.
- include a visualisation, by wireframe or other method, which clearly shows the proposed development as it would appear from the scheduled monument.
- ensure that all relevant sections of the Environmental Statement are considered and cross-referenced.
- note that, *contra* the information provided by the applicant so far, the scheduled monument does not consist only of below-ground remains. Earthworks showing parts of the Roman settlement are visible even on Lidar at 1 metre resolution.

Proposals for Site B currently show a narrow no-build zone between the proposed buildings and the edge of the site bordering the scheduled monument. The revised DBA should clarify what role this is intended to play in relation to the monument, if any. Is this intended to reduce the impact on significance as contributed to by the setting?

Please consult Historic England again when the revised DBA is available.

Recommendation

Historic England objects to the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 and 190 of the NPPF.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

Please contact me if we can be of further assistance.

Yours sincerely



David Wilkinson

Inspector of Ancient Monuments

E-mail: david.wilkinson@HistoricEngland.org.uk

cc: Richard Oram, Planning Archaeologist, Oxfordshire County Council



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.