

Linda Griffiths  
Principal Planning Officer  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

By Planning Portal

31 January 2020

Our Ref: L&Q002/FP/DL

BCC Ref:  
14/01932/OUT

Planning Portal ref:  
PP-08466404

Dear Linda,

**Wykham Park Farm Planning Application, Local Planning Authority Reference 14/01932/OUT: Submission to Discharge Condition 43: Archaeological Written Scheme of Investigation; Condition 44: Programme of archaeological works; and Condition 45: Neolithic Causewayed Enclosure method statement.**

On behalf of our clients, L&Q Estates Limited (previously known as Gallagher Estates), we are pleased to be able to provide you with the information relating to the discharge of Conditions 43, 44 and 45 of the above Planning Permission which was permitted by the elected members on 19 December 2019.

Condition 43 states:

*"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 – 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 Banbury 17 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework."*

Condition 43 therefore requires a detailed first stage Written Scheme of Investigation to be submitted to and approved in writing by Cherwell District Council prior to commencement. The following reports are formally submitted to discharge this condition:

- EDP Written Scheme of Investigation and Method Statement for Archaeological Preservation (October 2019) - edp5378\_r001d; and
- Oxford Archaeology Written Scheme of Investigation Addendum for Archaeological Excavation (October 2019) – Issue No:1, Ref. 22958.

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Condition 44 states:

*"Prior to any demolition on the site (other than in accordance with the Written Scheme of Investigation) and prior to the commencement of the development within areas of potential archaeological sensitivity as identified by the approved first stage Written Scheme of Investigation referred to in condition 43, 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 in accordance with Government guidance within the National Planning Policy Framework."*

Condition 44 therefore requires a detailed programme of archaeological evaluation to be submitted to and approved in writing by Cherwell District Council prior to commencement. The following report is formally submitted to discharge this condition:

- Oxford Archaeology Written Scheme of Investigation Addendum for Archaeological Excavation (October 2019) – Issue No: 1, Ref. 22958.

Condition 45 states:

*"Prior to the commencement of any development, drainage or any other works, including the removal of top soil, a detailed method statement for the preservation and protection of the Neolithic Causewayed Enclosure during the construction of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved method statement. Reason – to ensure the protection and preservation of the significant archaeological remains on the site in accordance with Government guidance within the National Planning Policy Framework."*

Condition 45 therefore requires a detailed Method Statement in relation to the Neolithic Causewayed Enclosure be submitted to and approved in writing by Cherwell District Council prior to commencement. The following reports are formally submitted to discharge the condition:

- EDP Written Scheme of Investigation and Method Statement for Archaeological Preservation (October 2019) - edp5378\_r001d; and
- Oxford Archaeology Written Scheme of Investigation Addendum for Archaeological Excavation (October 2019) – Issue No: 1, Ref. 22958.

Both the EDP Written Scheme of Investigation and Oxford Archaeology Addendum have been informally assessed by the County's Archaeologist Richard Oram, in advance of this formal discharge of conditions submission. Mr Oram's confirmation of the acceptability of these reports are appended to this covering letter for your information.

The application has been submitted via Planning Portal along with the requisite fee of £116.00. We trust that the enclosed information is sufficient to allow Conditions 43, 44 and 45 to be discharged, however if you require any further information please do not hesitate to contact my colleague Donna Lavender ([DLavender@davidlock.com](mailto:DLavender@davidlock.com)).

Yours sincerely,



FRANCESCA PARMENTER  
Senior Associate

Cc: - Sarah Griffiths L&Q Estates;

Enc:

EDP Written Scheme of Investigation and Method Statement of Archaeological Preservation (October 2019) – edp5378\_r001d  
Oxford Archaeology Written Scheme of Investigation Addendum for Archaeological Excavation (October 2019) – Issue No: 1, Ref. 22958, edp5478 email (16.10.19)

**From:** Oram, Richard - Communities  
**To:** [Matthew Morgan](#)  
**Subject:** RE: edp5378 - Wykham Park Farm  
**Date:** 16 October 2019 09:29:33  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)

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Matt

This is fine.

Regards

*Richard*

Richard Oram  
Planning Archaeologist

Archaeology  
County Hall  
New Road  
Oxford  
OX1 1ND

Tel 07917 001026

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**From:** Matthew Morgan <matthewm@edp-uk.co.uk>  
**Sent:** 11 October 2019 17:34  
**To:** Oram, Richard - Communities <Richard.Oram@Oxfordshire.gov.uk>  
**Subject:** edp5378 - Wykham Park Farm

Dear Richard,

You may remember that we discussed this project earlier in the year and agreed a WSI to address the relevant condition. The WSI has been updated and tweaked slightly (although not deviating from your brief) and the appointed contractor (Oxford Archaeology) have provided the fine detail in a WSI Addendum. I have attached both for your approval. The start date is provisionally for 4-weeks' time.

Please let me know if you have any comments.

Kind regards

Matt

**Matthew Morgan** BA(Hons) MA ACIfA

Principal Heritage and Archaeology Consultant



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