

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 08 July 2021 13:37
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: RE: Planning notification for application reference: 21/02286/F

Hello,

The site is located in an area of considerable archaeological interest immediately north west of an area where recent archaeological excavations have recorded a complex of enclosures, trackways and field systems. The majority of these features were undated but relate to a wider system of similar features, recorded as part of the same rail improvement works in the immediate vicinity, which have been dated to the Roman period. What finds have been recorded from this array of enclosures and field systems also correspond with a Roman date.

An archaeological evaluation has been undertaken on this proposed site which also recorded a series of undated linear features. The report for this evaluation suggested that these undated features related to the use of the site as an allotment based on the fact they were undated but contained no other evidence to support this. The undated features in fact are very similar in their depths, form and arrangement to the Roman features recently recorded in the immediate vicinity. It is therefore highly likely that these identified archaeological features also relate to this wider Roman landscape.

The applicant has submitted a desk-based assessment from Pegasus Planning Group for the site which concludes that there are no archaeological impacts associated with this proposed development. This assessment however relies heavily on the evaluation report and its assertion that these features related to the modern use of the site as an allotment. The assessment does not make any mention of the recent archaeological work in the immediate vicinity however.

Pegasus did consult our Historic Environment Record Officer to request data and they were advised to contact me directly to enquire about any specific sources that would need to be included. They were also informed that they would need to agree a written scheme of investigation for this assessment in line with the Chartered Institute for Archaeology's standard and guidance for desk-based assessments.

Unfortunately, they did not contact us to discuss the scope or to agree any written specification for the site and so we were unable to inform them of this recent work. As a result of this omission we do not agree that the assessment accurately represents the known archaeological interest and potential of the site and do not agree with its conclusion.

This proposed site is likely to contain further aspects of the Roman field system features and enclosures identified to the south which would be disturbed by any development on the site. A programme of archaeological mitigation will need to be undertaken on the site ahead of any development.

We would, therefore, 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 (2019).

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 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 (2019).

Regards

Richard

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Lead Archaeologist

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From: CDC Development Management <planning@cherwell-dc.gov.uk>

Sent: 08 July 2021 11:35

To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>

Subject: Planning notification for application reference: 21/02286/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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