

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 08 November 2022 14:28
To: Planning
Subject: RE: Planning notification for application reference: 21/02467/F

Dear Sir/Madam,

Ref: 21/02467/F OS Parcel 0005 and Part OS Parcel 1300 0878 and 7566 Banbury

This site lies in an area of considerable archaeological interest, as identified through a geophysical survey and trenched evaluation undertaken to inform planning applications 17/01044/F and 19/00128/HYBRID. Within the current application area, at the southern end of the total area of the trenched evaluation, archaeological deposits representing Roman agricultural evidence dating to the 2nd century AD were recorded within the trenches. However, archaeological evaluations are intended solely to determine whether archaeological deposits survive on a development site, and provide information to enable an assessment of their significance in line with paragraph 194 of the NPPF (2021). Archaeological evaluations do not fully record or mitigate archaeological remains, and in this particular case, due to the ingress of water in the trenches, a number of archaeological features could not be investigated.

My colleague, Richard Oram, has previously commented on this application and has highlighted the need for further archaeological investigation prior to the development of this site. The archaeological desk based assessment which has been submitted with this application was prepared in 2017 and so does not take in to account the results of the geophysical survey or trenched evaluation. An updated assessment was prepared in February 2022, and so this will need to be submitted with the application. This updated assessment acknowledges our advice that further archaeological investigation needs to be undertaken, and height data included in the assessment proves that though the site has now been truncated, it is likely that archaeological remains will still survive on the site.

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 (2021).

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 (2021).

Kind regards,

Victoria

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From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: 07 November 2022 12:24
To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 21/02467/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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