

Application no: 21/03522/OUT

Location: West Of 161, Rutten Lane, Yarnton

Archaeology

Recommendation:

Objection

Key issues:

See below

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The site is located in an area of archaeological interest 800m west of a Iron Age and Roman settlement site identified from cropmarks and confirmed by an archaeological excavation ahead of gravel extraction. Further cropmarks of probable Bronze Age round barrows have been recorded 800m north east of the application site. A shrunken medieval village has also been recorded 500m north of the proposed site. A programme of systematic fieldwalking in an around the site has recovered prehistoric flint tools which are likely to relate to further prehistoric settlement.

An archaeological desk-based assessment has been undertaken which sets out the archaeological background of the site. A geophysical survey has also been undertaken on the site. This survey does not appear to have recorded significant archaeological deposits across the site but has recorded an extensive area of ridge and furrow which has been seen elsewhere in the county to mask any earlier features on the site from being identified from such surveys. As such an archaeological evaluation will need to be undertaken on the site ahead of the determination of any planning application in order to test the veracity of these geophysical survey results identify if archaeological deposits do survive on the site.

In accordance with the National Planning Policy Framework (NPPF 2021) paragraph 194, we would therefore recommend that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation.

This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

Officer's Name: Richard Oram
Officer's Title: Archaeology Lead
Date: 27-10-21