

Rachel Tibbetts

From: Green, Victoria - Oxfordshire County Council <Victoria.Green@Oxfordshire.gov.uk>
Sent: 30 March 2022 08:33
To: Planning
Subject: App ref: 21/04202/F Former Buzz Bingo site, Banbury

Dear Sir/Madam,

Ref: 21/04202/F Former Buzz Bingo, Banbury

I have previously given advice on this site asking for a predetermination archaeological evaluation at this site, though I have recently been in discussion with the consultant working on behalf of the applicant, and I would like to update my advice, if possible. It seems that predetermination work will be difficult to carry out whilst the building and carpark are still in use, so I would like to ask for a staged programme of archaeological investigation to be part of the conditions, if permission is granted.

The wording we would normally respond with for staged programme conditions:

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).

Please let me know if you need any more information,

Kind regards,

Victoria

Victoria Green BA (Hons.) MA PCIfA
Planning Archaeologist
Oxfordshire County Archaeological Services

Tel: 07922 848811
victoria.green@oxfordshire.gov.uk

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