

Application no: 22/01682/E

Location: Land North Of Manor Farm, Noke

Archaeology

Recommendation:

No objection subject to conditions.

Key issues:

The site has been subject to an archaeological evaluation, which recorded Roman settlement activity, including a trackway.

Though a report of the evaluation work has been submitted with the application, this has not been approved by Oxfordshire County Archaeology Services. I passed my comments on to the Heritage Consultant working on behalf of the applicant, and so these will need to be addressed and an updated report submitted as part of the planning application. Once the evaluation report has been accepted, the Roman remains will need to be investigated through a further phase of archaeological mitigation, secured through a condition.

Legal agreement required to secure:

Conditions:

We would recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation 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

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 (2021).

Informatives:

Detailed comments:

The site has been subject to an archaeological evaluation, which recorded an area of Roman settlement including a trackway. Some of the pottery recovered dates from the late Iron Age / Early Roman period, though the majority dates from the 2nd-4th century AD. The remains could suggest a low status Roman settlement, which was deserted in the late 3rd or early 4th century AD. The trackway could be part of a postulated Roman Road recorded from cropmarks.

The evaluation also recorded Medieval remains representing field boundaries and furrows.

The Roman remains will need to be investigated through a further phase of archaeological excavation, which can be secured via a condition, once the accepted evaluation report has been submitted.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 24th November 2022