

Dear Sir/Madam,

**22/01715/OUT Land South of Peridiswell Farm, Shipton Road, Shipton on Cherwell**

We have previously commented on applications for this site (ref. 14/02004/HYBRID and 22/00476/PREAPP), which raised some issues. The wider application site includes the Scheduled Ancient Monument of Blenheim Villa (SAM 35545), and though this is not directly impacted by the development, there will need to be a consideration of the setting of the villa in any development of the site. The proposal site also lies immediately north east of the World Heritage Site of Blenheim Palace, and its Grade One registered parkland. The importance of the setting of these designated sites is highlighted in the NPPF (2021), the NPPF Planning Practice Guidance and the Local Plan Policies of WODC and CDC.

The Cultural Heritage Assessment submitted with the application outlines how the setting of these two assets has been considered, with input made by Historic England. Previous applicants for this site have carried out an aerial photographic survey, geophysical survey and a trenched evaluation. The geophysical survey and trenched evaluation highlighted areas which are of archaeological interest within the development area, suggesting Late Iron Age and Early Roman settlement activity. These areas will need to be subject to a further phase of archaeological mitigation which can be secured through a condition.

Since the development area contains a Scheduled Ancient Monument, Historic England has been consulted. They asked for the setting issues to be addressed through more detailed plans, and they should continue to be consulted in association with this application.

We would, therefore, 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).

If the applicant contacts us at the above address, we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based, and provide a list of archaeological contractors working in the area.

Kind regards,

Victoria Green