

**From:** Archaeologydc - E&E <[Archaeologydc@Oxfordshire.gov.uk](mailto:Archaeologydc@Oxfordshire.gov.uk)>  
**Sent:** Monday, August 21, 2023 3:08 PM  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** RE: Planning notification for application reference: 23/01997/F

Dear Sir/Madam,

**Ref: 23/01997/F Villiers Park House, School Lane, Middleton Stoney, Bicester, OX25 4AW**

Thank you for consulting us on this application. The site lies in an area of archaeological interest and potential, c. 150m northeast of the scheduled site of Middleton Stoney Castle. An archaeological watching brief carried out during the construction of Villiers Park House in 2007 recorded pits and a large amount of pottery dating from the 11<sup>th</sup> – 16<sup>th</sup> centuries. This occupation may be related to the deserted Medieval settlement which lies to the southwest, however, the report on this work suggests that the settlement evidence may continue to the east. It is possible that the proposals will disturb further remains relating to the Medieval settlement of Middleton Stoney.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of an archaeological monitoring and recording action (watching brief) 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. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including 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 recording and inspection of matters of archaeological importance on the site 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*

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

[victoria.green@oxfordshire.gov.uk](mailto:victoria.green@oxfordshire.gov.uk)

**From:** CDC Development Management <[planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)>  
**Sent:** 15 August 2023 22:01  
**To:** Archaeologydc - E&E <[Archaeologydc@Oxfordshire.gov.uk](mailto:Archaeologydc@Oxfordshire.gov.uk)>  
**Subject:** Planning notification for application reference: 23/01997/F

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [www.cherwell.gov.uk](http://www.cherwell.gov.uk) Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil) Follow us on Twitter @Cherwellcouncil

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