

Rachel Tibbetts

From: Planning
Sent: 22 January 2024 14:09
To: DC Support
Subject: FW: Application Ref: 23/03139/REM

From: Green, Victoria - Oxfordshire County Council <Victoria.Green@Oxfordshire.gov.uk>
Sent: Monday, January 22, 2024 1:57 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Application Ref: 23/03139/REM

Dear Sir/Madam,

Ref: 23/03139/REM Land Adjoining Withycombe Farmhouse, Straord Road, Drayton

Thank you for consulting us on this reserved matters application. An archaeological mitigation area was agreed with the applicant, shown in the WSI submitted with discharge application ref: 24/00121/DISC. In discussions prior to this mitigation area being agreed, the archaeological consultant working on behalf of Bloor Homes (Orion Heritage) assured that the 'archaeological no-build areas' would be fenced for the duration of the development. This was to protect the archaeological remains in western parts of the development, which had been identified during the evaluation trenching of the site. The WSI subsequently submitted by the applicant reflects this agreement and states:

'These areas will be fenced off prior to and throughout the construction works to ensure that there are no impacts. As part of the proposed development, the areas shown in brown on Figures 2 and 3 will be excluded from any form of development; they will be sown with grass and paths will be mown; there will be no soft landscaping and there will be no planting.' (Written Scheme of Investigation for Archaeological Excavation at Banbury Rise, Banbury. Worcestershire Archaeology 2023 p.2),

The plans submitted with this Reserved Matters application show native woodland and scrub mix planting, as well as individual trees within the agreed no build area. The plans also show paths additional to those which will be mown running through the no-build area in the northwestern part of the development. This is unacceptable under the agreed WSI, and we will require that these areas of planting are removed from the scheme.

The submitted WSI does go on to state:

'An updated masterplan showing the areas of public open space which now exclude wooded planting will be submitted to Cherwell District Council as part of the reserved matters application. It is noted that the reserved matters application has not been submitted at the time of preparing this WSI. If the reserved matters are not approved or if they differ from the plans submitted with this WSI, it is noted that further archaeological mitigation will be required and this WSI will be updated accordingly.' (ibid.)

If it is desired that the planting and paths are kept within the landscaping scheme, then a further phase of archaeological mitigation will be required in these areas. The reserved matters cannot be approved at this stage.

Kind regards,

Victoria

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

Tel: 07922 848811

victoria.green@oxfordshire.gov.uk

This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](#). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice](#).