From:	Planning
To:	DC Support
Subject:	FW: Ref: 25/01510/OUT
Date:	15 July 2025 12:16:35

From: Green, Victoria - Oxfordshire County Council <Victoria.Green@Oxfordshire.gov.uk>
Sent: 15 July 2025 12:09
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Ref: 25/01510/OUT

Dear Sir/Madam,

Ref: 25/01510/OUT Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

The site lies in an area of high archaeological interest and potential, within in a land parcel that includes the scheduled Blenheim Villa (SAM 35545). We have previously commented on applications for this site (ref. 14/02004/HYBRID, 22/00476/PREAPP, 22/01715/OUT). Though the villa is not directly impacted by the development, the setting of the villa in any development of the site needs to be considered. The proposal site also lies immediately northeast 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 (2024), the NPPF Planning Practice Guidance and the Local Plan Policies of WODC and CDC. The setting of the Blenheim Palace World Heritage Site, its parkland and the scheduled villa have been considered within the Cultural Heritage Statement. The development area proposal is set to the north and northeast of the scheduled area, and Historic England have been consulted on the impact on the setting of the villa. OCAS will be commenting on the impact to archaeological remains which will result from the development, if given permission.

A geophysical survey and archaeological trenched evaluation were undertaken on the site as part of the previous applications, and the results of these have been included in the discussion in the Cultural Heritage Statement. The geophysical survey recorded anomalies which were consistent with the known villa on the site, as well as areas of likely Iron Age/Roman settlement in the northwest and northeastern corners of the site. The following trenched evaluation confirmed these anomalies to be archaeological features, comprising areas of Late Iron Age and Roman occupation. We disagree with the use of the phrase ‘low archaeological potential’ to describe the areas of archaeological remains recorded in the geophysical survey and evaluation within the submitted Statement (5.140). The high archaeological potential of these areas was confirmed by the previous surveys – archaeological remains will be impacted by the development.

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 (2024).

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 (2024).

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.

Kind regards,

Oxfordshire County Archaeological Services

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.