

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/00412/F

Proposal: Erection of 26 dwellings comprising 17 private market sale dwellings and 9 affordable dwellings and the provision of a car parking area for 40 vehicles for users of the recreational facilities

Location: Clifton Road, Deddington

Archaeology

Recommendation:

Objection

Key issues:

The site is located in an area of archaeological potential and the results of an archaeological field evaluation will need to be submitted along with any planning application for the site in line with the NPPF (para 128).

Legal Agreement required to secure:

None

Conditions:

No conditions at this stage

Informatives:

None

Detailed Comments:

The site is located in an area of archaeological potential immediately north of the scheduled ancient monument of Deddington Castle, a C11 motte and bailey castle and a C12 enclosure castle (SM 21807). The motte and its W bailey survive as an impressive group of earthworks, with the enclosure castle built into the NE corner. Although the scheduled area of the castle is outside of the proposed development area it is possible that aspects of the castle could survive within the development area.

The proposal site is also located 80m SW of a medieval shrunken village (PRN 9437) which survives as a series of earthworks related to the holloway and crofts. The Holloway is thought to be an original continuation of the line of Clifton Road. As there is evidence of medieval settlement along this possible continuation of the road then it is possible that further medieval settlement existed along the current Clifton Road, on the northern side of the proposed development area. This development could therefore impact on previously unknown archaeological features related to the medieval settlement and the scheduled castle.

In accordance with the National Planning Policy Framework (NPPF), we would therefore recommend that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

If the applicant makes contact with us, we shall be pleased to provide information on the procedures involved, draft a brief upon which a costed specification can be based and provide a list of archaeological contracting organisations working in the area.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 07 April 2014
