

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no 14/02004/HYBRID:

Proposal: OUTLINE:- Up to 1500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a football association step 5 football facility with publicly accessible ancillary facilities; public open space, associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full Planning:- development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 or the 1500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The application area includes a Scheduled Ancient Monument (SAM 35545) and is adjacent to a World Heritage Site of Blenheim Palace which includes the Grade I listed parkland (PG 1402). The importance of the settings of these designations is highlighted in the NPPF, the NPPF Planning Practice Guidance, Local Plan Policies of WODC and CDC. The Archaeological Desk Based Assessment (DBA) that forms part of the planning application does not appear to take into account the settings of these designations or consider how these issues can be resolved.

The applicant has undertaken geophysical survey and archaeological evaluation of the application area. At our request the applicant has commissioned a survey of aerial photographic information from an aerial photographic consultant. The results of this are not included in the DBA but form a separate report. The surveys did not include the SAM and nor did they reveal non designated heritage assets that are demonstrably of equivalent significance to scheduled monuments. They did however reveal archaeological features that appear to relate to the SAM. These will require appropriate mitigation.

We would recommend that prior to the determination of the application that the planning authority resolves any issues concerning the settings of the designated assets in line with formal advice from English Heritage.

If planning permission is granted we would recommend that conditions are attached that will require further evaluation trenching and any appropriate mitigation.

Legal Agreement required to secure:

None

Conditions:

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 (2012)

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 staged programme of archaeological evaluation and 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.

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 (2012).

Informatives:

None

Detailed Comments:

The application area contains a Scheduled Ancient Monument (SAM 35545) and is adjacent to the World Heritage Site of Blenheim Palace which includes the Grade I listed parkland (PG 1402). The NPPF, the NPPF Planning Practice Guidance and the Local Plan policies of WODC and CDC all highlight the importance of the setting of designated assets. This is also clearly stated in the initial letter from English Heritage dated 29/01/2015.

The planning application includes an archaeological desk based assessment. This fails to appreciate the clear setting issues that affect the designations and to adequately consider how these considerations can be resolved. It does not consider the WHS and it fails to show any understanding of the setting issues affecting the SAM beyond copying the description of the monument from the EH listing documents. This hardly shows a full understanding of the monument or of the issues that will require resolution. The letter from ICOMOS clearly has significant issues as to how the World Heritage Site is affected and it also fails to understand or identify that such issues clearly affect the consideration of the scheduled ancient monument. These are very significant omissions and will require resolution in advance of the determination of the application. We would recommend therefore that the planning authority take advice from English Heritage about the settings of the three designations prior to determining the applications to ensure that all national policy and guidance is adhered to in a full and appropriate manner.

The DBA also failed to adequately assess the aerial photographic data. As a result we required the applicant to provide a full assessment of the available aerial photographic data and they commissioned a further report by an aerial photographic consultant to redress this. The results of this have not been incorporated in the DBA. This showed a number of potentially additional archaeological features that will require further investigation. The applicant has also undertaken a geophysical and an archaeological evaluation of the application area (trial trenching). Whilst these surveys did not include the SAM and they did

not reveal non designated heritage assets that are demonstrably of equivalent significance to scheduled monuments. They did however reveal archaeological features that appear to relate to the SAM and these will require appropriate mitigation.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be undertaken in advance of development. This can be ensured through the attachment of suitable negative conditions.

Officer's Name: Hugh Coddington

Officer's Title: Archaeology Team Leader

Date: 27 February 2015
