

District: Cherwell

Application no: 15/01357/F

Proposal: Erection of 77 dwellings, creation of new access from Camp Road, creation of new open space, hard and soft landscaping and ancillary works

Location: Land East Of Larsen Road Upper Heyford

Archaeology

Recommendation:

Objection

Key issues:

The site is located in an area of archaeological potential 200m west of the prehistoric Aves Ditch and in an area where Anglo Saxon burials and Iron Age settlement has been recorded. The results of an archaeological evaluation will need to be submitted as part of any application for the site, as set out in the NPPF para 128, in order that an informed decision can be made regarding the impact of this development on any surviving archaeological features on the site.

Legal agreement required to secure:

None

Conditions:

None at this stage.

Informatives:

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.

Detailed comments:

We previously provided a response to a pre application consultation for this site where we recommended that the results of an archaeological trenched evaluation would need to be submitted along with any planning application. A geophysical survey was undertaken on the site but the required trenched evaluation has not yet commenced.

The site is located in an area of archaeological potential 200m west of the line of Aves Ditch, a prehistoric tribal boundary later used as a Roman road. A number of

Iron Age banjo enclosures have been recorded along the line of this boundary including one 700m east of this site and another, 500m north of this proposed site, immediately adjacent to Aves Ditch. Two further banjo enclosures have been recorded to the south of this proposed site. Other Prehistoric features have been identified from aerial photographs in the immediate vicinity.

A Romano-British settlement site has been recorded to the north of this proposal and a series of cropmarks identified as a possible Iron Age or Roman settlement complex have been recorded to the east of the site. A number of burials have been recorded in the vicinity and a possible Anglo Saxon cemetery has been recorded within the area of the site.

A number of possible archaeological features have been recorded by the geophysical survey.

It is therefore possible that significant archaeological deposits could survive on the site and further information in the form of an archaeological evaluation will need to be submitted along with any planning application for the site in order that the impact of any development on any surviving archaeological deposits can be assessed ahead of the determination of any planning application for the site. This is set out in paragraph 128 of the National Planning Policy Framework (2012).

Officer's Name: Richard Oram
Officer's Title: Planning Archaeologist
Date: 07 September 2015
