



Historic England

SOUTH EAST OFFICE

Mr Matthew Parry
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 01483 252027

Our ref: P00548771

17 February 2017

Dear Mr Parry

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 2200 ADJOINING OXFORD ROAD NORTH OF PROMISED LAND
FARM OXFORD ROAD BICESTER
Application No. 16/02586/OUT**

Thank you for your letter of 17 January 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This proposal relates to Strategic Development Bicester 10. Bicester 10 lies adjacent to the scheduled monument known as Alchester Roman Town and when we were consulted on the Proposed Submission Plan Part 1 in 2012 with respect to Bicester 10 we raised concerns about the impact upon it. Those concerns are reflected in Policy Bicester 10 within the adopted Local Plan.

The proposed development appears to relate to only a part of the whole of Bicester 10, and in fact appears to relate largely to the construction of a hotel. The impact from this particular proposal on the significance of the scheduled monument through the impact upon its setting would be limited to the southern end of the Phase II area and in our view the harm would be minor. We are concerned however that this proposal is limited to this area and the overall impact of subsequent development throughout Bicester 10 cannot yet be assessed as a whole. The area labelled as Future Phase II has considerably greater potential to impact upon the setting of the scheduled monument and we feel that it might be premature to accept this development without understanding the final outcome.

We also have concerns in relation to a potential south-eastern peripheral road, and we raised these in our consultation on the Proposed Submission Plan. We understand



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that Oxfordshire County Council has considered possible routes for such a route and has requested your authority to safeguard a southern route which would pass around the south side of the scheduled monument. We have made clear to them that we do not understand the basis upon which this choice has been made, and that it remains possible that a more northerly route would have less of an impact. In our view the County Council does not have the necessary information to make an informed decision. Our concern here is that the more northerly route would pass through Bicester 10, and we would not wish to see any development here which might preclude that option if it was found to be the preferable one.

You will wish to seek the advice of the County Council on the implications for potentially nationally important buried archaeological remains.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the scheme as submitted may have a minor impact upon the significance of the monument. But we note that Policy Bicester 10 requires that the setting of the monument should be conserved and enhanced and opportunities should be set out to better reveal its significance. In our view, this might be better achieved if the outcome for the whole of Bicester 10 is understood at the outset.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Chris Welch

Inspector of Ancient Monuments

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cc: Hugh Coddington, Oxfordshire County Council



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