**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 09 May 2019 09:12  
**To:** Caroline Ford  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Caroline

Thanks for the response.

In which case my advice to the applicant is below.

The evaluation recorded a number of archaeological features on the site including a circular feature, first identified from the geophysical survey, and a series of linear enclosures. The circular feature was not dated but is very likely to be a continuation of the significant prehistoric ritual site immediately east of this site. The evaluation phase of the significant Neolithic and Bronze Age features on the adjacent site also provided no immediate dating material. The dating for these features was obtained by carbon 14 dates following the excavation. This features will be impacted by this proposed development, particularly by the soak away located within the circular feature and drainage linking into it.

The report suggested that the trackways are of post medieval date based on one very small section in one trench that appeared to show that they cut the ridge and furrow. These enclosures and trackways however are on the same alignment as those recorded on the adjacent site. These were investigated in a more controlled excavation which dated one to the Roman period and one to the medieval period. No suggestion of a post medieval date was recorded by this more thorough excavation. It is therefore very likely that the features on this site date to similar periods.

A programme of archaeological mitigation will be required for the area of the circular feature which will be impacted by the proposed soakaway and drainage trenches. We can produce a design brief setting out the details of this mitigation on which a further written scheme of investigation can be based. This further WSI can then be used to discharge the pre commencement condition.

The proposed plans show the indicative location of a building on the site which is not covered by this permission. A programme of archaeological mitigation will be required for this building should this come forward as part of a separate planning application.

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

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Tel 07917 001026

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**From:** Caroline Ford <[Caroline.Ford@cherwellandsouthnorthants.gov.uk](mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk)>   
**Sent:** 03 May 2019 16:23  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Richard,

Yes, the plan does show a building area but the application was for full permission and no details of a building were supplied (as this isn’t proposed at the moment), so a condition was imposed such that they couldn’t build this. As they have an intention for a building, they were asked to show that the site could accommodate one with everything else they want to achieve, but they would need a new planning application for the building. There is also a condition allowing them to submit a revised plan with a final layout which we have said should show a reconsideration of the position of the MUGA (and therefore the potential movement of the building). We structured conditions in such a way as to mean that they had to deal with the fundamental matters of drainage and archaeology pre-commencement, that they could then get on to prepare the land for the pitches (as that takes time to establish) and then they could use that time to finalise their plans for the site to try to be helpful (the decision notice is attached to show how we set out the conditions).

In terms of future applications – I understand your concern and I think there is potentially a risk of that. What we could do is make sure that the wording is very clear that the archaeological condition is cleared for a particular part of the site/ does not clear the details for any future building that may be proposed on the site so that in the future, Officers and the applicant are clear that mitigation would be required for any disruptive work if they were to propose a building (or indeed any other structure etc). What is your view on this?

Kind regards

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
**Principal Planning Officer – Major Projects Planning Team**Development Management Division

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Cherwell District Council and South Northamptonshire District Council

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**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 03 May 2019 14:00  
**To:** Caroline Ford  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Caroline

I am happy to remove that from my advice although I based my advice on the most recent site plans submitted with the application which do show a building. This is also included on the drainage plans submitted to meet the relevant condition.

I do have one concern however. Once the mitigation for this permission has been met and the condition discharged then it is likely that there will be an application for the building shown on the plans submitted with this application. We have had issues in the past (not with CDC I hasten to add) where planners have concluded that as the mitigation for the site has been completed and these conditions discharged then it would be unreasonable to attach new conditions for similar work.

Would the fact that this building is shown on the plans for this application cause any issues with attaching conditions for further mitigation should an application for it be submitted?

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

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**From:** Caroline Ford <[Caroline.Ford@cherwellandsouthnorthants.gov.uk](mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk)>   
**Sent:** 03 May 2019 13:35  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Richard,

Thank you for this, this is helpful. I am happy to pass this onto the Parish and hopefully their archaeological advisor can be in contact with you to discuss further.

The only thing is – the proposal doesn’t include a dwelling for the site and although a building for a community centre is mentioned, we have imposed a condition to remove permitted development rights for any buildings etc so they would have to make a new planning application in the future if they wish to propose a building.

Could you slightly alter your email to remove the reference to the building (dwelling) and I can pass on?

Many thanks,

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
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Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk/) or [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk/)

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**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 03 May 2019 13:04  
**To:** Caroline Ford  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Caroline

The evaluation did record a number of archaeological features on the site including a circular feature, first identified from the geophysical survey, and a series of linear enclosures. The circular feature was not dated but is very likely to be a continuation of the significant prehistoric ritual site immediately east of this site. The evaluation phase of the significant Neolithic and Bronze Age features on the adjacent site also provided no immediate dating material. The dating for these features was obtained by carbon 14 dates following the excavation. This features will be impacted by this proposed development, particularly by the soak away located within the circular feature and drainage linking into it.

The report suggested that the trackways are of post medieval date based on one very small section in one trench that appeared to show that they cut the ridge and furrow. These enclosures and trackways however are on the same alignment as those recorded on the adjacent site. These were investigated in a more controlled excavation which dated one to the Roman period and one to the medieval period. No suggestion of a post medieval date was recorded by this more thorough excavation. It is therefore very likely that the features on this site date to similar periods.

Evaluation reports are produced by archaeological contractors employed by the developer and as such it would not be appropriate for these reports to provide the only archaeological advice to yourselves as the Local Planning Authority. As such it is standard for these report to simply state what was found rather than provide advice as to what further works will be required.

The evaluation was undertaken as one phase of a staged programme of archaeological evaluation and mitigation and a programme of targeted mitigation will be required. This is a standard requirement that other development have been required to undertake including the development immediately to the east.

The area of the circular feature and the footprint of the new dwelling will need to be subject to an archaeological excavation. It is usual for either the developer or their archaeological contractor to contact me to discuss this, I did highlight the need for further work to them in my email confirming our acceptance of the evaluation report but I did not get a response. I can however produce a design brief which I can send to you on which a further written scheme for the mitigation of these remains can be produced.

Regards

Richard

Richard Oram

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**From:** Caroline Ford <[Caroline.Ford@cherwellandsouthnorthants.gov.uk](mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk)>   
**Sent:** 29 April 2019 14:56  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Richard,

Thank you for your response below.

Can I query your advice please in terms of what further archaeological mitigation is required and at what stage? Is this further work prior to the commencement of any development?

I note that the report identifies some archaeological potential but it doesn’t seem to make recommendations for further work or mitigation and it has carried out trenches across the whole site.

The Parish Council have queried what additional work is required and they are concerned as they wish to get onto site to begin preparing the land for sports pitches.

I look forward to hearing from you.

Kind regards

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
**Principal Planning Officer – Major Projects Planning Team**Development Management Division

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**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 24 April 2019 08:12  
**To:** Caroline Ford  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Caroline

The amended version of the evaluation report for the first phase of the staged programme of archaeological investigation is now acceptable.

This evaluation has identified archaeological features on the site including a possible continuation of the significant prehistoric ritual monuments found immediately east of this site.

As such a further programme of archaeological mitigation will be required ahead of the development of these areas.

We would therefore not recommend the discharge of the condition for a staged programme at this stage.

Regards

Richard

Richard Oram

Planning Archaeologist

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**From:** Caroline Ford <[Caroline.Ford@cherwellandsouthnorthants.gov.uk](mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk)>   
**Sent:** 23 April 2019 11:25  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** FW: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation 19/00124/DISC

Hi Richard,

I have been sent the attached, which I know has been sent directly to you.

I have consulted you on this (19/00124/DISC), so is it possible that when you are in a position to respond, it is in relation to this later document rather than the original? I’m sure you would anyway but I thought I would just let you know that I have received this and it will be scanned onto the file as a revised version.

Many thanks,

Caroline

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**From:** diane bratt  
**Sent:** 15 April 2019 08:26  
**To:** Caroline Ford  
**Subject:** Fwd: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation

Dear Caroline

Please see attached from Adrian at Cotswold Archaeology to Richard Oram with a revised report as you do not seem to have been copied.

Regards Diane  
  
Sent from my iPad

Begin forwarded message:

**From:** Adrian Scruby <[Adrian.Scruby@cotswoldarchaeology.co.uk](mailto:Adrian.Scruby@cotswoldarchaeology.co.uk)>  
**Date:** 14 April 2019 at 13:53:27 BST  
**To:** "'Oram, Richard - Communities'" <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@oxfordshire.gov.uk)>  
**Cc:** 'diane bratt' "[diane.bratt@adderburypc.co.uk](mailto:diane.bratt@adderburypc.co.uk)" <[diane.bratt@adderburypc.co.uk](mailto:diane.bratt@adderburypc.co.uk)>  
**Subject:** **RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation**

Hi Richard

Please find a revised report attached that hopefully addresses your comments in full. A trench plan has been added for trench 13 and representative sections for trenches 1 and 6, as requested. All of the trenches that are described in detail in the main body of the report now start with a short sentence setting out the depth of the topsoil and subsoil, which should make trench depths/ the level of overburden much clearer.

The ovoid ditch remains undated but hopefully the report text is less contradictory now?

Should you have any further questions or comments then please don’t hesitate to contact me.

Best regards

Adrian

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| |  |  |  |  | | --- | --- | --- | --- | | |  | | --- | | **Adrian Scruby​** | | Senior Heritage Consultant | |  | | |  | | --- | |  | | |



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**From:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@oxfordshire.gov.uk)>   
**Sent:** 09 April 2019 13:58  
**To:** Adrian Scruby <[Adrian.Scruby@cotswoldarchaeology.co.uk](mailto:Adrian.Scruby@cotswoldarchaeology.co.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation

Adrian

Thanks.

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

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**From:** Adrian Scruby <[Adrian.Scruby@cotswoldarchaeology.co.uk](mailto:Adrian.Scruby@cotswoldarchaeology.co.uk)>   
**Sent:** 09 April 2019 12:58  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation

Thanks Richard

We’ll get this all addressed and a revised report over to you by the end of the week.

Best regards

Adrian

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**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 09 April 2019 12:51  
**To:** Adrian Scruby  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation

Adrian

Thank you for sending me this draft report for my comments.

Looking at the report I cannot see why the Ovoid feature has been discounted in the conclusion. The conclusion clearly states that it ‘may represent a continuation of the prehistoric activity noted to the east into the site.’ But in the following paragraph the report states that ‘No clear evidence for a continuation of the prehistoric activity known to the east was recorded’

This could be seen as confusing. There was little dating from the ring ditches in the adjacent site.

Given the need to understand the potential impact of the drainage on the archaeological deposits the report should clearly identify the depths of the trenches. The table at the end has an inconsistent approach to setting out the depths of the topsoil and subsoil making it difficult to add the two together.

The report should also contain representative sections showing the depths of the archaeological relevant layer, for trenches 1 and 6. Trench 13 should also be included in the detailed plans

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

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**From:** Adrian Scruby <[Adrian.Scruby@cotswoldarchaeology.co.uk](mailto:Adrian.Scruby@cotswoldarchaeology.co.uk)>   
**Sent:** 01 April 2019 13:57  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - archaeological investigation

Hi Richard

Further to previous correspondence and our brief telephone conversation at the time of the fieldwork, please find attached a report on the recent evaluation at land off Milton Lane, Adderbury. The geophysics turned out to be reasonably reliable and most of the anomalies were found to have a corresponding feature; however, dating evidence was entirely absent. We identified a number of amorphous discrete features that potentially relate to (anecdotal) previous use of the site as an orchard (they are convincing as biological features/ root boles), the basal remains of furrows associated with ridge and furrow cultivation, an undated but probably early post-medieval field system and probable ditched trackways (again undated but appears to overlay and therefore replace the earlier open field system); and, an undated ditch that corresponds with an incomplete but potentially ovoid feature identified by the geophysical survey.

No clear evidence for a continuation of the prehistoric activity identified to the east was identified and the greater part of the features identified by the geophysical survey and trenching appear to be of medieval and later agricultural origin.

Should you have any comments or questions regarding the report please don’t hesitate to contact me.

Best regards

Adrian

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| |  |  |  |  | | --- | --- | --- | --- | | |  | | --- | | **Adrian Scruby​** | | Senior Heritage Consultant | |  | | |  | | --- | |  | | |



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**From:** Oram, Richard - Communities [<mailto:Richard.Oram@Oxfordshire.gov.uk>]   
**Sent:** 18 December 2018 11:16  
**To:** Adrian Scruby  
**Cc:** [diane.bratt@adderburypc.co.uk](mailto:diane.bratt@adderburypc.co.uk)  
**Subject:** RE: 18/00220/F - Land north of Milton Road, Adderbury - WSI for archaeological investigation

Adrian

Thank you for sending us this amended WSI.

I can now confirm that it is acceptable.

Regards

Richard

Richard Oram

Planning Archaeologist

Archaeology

County Hall

New Road

Oxford

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Tel 07917 001026

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**From:** Adrian Scruby [<mailto:Adrian.Scruby@cotswoldarchaeology.co.uk>]   
**Sent:** 12 December 2018 17:39  
**To:** Oram, Richard - Communities <[Richard.Oram@Oxfordshire.gov.uk](mailto:Richard.Oram@Oxfordshire.gov.uk)>  
**Cc:** [diane.bratt@adderburypc.co.uk](mailto:diane.bratt@adderburypc.co.uk)  
**Subject:** 18/00220/F - Land north of Milton Road, Adderbury - WSI for archaeological investigation

Dear Richard

Further to our previous correspondence, please find attached a revised, overarching WSI for the archaeological works required in connection with the above application. I hope that this addresses all of your previous comments but please don’t hesitate to contact me should you have any questions.

Best regards

Adrian

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