

**OS Parcels 3309 And 4319
Adjoining And North Of
Milton Road
Adderbury**

19/00124/DISC

Case Officer: Caroline Ford

Recommendation: Approve

Applicant: Adderbury Parish Council

Proposal: Discharge of Condition 5 (programme of archaeological evaluation and mitigation) of 18/00220/F

Expiry Date: 27 May 2019

Extension of Time: 12 July 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to a parcel of land to the west of Adderbury which benefits from planning permission for the change of use of the agricultural land to sport/recreation and community use (18/00220/F). The application was submitted by the Parish Council who wish to prepare the land by installing drainage and seeding for the pitch area to allow this to be established before pitches are laid out for use. The rest of the site layout would be provided later and the Parish Council are engaging with the Council on this matter.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks to discharge planning condition 5, which is the programme of archaeological evaluation and mitigation. The reason for the imposition of the condition was 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.

3. RELEVANT PLANNING HISTORY

- 3.1. The relevant planning history is the application for the site granting permission for the change of use of the agricultural land to sport/ recreation and community use (18/00220/F). A previous Discharge of Condition Application has been approved for the drainage scheme for the pitch area and to agree the Written Scheme of Investigation relating to archaeology.

4. RESPONSE TO CONSULTATION

- 4.1 OCC Archaeology: Initially commented that "The amended version of the evaluation report for the first phase of the staged programme of archaeological investigation is acceptable. The evaluation has identified archaeological features on the site including a possible continuation of the significant prehistoric ritual monuments found immediately east of the site. A further programme of archaeological mitigation would be required ahead of the development of these areas and the condition should not therefore be discharged at this stage".
- 4.2 Following discussion with OCC Archaeology and the submission of a plan demonstrating no drainage within the area of the site identified as being the highest

value in archaeological terms, the OCC Archaeologist has agreed to discharge the planning condition.

5. APPRAISAL

5.1. The Archaeological Evaluation Report prepared by Cotswold Archaeology dated April 2019 Revision B has been agreed by the OCC Archaeologist as being acceptable pursuant to condition 5. After some queries during the application processing, it is understood that one area of the site (which is unaffected by the drainage works as has been confirmed but could be by the detailed scheme once this evolves further) does have some archaeological potential. The OCC Archaeologist confirms that this area would need further investigation if it is affected by development (which it could be by development not necessarily requiring further planning permission, although in all likelihood this would be needed if it were to include a proposed building). However, the wording of planning condition 5 is such that the applicant has complied with its requirements by carrying out the required archaeological evaluation and providing the full report. In the circumstances, it is recommended that the planning condition be approved in accordance with the submitted report, with a note to draw the applicant's attention to the area not subject to drainage and the likelihood that development upon this area would require further archaeological investigation.

6. RECOMMENDATION

That Planning Condition 5 be discharged as the 'Archaeological Evaluation' report prepared by Cotswold Archaeology dated April 2019 Revision B is considered acceptable to meet the requirements of Planning Condition 5 of 18/00220/F.

The applicant is advised that the Oxfordshire County Council Archaeologist considers that development to be undertaken within the area of the site not to be affected by the proposed drainage system (the south east corner identified on the DW Clark plan (drawing number 7777.2 dated 20.06.19) is likely to require further archaeological investigation.

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DATE: 11/07/2019

Checked By: Alex Keen

DATE: 12/07/2019
