

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 16th December 2019

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

19/02371/FUL	Lavender Place, Queen Street, Bampton	3
19/02407/FUL	Greensleeves, Blackditch, Stanton Harcourt	4

Report of Additional Representations

Application Number	19/02371/FUL
Site Address	Lavender Place Queen Street Bampton Oxfordshire OX18 2LB
Date	3rd December 2019
Officer	Joan Desmond
Officer Recommendations	Approve subject to Legal Agreement
Parish	Bampton Parish Council
Grid Reference	431605 E 203286 N
Committee Date	16th December 2019

Application Details:

Erection of eighteen independent living units for the elderly and associated works

Applicant Details:

Ms Marissa Yeoman, Cottsway House, Heynes Place, Avenue 2, Witney, OX28 4YG

Additional Representations:

OCC has confirmed that the requested contribution towards public transport is no longer required as there are no additional housing units being created. There are 18 existing units on the site and this proposal seeks to build 18 new units. Condition 14 to be deleted as it repeats Condition 11.

Application Number	I9/02407/FUL
Site Address	Greensleeves Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB
Date	3rd December 2019
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Stanton Harcourt Parish Council
Grid Reference	441289 E 205709 N
Committee Date	16th December 2019

Application Details:

Erection of four semi-detached dwellings with garages and associated landscaping to include alterations to existing vehicular access

Applicant Details:

Mrs A James, Greensleeves, Blackditch, Stanton Harcourt, Witney, Oxfordshire, OX29 5SB

Additional Representations:

RESPONSE FROM OCC ARCHAEOLOGICAL OFFICER IN RESPONSE TO AGENT COMMENTS:

The Stanton Harcourt area is rich in later prehistoric, Romano British and medieval archaeology. Virtually every archaeological intervention in the area has revealed the presence of archaeological features and the evidence suggests a well-preserved historic landscape with settlement spread widely across it. My original recommendation was that an archaeological evaluation was undertaken. This response was based on the results of the archaeological evaluation at Butts Piece to the south. The agent suggests that the evaluation indicates that since the most important features identified by the evaluation were in the south and not abutting Greensleeves. The agent states that trenches 1, 2, 6, 7, 19, 21 and 22 "contained no remarkable finds for a village of this age". However, trenches 3, 4 and 22 contained medieval features and trenches 9 and 10 also contained archaeological features that were not excavated.

The work by John Moore Heritage Services in 2010 was in fact an evaluation and not an excavation. This found that the site had been quarried and that any earlier features would have been removed by this. However, there was no indication that earlier features had not been present prior to the quarrying.

The agent suggests that a watching brief would identify significant archaeological features and information about any truncation. A watching brief is normally used for very small, scale developments, for instance a single house or an extension. For anything larger it is wholly inadequate in that the monitoring is confined only to the ground disturbance involved with the development. If later prehistoric, Roman or Medieval features are revealed it is often impossible to ascertain what those features are or to fully examine them. Due to the constraints of the watching brief it is often impossible to identify whether the feature is part of an Iron Age round house, or a pit or a ditch or perhaps a post medieval furrow. It can also mean that a very large feature is not recognised as a feature and not recorded. The result is therefore a report that sheds little or no light on the archaeology that is present and provides no proper understanding of the past.

The evaluation is intended to identify the extent, character and state of preservation of archaeological features present in order that an appropriate mitigation strategy can be

determined. The evaluation brief sent to the agent on the 23/09/2019 is for two trenches. The excavation of these should take no longer than a day and should provide all the information required to ensure This will provide a sufficient level of information to determine the planning application and ensure the most suitable mitigation is achieved. Should no significant archaeology be present then no further action will be required. The applicant suggests that a watching brief will inform upon truncation. Given that the watching brief will only take place when groundworks commence then this is unlikely. The evaluation will however provide the applicant with important information as to truncation, ground conditions and the state of the subsoils in advance of the development. It should also be borne in mind that the watching brief whilst being an inappropriate method for archaeological recording in a development of this type could prove costly with an archaeologist being present throughout the period of groundworks.