

Vruti Mistry

From: John Robinson <johnrobinson@warwickshire.gov.uk>
Sent: 12 October 2016 14:41
To: Rob Young
Subject: W/16/1666 - Land on the south side of Southam Road, Radford Semele, Leamington Spa.

your ref W/16/1666
my ref JR/W/W16_1666.1
date 12th October, 2016

F.A.O. Rob Young

Dear Mr Fisher,

Proposed: Outline planning application for: a residential development of up to 115 dwellings (Use Class C3); public open space including a children's play area; earthwork's; drainage works; landscaping; and all other ancillary and enabling works. Detailed approval is sought for vehicular access from Southam Road, with all other matters to be reserved.

Location: Land on the south side of Southam Road, Radford Semele, Leamington Spa.

ARCHAEOLOGICAL COMMENT

Thank you for your consultation. The proposed development lies within an area of significant archaeological potential. Aerial photography had previously identified a series of cropmarks across the site including at least three enclosures and a possible trackway (Warwickshire Historic Environment Record MWA 19528).

An archaeological geophysical survey has been undertaken by Stratascan Ltd. The survey identified an area of Iron Age/Romano-British settlement activity comprising a number of linear anomalies, pits and trackways[1].

Informed by the geophysical survey an archaeological evaluation by trial trenching was undertaken across this site by CFA Archaeology, the report for which has been submitted with the supporting evidence to this application. The evaluation established the presence of a large number of features comprising deep ditches, pits post holes and a driveway of Iron Age or Roman date indicating that this was a site with more than one phase of activity. A large

assemblage of fine and well decorated pottery recovered from features suggest that there was a settlement of relatively high status within the vicinity[2].

The proposed development will have a significant impact upon the archaeological deposits which the evaluative fieldwork to date has established survives across this site.

Although I do not wish to object to the principle of development, I do consider that, some archaeological work should be required if consent is forthcoming. **I therefore recommend that a condition such as the following should be attached to any consent:**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

This recommendation conforms to the approach suggested in the National Planning Policy Framework. I would be happy to advise further on the arrangements for the work secured by this condition.

If you have any questions please do not hesitate to contact me.

[1] Davies, R. and Cox, E. 2016. *Geophysical Survey Report: Land South of Southam Road, Radford Semele, Warwickshir*, Stratascan Ltd, Upton upon Severn

[2] Barton, T. and Perlinska, M. 2016. *Land South of Southam Road, Radford Semele, Warwickshire: Archaeological Evaluation*, CFA Archaeology Ltd, Milton Keynes for Taylor Wimpey

Yours sincerely

John Robinson
Planning Archaeologist

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