

Miss Clare Gray  
 Aylesbury Vale District Council  
 Planning  
 The Gateway  
 Gatehouse Road  
 Aylesbury  
 HP19 8FF

Date: 15 August 2016  
 Ref: 15/02134/AOP  
 Our Ref: CBC11477

Dear Clare

**15/02134/AOP | Outline application with access to be considered and all other matters reserved for the erection of up to 85 dwellings | Land off College Road South Aston Clinton Buckinghamshire**

The Buckinghamshire County Archaeological Service has looked again at this development proposal and at our general condition wording; however, the above proposal may have an impact on the historic environment. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. As you will be aware, Paragraph 128 of the National Planning Policy Framework (NPPF) states that information held in the relevant historic environment record should be consulted and expert advice obtained where necessary. The NPPF recognises that the effect of an application on the significance of a heritage asset (including its setting) is a material planning consideration.

Historic Environment Record (HER) information

We have consulted the Buckinghamshire Historic Environment Record (HER) and note that the following records are relevant:

HER reference	Designation Status*	Description
0716800000	HER	East of Dropshot Farm: Late Iron Age to Romano-British settlement found by geophysical survey and evaluation trial trenching.
0768600000	HER	Land off Stablebridge Road: Possible late Iron Age to early Roman settlement site suggested by geophysical survey and subsequent evaluation trial trenching.

0572500000	HER	QUAINTWAYS FARM: Possible Late Iron Age settlement found in section in pond-digging
0840200000	HER	Woodlands Roundabout, Aston Clinton Bypass: Early Iron Age settlement, possibly with late Bronze Age occupation, found in watching brief during construction of bypass and subsequently excavated.

\* COA = conservation area; LB = listed building; RPG = registered historic park; SAM = scheduled monument; PLN = planning notification area (undesigned area of archaeological interest); HER = historic environment record

Note: some records relate to extensive areas such as historic landscapes, historic towns and villages or areas of high archaeological potential. For full HER information and a licence for commercial use please contact the Bucks HER Officer.

### Archaeological and related interests

Archaeological evaluation in the form of a geophysical survey has been undertaken which did not indicate any significant archaeological remains; however, geophysical surveys can have variable results within the county and on occasion have not recorded significant remains. Following a geophysical survey we would normally expect to see archaeological trial trenching to assess the significance and extent of the archaeology. This also informs the depth of the archaeology below ground level. We would rather see this undertaken at the predetermination stage however if granted consent we would recommend a number of archaeological conditions. These could be along the following lines:

- **Prior to the submission of the reserved matters no development shall take place until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. Where significant archaeological remains are confirmed these will be preserved in situ.**
- **Prior to the submission of the reserved matters where significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted by the applicant and approved by the planning authority.**
- **Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall take place until the applicant, or their agents or successors in title, have 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 by the planning authority.**

The archaeological investigation should be undertaken by a professionally qualified archaeologist working to the agreed written schemes of investigation based on a brief issued by ourselves.

If you have any queries regarding this advice please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Markham', written in a cursive style.

Phil Markham BA MA MCIfA  
Senior Archaeology Officer  
***Transport Economy Environment***

Tel. 01296 382705

E-mail: [pmarkham@buckscc.gov.uk](mailto:pmarkham@buckscc.gov.uk)

Buckinghamshire County Council, County Hall, Walton Street, Aylesbury, Bucks, HP20 1UA

Visit our website: [www.buckscc.gov.uk](http://www.buckscc.gov.uk)

